

Action Plan

Grantee: California

Grant: P-21-CA-06-LDZ1

Status:	Reviewed and Approved			
Grant Number	LOCCS Authorized Amount	Grant Award Amount	Estimated PI/RL Funds	Total Budget
B-21-DF-06-0001	\$ 14,761,000.00	\$ 14,761,000.00	\$ 0.00	\$ 14,761,000.00
B-21-DZ-06-0001	\$ 231,203,000.00	\$ 231,203,000.00	\$ 0.00	\$ 231,203,000.00
B-22-DF-06-0001	\$ 9,647,000.00	\$ 9,647,000.00	\$ 0.00	\$ 9,647,000.00
Total:	\$ 255,611,000.00	\$ 255,611,000.00	\$ 0.00	<u>\$ 255,611,000.00</u>

Funding Sources

No Funding Sources Found

Narratives

No Narratives Found

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
9999	Restricted Balance	<i>No activities in this project</i>		
D201-GAAD-	2020 Administration	D201-GAAD-ADMIN	2020 Administration	
D201-HBDC-	2020 Homebuyer Assistance	D201-HBDC-PRGRM	2020 Homebuyer Assistance Program	
D201-IFDC-	2020 Infrastructure (FEMA PA	D201-IFDC-PRGRM	2020 Infrastructure (FEMA PA Match)	
D201-MFDC-	2020 Multifamily Housing	D201-MFDC-PRGRM	2020 Multifamily Housing	
D201-SFDC-	2020 Owner Occupied	D201-SFDC-PRGRM	2020 Owner Occupied Reconstruction - LMI	
D211-GAAD-	2021-1 Administration	D211-GAAD-ADMIN	2021-1 Administration	
D211-MTDC-	2021-1 Single Family Mitigation	D211-MTDC-PRGRM	2021-1 Single Family Mitigation Program	2021 Single Family Mitigation
D211-SFDC-	2021-1 Single Family	D211-SFDC-PRGRM	2021-1 Single Family Reconstruction Program	2021 Single Family Reconstruction
D212-GAAD-	2021-2 Administration	D212-GAAD-ADMIN	2021-2 Administration	
D212-MTDC-	2021-2 Single Family Mitigation	D212-MTDC-PRGRM	2021-2 Single Family Mitigation Program	



D212-SFDC-	2021-2 Single Family	D212-SFDC-PRGRM	2021-2 Single Family Reconstruction Program	2021 Single Family Reconstruction
M201-MFDC-	2020 MHP Mitigation	M201-MFDC-PRGRM	2020 MHP Mitigation	
M201-SFDC-	2020 OOR Mitigation	M201-SFDC-PRGRM	2020 OOR Mitigation	

Grantee Programs

OOB Mitigation

Grant	Proposed Budget	Proposed MID Threshold Budget	Proposed MID Threshold Budget
B-21-DF-06-0001	\$ 0.00	\$ 0.00	\$ 0.00
B-21-DZ-06-0001	\$ 21,486,863.00	\$ 21,486,863.00	\$ 0.00
B-22-DF-06-0001	\$ 0.00	\$ 0.00	\$ 0.00
P-21-CA-06-LDZ1	\$ 21,486,863.00	\$ 21,486,863.00	\$ 0.00

Narratives:

Program Description

Assistance is provided in the form of a grant award to qualifying applicants for the rehabilitation or reconstruction of their primary residence. HCD's construction management vendor enters into an agreement with the property owner and manages and performs all rehabilitation or reconstruction activities, as well as mitigation activities included within the contract scope of work. The award is provided in increments as construction and mitigation activities are completed.

The maximum amount of assistance available for rehabilitation or reconstruction is \$500,000 per damaged structure after applying any duplication of benefits reductions. Reconstruction is permissible where the total cost of rehabilitation is greater than the cost to reconstruct or where rehabilitation is otherwise technically infeasible. Reconstruction is defined as the rebuilding of a structure on the same site in substantially the same manner. A reconstructed property must not increase the number of dwellings on site, although the number of rooms may increase or decrease.

In addition to the grant award for rehabilitation or reconstruction, the mitigation set-aside will assist in covering home hardening costs to include the cost of WUI construction codes. The maximum amount of assistance available for the mitigation set-aside is \$50,000 per damaged structure.

Program Tieback to Disaster/Unmet Needs

Program tieback to unmet need is not required by the FRN for utilization of the mitigation set-aside. However, the mitigation set-aside activities must benefit the most impacted and distressed areas (MID) from DR-4558 and DR-4569. Project proposing to utilize mitigation set-aside funds for OOR must be for households located in the MID areas.



How Program will Promote Housing for Vulnerable Populations

Affirmative Marketing

The program management consultant will follow HCD's affirmative marketing procedures for outreach to protected class groups least likely to apply to the OOR Program. Additionally, materials will be provided in languages other than English, such as Spanish, to accommodate LEP persons. Language access services for persons who are LEP and the availability of accessible features and reasonable accommodations for persons with disabilities will be provided to applicants through case management.

Housing Counseling

HCD understands the individualized nature of disaster recovery, and the complexities of the recovery process, as well as the necessity to join in that process to provide support and guidance through that process. As such, a housing counseling program for disaster impacted individuals is included as part of the OOR and HBA Programs. Applicants are connected with Housing Counseling Agencies. The process includes up to two optional counseling opportunities and one required counseling opportunity to support their housing recovery process.

HCD's Housing Counseling Program provides eligible residents guidance and counseling for their housing needs related to impacts from the 2020 natural disasters, as well as housing needs related to impacts from both the 2017 and 2018 natural disasters.

Current homeowners entering into the ReCoverCA housing programs receive counseling services on property maintenance, financial management, disaster recovery funding resources, financial and credit literacy, and other areas as needed and appropriate to assist in helping ReCoverCA program participants determine their housing recovery plan, improve their housing conditions, and meet their financial goals.

Traditionally underserved populations, state and federally protected classes, including racial and ethnic minorities, the elderly, veterans, persons with disabilities, persons with limited English proficiency, and residents of rural areas, face unique disaster recovery housing, and economic challenges. ¹¹¹ HCD's ReCoverCA Housing Counseling Program provides expert, unbiased guidance, and information to help families and individuals, particularly the most vulnerable, meet their housing needs through an informed decision-making process.

Prioritization

Applicants receiving OOR funding for rehabilitation and reconstruction and mitigation funds together are prioritized in accordance with the tiers outlined in (Figure): Owner-Occupied Housing Program Applicant Prioritization. HCD will prioritize eligible LMI households (Tiers 1-2) ahead of non-LMI households (Tiers 3-4). This is in recognition of the unique recovery challenges LMI households face after disaster as well as HUD's requirement for 70 percent of the total CDBG-DR funding to benefit LMI populations. Within the LMI population, HCD is prioritizing the rehabilitation or reconstruction of houses with major or severe damage over those with lesser damage. HCD equates Major or Severe Damage in this context with the FEMA Substantial Damage definition of a structure that has sustained damage greater than 50 percent of its pre-disaster value. Higher damage levels typically correlate with higher levels of unmet need.

Should funding allow, after serving eligible LMI households (Tiers 1-2), HCD will serve non-LMI households in the same order, (Tier 3), followed by those with non-major/severely damaged homes (Tier 4).

Within each tier, owner occupied households with a household member that is disabled or has access or functional needs are given priority. HCD also took into consideration the SoV analysis, which identified several of the counties with high ratings primarily for increased elderly and disabled populations.

Applicants who apply for mitigation funding are not subject to prioritization. Only LMI households located in the MID counties are allowed to apply for mitigation funds only.

	Low-to moderate-income (LMI) households	Non-LMI households	Major or Severe Damage	Minor Damage
Tier 1	X		X	
Tier 2	X			X
Tier 3		X	X	
Tier 4		X		X

¹¹¹ For more information on federal and state protected classes, see HCD's 2020 Analysis of Impediments to Fair Housing: <https://www.hcd.ca.gov/policy-research/data-reports/ibpcv/ifa/2020ai.pdf>.

Program Affordability Period (if applicable)

Deed Restrictions and Restrictive Covenants

To safeguard the CDBG-DR investment in the property, HCD requires a deed restriction or restrictive covenant on properties funded through the program. The deed restriction or restrictive covenant remains in effect for a period of two years following the date of receipt of the certificate of occupancy of the rehabilitated or reconstructed structure. For the length of the deed restriction or restrictive covenant, the property must remain as the primary residence of the owner-occupants to whom the rehabilitation/reconstruction grant was made. Selling the property, using it as a second home, converting it into rental property, or otherwise changing its owner of record will result in non-compliance. Properties will be monitored annually by HCD for compliance with the deed restrictive covenant and failure to comply with the deed restriction or restrictive covenant will result in grant fund recovery.

The deed restriction or restrictive covenant may be released on a case-by-case basis by HCD in certain circumstances. The specific language and requirements in the deed restriction or restrictive covenant will be set forth in the program policies and procedures and will be available for applicants participating in the OOR program.

Recapture of Program Funds

Under the OOR or OOR MIT an applicant may be required to repay all, or a portion of the assistance received from the Program. The reasons for grant recapture may include the following reasons:

- Providing false or misleading information to the OOR
- Withdrawal from OOR prior to completion of the project. Withdrawal from the program must be in writing or email and a new survey and application will be required if the applicant wishes to participate again.



Program Affordability
Period (if applicable)

- Construction is not completed due to non-cooperation by owner(s).
- Non-compliance with the approved SOW in a manner that would make the home ineligible (i.e., did not comply with lead paint abatement requirements).
- Failure to report the receipt of additional insurance, SBA, FEMA, non-profit assistance and/or any other DOB received after award.

To address any potential future DOB, applicant beneficiaries must, as a requirement for participating in OOR, agree to enter into a signed subrogation agreement to repay any assistance later received for the same purpose as the CDBG-DR funds. If, after an award is issued, a re-assessment of need occurs and the applicant receives an increased award, then the applicant shall be required to sign a revised subrogation agreement to repay any assistance later received for the same purpose as the CDBG-DR funds.

Program Definition of
Second Home/Eligibility

Assistance for second homes is not an eligible cost for the OOR Program.

Program National
Objective(s)

In accordance with 24 CFR 570.208 and Section 104(b)(3) of the Housing and Community Development Act (HCDA), all CDBG-DR mitigation set aside funded activities must satisfy a national objective. All OOR activities will meet either the LMI housing or the urgent need national objective criteria related to disaster recovery.

Program Eligibility

Eligible Activity

The use of the mitigation set-aside must ensure that proposed activities are CDBG eligible under title I of the Housing and Community Development Act, or otherwise eligible pursuant to a waiver of alternative requirement in the FRN:

- HCDA Section 105(a)(4) authorizes the clearance, demolition, removal, reconstruction, and rehabilitation (including rehabilitation which promotes energy efficiency) of buildings and improvement (including interim assistance, and financing public or private acquisition for reconstruction or rehabilitation, and reconstruction or rehabilitation, of privately owned properties, and including the renovation of closed school buildings).

- The eligibility of housing projects is further established in the Consolidated Notice (FRN), 87 FR 6370, which requires HCD to address unmet housing needs with CDBG-DR funds. New housing construction is also eligible as established in the FRN, 87, FR 6371, paragraph B.1 of Section II.

- Through the FRN, 87 FR 6370, HUD adopts alternative requirements to activities eligible under the Housing and Community Development Act (HCDA) Section 105(a) which allows California to carry out modified activities to comply with the requirements in the FRN to incorporate mitigation measures as a construction standard.

The criteria to meet the FRN requirements for HCD to utilize the mitigation set-aside are described in this section while all program



Program Eligibility

and eligibility requirements for the OOR Program are explained in the respective OOR program section.

Applicants will be eligible to participate in the OOR Program if they meet the following criteria:

- Must have owned the home at the time of the qualifying disaster.
- Must have occupied the home as their primary residence at the time of the qualifying disaster.
- Home must be located in a MID county.
- The home must have been damaged as a result of the qualifying disaster and located in a MID county. Applicants only applying for OOR Mitigation measures are exempt.
- Must be current on property taxes or have an approved payment plan or tax exemption.
- The property must have been correctly permitted and permissible for the zoning area or local development standard.
- The property must be a single-family dwelling, such as a stick built, modular, or mobile home (i.e., not a condominium, duplex, fourplex, or another multi-owner property).

HCD will assess applicant eligibility on a case-by-case basis according to the eligibility criteria fully defined in the program policies and procedures.

Program Responsible Entity

HCD will directly operate the OOR Program, which includes activities within the program that will utilize funds for mitigation through the OOR Mitigation set-aside.

OOR is delivered at the state level under the guidance of HCD's housing subject matter experts and contract managers. The 2020 program builds on the state's OOR Program for 2017 and 2018 disasters, using its systems and processes to ensure both a rapid startup and iterative improvement. The state utilizes a qualified vendor to perform full scale program management services, including capacity-building for HCD staff, marketing and distribution of the program survey, overseeing intake, completing eligibility and benefit determinations, providing case management through the process, quality control to prevent fraud, waste, and abuse, construction monitoring, and construction management. Applicants are assigned case managers to support them through the recovery process from application to construction and project closeout.

Program Maximum Assistance

Assistance is provided in the form of a grant award to qualifying applicants for the rehabilitation or reconstruction of their primary residence. HCD's construction management vendor enters into an agreement with the property owner and manages and performs all rehabilitation or reconstruction activities, as well as mitigation activities included within the contract scope of work. The award is provided in increments as construction and mitigation activities are completed.

Program Maximum Assistance

In addition to the grant award for rehabilitation or reconstruction (\$500,000) the mitigation set-aside will assist in covering home hardening costs to include the cost of WUI construction codes. The set-aside is available in amounts not to exceed maximum amount of assistance available for the mitigation set-aside is \$50,000 per damaged structure.

Additionally, the OOR Mitigation program is eligible to owner-occupied properties that did not suffer damage in the DR-4558 or DR-4569 events, but are located in the MID, and can utilize the rehabilitation activity to enable the single-family unit to meet the WUI code standards to make their homes more resistant to wildfire. OOR applicants applying for rehabilitation to bring their homes up to WUI code standards may receive up to \$50,000 in grant assistance.

Hardships: As a standard practice, OOR applicants requiring more than the cap on Assistance must fund the remainder of their project with private funds or other resources, however, exceptions to the maximum award will be considered on a case-by-case basis. In situations where the applicant has a demonstrable hardship, the specific conditions will be evaluated to determine how best to proceed.

A demonstrable hardship is a substantial or unexpected change in the applicant's situation after a disaster that prohibits or severely affects their ability to provide a minimal standard of living or the basic necessities of life, including food, housing, clothing, and transportation. Such instances typically include job loss, business failure, divorce, severe medical illness, and disability. Program staff will evaluate instances of demonstrable hardship on a case-by-case basis after review of the circumstances. The criteria for documenting such hardship may have the award cap increased up to the amount required to complete the repair or reconstruction of their property.

Program Estimated Begin and End Dates

The OOR Program is expected to commence following HUD's approval of the Action Plan and execution of the grant agreement between HCD and HUD and remain operational through the end of the grant term or the exhaustion of funds.

Other Program Details

Reimbursement is available for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation of eligible tenants, including the cost of moving to and from temporarily occupied housing and any increase in monthly rent or utility costs at temporary housing. These costs will be reviewed for cost reasonableness and initially be paid by the Uniform Relocation vendor procured by HCD.

Program Competitive Application Overview (if applicable)

Not applicable.

Program Method of Distribution Description/Overview (if applicable)

HCD will directly operate the Disaster Recovery Owner-Occupied Housing Rehabilitation and Reconstruction and Mitigation Owner-



applicable)

Occupied Housing Rehabilitation and Reconstruction Program (OOR). For the OOR staff will engage impacted homeowners statewide to apply for assistance. HCD will utilize a qualified vendor to perform full scale program management duties to augment HCD capacity and ensure high quality customer service delivery. Program staff will work with the procured vendor to maintain program timeliness, provide oversight, and ensure all levels of the program are compliant.

How Mitigation Set-Aside Activities will Meet Definition of Mitigation? (If Applicable)

Hardening, wildfire retrofitting, of single-family and multifamily units to withstand future disasters meets the definition of mitigation by increasing resilience to future wildfires and reducing or eliminating the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future wildfire events. The WUI codes identify better construction methods and materials to make buildings more ignition-resistant to wildfire. These standards are based on lab-tested and verifiable performance standards that describe the type a wildfire exposure a building must be able to withstand.

How Mitigation Set-Aside Activities will Address Current & Future Risks? (If Applicable)

The OOR Mitigation Program addresses the ubiquitous fire hazard reported across impacted counties in two significant ways:

- On the individual property level, the program helps homeowners mitigate risk on their parcels by covering home hardening costs for eligible owner-occupied structures
- For single-family units that did not suffer damage during the 2020 wildfires, eligible applicants can utilize the rehabilitation DR activity to owners of single-family units meet WUI code standards to make their homes more resistant to wildfire.

These program features speak directly to the most pressing hazard in communities impacted by DR-4558 and DR-4569 by supporting the physical construction of mitigation measures, as well as codifying mitigation measures into local land use policy.

Incorporation of Mitigation Measures

HCD will incorporate mitigation measures into activities under the OOR by meeting or exceeding the State of California building code, which incorporates mitigation measures. For example, there are minimum standards for materials and material assemblies to provide a reasonable level of exterior wildfire exposure protection for buildings in WUI areas; in high-risk fire areas, WUI code is also applied, which is an additional code upgrade that includes fire resistant exterior materials and requirements to maintain defensible space around the home. The program will apply the mitigation measures in the WUI code to areas both inside and outside of where it is mandated by code. In addition, the code requires indoor fire sprinklers for single-family homes. All residential construction

How Mitigation Set-Aside Activities will Address Current & Future Risks? (If Applicable)

projects must comply with the current published housing construction codes for the State of California. Housing construction codes for building in California follow federal and state laws, regulations, and adaptations for construction of single family and Multifamily units. Building standards are published as the California Buildings Standards Code under the California Code of Regulations, Title 24, and construction standards must meet or exceed all applicable requirements for housing or building construction. Construction standards for HCD’s housing projects can be referenced online at: <https://www.hcd.ca.gov/building-standards/index.shtml>. Specific code compliance to achieve hazard mitigation, such as WUI codes, are implemented where applicable according to local code and the unique needs of impacted communities. Applying WUI codes to areas within the burn scar but outside of declared WUI areas recognizes that risk maps cannot keep pace with the rapidly changing fire risk. WUI codes are designed to mitigate the risks from wildfire to life and property. The standards within a WUI code vary according to the scope that a community is willing to adopt and enforce. WUI area codes may include the following topics:

- Structure density and location: number of structures allowed in areas at risk from wildfire, plus setbacks (distance between structures and distance between other features such as slopes).
- Building materials and construction: roof assembly and covering, eaves, vents, gutters, exterior walls, windows, non-combustible building materials, and non-combustible surface.
- Vegetation management: tree thinning, spacing, limbing, and trimming; removal of any vegetation growing under tree canopies (typically referred to as “ladder fuels”), surface vegetation removal, and brush clearance; vegetation conversion, fuel modifications, and landscaping.
- Emergency vehicle access: driveways, turnarounds, emergency access roads, marking of roads, and property address markers.
- Water supply: approved water sources and adequate water supply.
- Fire protection: automatic sprinkler system, spark arresters, and propane tank storage.

FEMA Public Assistance Match

Grant	Proposed Budget	Proposed MID Threshold Budget	Proposed MID Threshold Budget
B-21-DF-06-0001	\$ 0.00	\$ 0.00	\$ 0.00
B-21-DZ-06-0001	\$ 7,639,748.00	\$ 7,639,748.00	\$ 0.00
B-22-DF-06-0001	\$ 0.00	\$ 0.00	\$ 0.00
P-21-CA-06-LDZ1	\$ 7,639,748.00	\$ 7,639,748.00	\$ 0.00

Narratives:



Program Description

The Infrastructure Program aligns infrastructure investments with other planned federal funds in that the CDBG-DR funds will be used to fund the non-federal share match on approved FEMA Public Assistance (PA) projects. The non-federal share match on approved FEMA PA projects is an eligible use of CDBG-DR funds. HCD may use grant funds to satisfy the FEMA PA Program's local match if the use otherwise meets all CDBG-DR requirements. The CDBG-DR allocation for Infrastructure Program provides the non-federal share match on approved FEMA PA projects. HCD will coordinate with Cal OES and the local jurisdictions to ensure that the FEMA PA projects meet the following FRN requirements for infrastructure projects:

1. How mitigation measures and strategies to reduce natural hazard risks, including climate-related risks, will be integrated into rebuilding activities;
2. The extent to which CDBG-DR funded infrastructure activities will achieve objectives outlined in regionally or locally established plans and policies that are designed to reduce future risk to the jurisdiction;
3. How the local jurisdiction will employ adaptable and reliable technologies to prevent premature obsolescence for the project-related infrastructure construction.

HCD will fund the local portion of the non-federal share match for FEMA Category C (roads and bridges), Category D (water control facilities), Category E (public buildings and contents), and Category F (utilities), and Category G (parks, recreational, and other activities). Utilization of CDBG-DR funds as matching funds for a FEMA PA project requires for the CDBG-DR funds to be expended on an eligible CDBG activity. Program policies and procedures will be established that outline the requirements of the program and rules for specific projects, including general eligibility, specific eligible and ineligible costs, and the criteria for evaluating project proposals.

Program Tieback to Disaster/Unmet Needs

Applications from eligible jurisdictions must identify unmet need resulting from the local match requirement from the PA project resulting from the DR-4558 or DR-4569 disasters.

How Program will Advance Long-Term Resilience

HCD will coordinate with CALOES and the local jurisdictions to ensure that the proposed FEMA PA projects meet the following FRN requirements for infrastructure projects:

1. How mitigation measures and strategies to reduce natural hazard risks, including climate-related risks, will be integrated into rebuilding activities;
2. The extent to which CDBG-DR funded infrastructure activities will achieve objectives outlined in regionally or locally established plans and policies that are designed to reduce future risk to the jurisdiction;
3. How the local jurisdiction will employ adaptable and reliable technologies to prevent premature obsolescence for the project-



How Program will Advance Long-Term Resilience	related infrastructure construction.
How Program will Address Disaster-Related Storm Water Mgmt/Other Systems	HCD will fund the local portion of the non-federal share match for FEMA Category C (roads and bridges), Category D (water control facilities), Category E (public buildings and contents), and Category F (utilities), and Category G (parks, recreational, and other activities). Utilization of CDBG-DR funds as matching funds for a FEMA PA project requires for the CDBG-DR funds to be expended on an eligible CDBG activity. Program policies and procedures will be established that outline the requirements of the program and rules for specific projects, including general eligibility, specific eligible and ineligible costs, and the criteria for evaluating project proposals.
Program National Objective(s)	In accordance with 24 CFR 570.208, all CDBG-DR funded activities must satisfy a national objective. For the infrastructure program, all projects will meet the low-and moderate income (LMI) or urgent need national objective. Infrastructure funding requires a case-by-case analysis of each project for meeting these requirements It is the responsibility of the local government to substantiate the national objective as part of its proposal to HCD.
Program Eligibility	The eligible applicants for Infrastructure Recovery Program funds are municipal and county governments in the MID that received FEMA Public Assistance funds for permanent infrastructure projects (Categories C through G) related to the DR-4558 and DR-4569 disaster events.
Program Responsible Entity	HCD will provide technical assistance and coordinate closely with local governments during the application phase. Once proposals are reviewed, HCD will provide funds to subrecipients for the local match for their FEMA PA projects in accordance with a Standard Agreement with the local government. Monthly progress reports will be required from the subrecipient, and reimbursement will be provided to the subrecipient based on the documented completion of agreed upon project milestones. As projects are selected, HCD will continue to provide technical assistance and complete regular monitoring throughout the project lifecycle.
Program Maximum Assistance	The maximum assistance allowable per project is the amount necessary to meet the local match requirement on a project-by-project basis based on the funding cap for each county.
Program Estimated Begin and End Dates	Applications will be released in the quarter following HUD approval of this Action Plan and the Implementation and Capacity document. Technical assistance will be provided until sufficient applications are received and approved to expend the entire allocation of Infrastructure Recovery Program funds. Individual project completion timeframes will be determined on a case-by-case basis with the subrecipients, in accordance with their agreement.
Other Program Details	<u>Eligible and Ineligible Costs</u> HCD commits to funding activities eligible under Title I of the



Other Program Details

Housing and Community Development Act of 1974 or those activities specified by waiver in 83 FR 5851. CDBG-DR funds may fund the following activities:

Required FEMA PA local portion of the non-federal share match funding for approved projects under the following FEMA PA permanent work categories:

- Category C (Road and bridges);
- Category D (Water control facilities);
- Category E (Public buildings and contents);
- Category F (Public utilities); and
- Category G (Parks, recreational, and other facilities).

Required non-federal share match for approved projects that meet the CDBG-DR requirements, including a tie-back to the DR-4558 and DR-4569 disaster events. Eligible projects will be located in the HUD MID areas as explained in Section II. C.1. In addition, HCD may fund ADCs related to the implementation of these projects.

Ineligible costs include:

- Required FEMA PA Match funding for approved projects under Categories A (Debris Removal) and Category B (Emergency Protective Measures).
- FEMA HMGP projects not related to infrastructure and/or without a tieback to the 2020 disaster events.
- Projects not related to infrastructure, increased code compliance, or DR-4558 and DR-4569 disaster events.

Program Competitive Application Overview (if applicable)

HCD will make Infrastructure Program funding available to impacted jurisdictions in the MID based on the application process for impacted counties and municipalities to request funding for unmet non-federal share local match needs.

Eligible jurisdictions may submit applications with multiple proposed projects that meet categories D and F requirements and support housing recovery. The application will require the jurisdictions to prioritize the requests in the event that not all projects are eligible or can be funded.

HCD will ensure that construction costs are reasonable and consistent with market costs for the location of the FEMA PA project. HCD will require that the construction contractor implement cost control measures or verify that reimbursable costs were correctly controlled during the project. Standard Agreements with jurisdictions will include subrogation clauses in case of the event of non-compliance with the applicable requirements and regulations. Furthermore, HCD will adopt the benefit-cost analysis conducted by local jurisdictions to comply with the requirements of FEMA PA projects. The completed BCA will be required as part of the application package submitted to HCD.

Program Method of Distribution Description/Overview (if applicable)

HCD will make Infrastructure Program funding available to impacted jurisdictions in the MID based on the application process for impacted counties and municipalities to request funding for unmet

Program Method of Distribution Description/Overview (if applicable) non- federal share local match needs.

How Mitigation Set-Aside Activities will Meet Definition of Mitigation? (If Applicable) Not applicable.

How Mitigation Set-Aside Activities will Address Current & Future Risks? (If Applicable) Not applicable.

MHP Mitigation

Grant	Proposed Budget	Proposed MID Threshold Budget	Proposed MID Threshold Budget
B-21-DF-06-0001	\$ 0.00	\$ 0.00	\$ 0.00
B-21-DZ-06-0001	\$ 7,162,287.00	\$ 7,162,287.00	\$ 0.00
B-22-DF-06-0001	\$ 0.00	\$ 0.00	\$ 0.00
P-21-CA-06-LDZ1	\$ 7,162,287.00	\$ 7,162,287.00	\$ 0.00

Narratives:

Program Description The MHP mitigation allows MHP projects to rehabilitate or reconstruct multifamily properties to incorporate mitigation measures. Existing multifamily property owners may apply to a separate NOFA to receive up to \$300,000 in grant assistance from the MHP mitigation set-aside for hardening multifamily units to the WUI code standards. Further details of this program will be forthcoming in a separate action plan amendment.

Program policies and procedures will be established that outline the requirements of the program and rules for specific projects, including general eligibility, specific eligible and ineligible costs, and the criteria for evaluating project proposals. In addition, the policies and procedures outline requirements relative to a minimum percentage of affordable units, the percentage of affordable versus market rate units, requirements for deep affordability, requirements for permanent supportive housing units, as well as the per unit maximum funding available. Multifamily program applications must include affirmative marketing plans acceptable to HCD in accordance with HCD’s affirmative marketing procedures and requirements for all CDBG-assisted housing with five or more units, including efforts to reach those least likely to apply, and persons with limited English proficiency. The AFHMP is a threshold requirement for all CDBG-DR MHP applications and is reviewed by the HCD Program Representative and discussed during MHP Project Review Board meetings. In certain situations, comments are provided back to the Developer requesting revisions to the submitted AFHMP. Those situations generally include: 1.) the AFHMP form is inadequately completed; 2.) the AFHMP fails to identify the populations least likely to apply for the housing; or 3.) the AFHMP fails to identify adequate or appropriate marketing efforts. HCD has provided additional direction regarding how project applicants (developers), through affirmative marketing plans



Program Description

(AFHMP), shall prioritize fire-impacted households for occupancy of units. Applicants should also demonstrate that proposed projects will affirmatively further fair housing, and are likely to lessen area racial, ethnic, and low-income concentrations, and/or promote affordable housing in low-poverty, nonminority areas in response to natural hazard related impacts. Affordability Requirement. Projects should also be designed with the established community in mind to mitigate the displacement of families and must commit to an affordability period of 55 years. If other funds requiring a longer affordability period are committed to the project, the longest affordability period will prevail for the project. Applicants shall follow the state's RARAP to minimize displacement.

Program Tieback to Disaster/Unmet Needs

The proposed project must be located in a DR-4558 or DR-4569 MID area as determined by HUD. The following counties make up these MID areas: Butte, Fresno, Los Angeles, Napa, Santa Cruz, Shasta, Siskiyou, Solano, and Sonoma. Data sources relating to these MID counties are further explained in the Unmet Needs Assessment section of this Action Plan.

How Program will Promote Housing for Vulnerable Populations

MHP applications must include affirmative marketing plans according to HCD's affirmative marketing procedures and requirements as required for all CDBG assisted housing with five or more units. The AFHMP is a threshold requirement for all CDBG-DR MHP applications and is reviewed by the HCD Program Representative and discussed during MHP Project Review Board meetings. In certain situations, comments are provided back to the Developer requesting revisions to the submitted. Those situations generally include: 1.) the AFHMP form is inadequately completed; 2.) the AFHMP fails to identify the populations least likely to apply for the housing; or 3.) the AFHMP fails to identify adequate or appropriate marketing efforts. The affirmative marketing plans shall evaluate the most recent available American Community Survey data and determine those populations who are least likely to apply for the housing opportunity and to persons with Limited English Proficiency. Affirmative marketing plans shall include specific and meaningful targeted outreach efforts to reach those populations identified as least likely to apply for the housing opportunity. Additionally, marketing of available Multifamily units developed or otherwise made available with MHP funds shall include outreach to individuals and families that were impacted by the disasters and Section 8 Housing Choice Voucher Program tenants to the greatest extent possible through similar affirmative marketing efforts that aim to reach fire impacted residents. Examples of renters impacted by the disasters include renters that have lost rental units or have been displaced due to the impacts of DR-4558 and DR-4569. Applications must also demonstrate that the proposed projects will affirmatively further fair housing, and are likely to lessen area racial, ethnic, and low-income concentrations, and/or promote affordable

<p>How Program will Promote Housing for Vulnerable Populations</p> <p>Program Affordability Period (if applicable)</p>	<p>housing in low-poverty, nonminority areas in response to natural hazard related impacts.</p> <p>The MHP mitigation set-aside is integrated into the MHP Program which imposes affordability requirements for new construction, rehabilitation, or reconstruction of rental projects to be deed restricted by a Regulatory Agreement for a minimum affordability period of 55 years. MHP policies and procedures provide that a Developer may be required to repay all, or a portion of the funds received. The reasons for recapture include not meeting the affordability requirements for the entire period specified in the agreement.</p>
<p>Program Definition of Second Home/Eligibility</p> <p>Program National Objective(s)</p>	<p>Not applicable to utilization of the MHP mitigation set-aside.</p> <p>In accordance with 24 CFR 570.208 and Section 104(b)(3) of the Housing and Community Development Act (HCDA), all CDBG-DR mitigation set-aside funded activities must satisfy a national objective. All MHP MIT activities will meet the low to moderate income housing national objective.</p>
<p>Program Eligibility</p>	<p><u>Eligible Activity</u></p> <p>The use of the mitigation set-aside must ensure that proposed activities are CDBG eligible under title I of the Housing and Community Development Act, or otherwise eligible pursuant to a waiver of alternative requirement in the FRN:</p> <ul style="list-style-type: none"> • HCDA Section 105(a)(4) authorizes the clearance, demolition, removal, reconstruction, and rehabilitation (including rehabilitation which promotes energy efficiency) of buildings and improvement (including interim assistance, and financing public or private acquisition for reconstruction or rehabilitation, and reconstruction or rehabilitation, of privately owned properties, and including the renovation of closed school buildings). • The eligibility of housing projects is further established in the Consolidated Notice (FRN), 87 FR 6370, which requires HCD to address unmet housing needs with CDBG-DR funds. New housing construction is also eligible as established in the FRN, 87, FR 6371, paragraph B.1 of Section II. • Through the FRN, 87 FR 6370, HUD adopts alternative requirements to activities eligible under the Housing and Community Development Act (HCDA) Section 105(a) which allows California to carry out modified activities to comply with the requirements in the FRN to incorporate mitigation measures as a construction standard. <p><u>Project Eligibility</u></p> <p>MHP projects to rehabilitate or reconstruct multifamily properties are required to incorporate mitigation measures. The mitigation set-aside will aid in funding these proposed projects. The same eligibility requirements in place to fund the new construction of multifamily housing apply to the use of the mitigation set-aside for MHP mitigation. Existing multifamily property owners may apply to a separate NOFA to receive up to \$300,000</p>



Program Eligibility

in grant assistance from the MHP mitigation set-aside for hardening multifamily units to the WUI code standards. Further details of this MHP mitigation activity and NOFA criteria will be forthcoming in a separate substantial action plan amendment.

Program Responsible Entity

The MHP is administered and monitored by HCD. HCD will publish program policies and procedures to govern the program and ensure compliance with the established program policies and procedures, regulatory requirements, and broader recovery goals. HCD is responsible for overseeing the program, publishing a NOFA, and reviewing and underwriting applications to develop new construction multifamily project units or substantially rehabilitate multifamily project units. As part of the NOFA process, HCD reviews developer experience to ensure that developers have Multifamily housing development experience.

Qualified developers must have completed at least three multifamily developments, at least one of which included affordable rental units. Multifamily developments funded under this CDBG-DR grant will adhere to standard requirements set by HCD to ensure compliance, as well as specific requirements set by the governing federal income limits. All requirements of the MHP will be outlined in detail in the program policies and procedures. HCD will provide technical assistance to developers to ensure compliance with CDBG-DR requirements and consistency with the program policies and procedures. In addition, periodic risk-based monitoring of the project construction will be conducted to test compliance and ensure timely project completion.

HCD is solely responsible for making awards to successful applicants, facilitating execution of appropriate agreements including regulatory agreements to restrict MHP units within a project for a period of not less than 55 years, and compliance with all requirements of the NOFA and the MHP policies and procedures.

Once HCD selects projects and announces awards, the form of agreement with successful applicant developers will be a Standard Agreement which will define each party's obligations, commit funding to the project, establish timelines and milestones, and reiterate relevant compliance requirements. At an appropriate time specified in the Standard Agreement, a Regulatory Agreement shall be recorded in first position above all other liens or encumbrances.

HCD's role includes determining the capacity and experience of project developers and/or construction contractors, completion of the NEPA environmental review, project oversight, and ensuring compliance with the accessibility requirements of both the Federal Fair Housing Act and Section 504 of the Rehabilitation Act of 1973 during construction and at initial occupancy. HCD will be responsible for monitoring developer or contractor compliance with construction advertisement and notification to minority and women-owned businesses of contacting opportunities available for the federally assisted project. HCD will monitor labor standards compliance and compliance with HUD's Section 3 quantitative and qualitative

Program Responsible Entity benchmarks during construction and will ensure long-term compliance with affordability requirements and fair housing laws throughout the affordability period.

Program Maximum Assistance Existing multifamily property owners may apply to a separate NOFA to receive up to \$300,000 in grant assistance from the MHP mitigation set-aside for hardening multi-family units to the WUI code standards. Further details of this program will be forthcoming in a separate action plan amendment.

Program Estimated Begin and End Dates The MHP will begin following HUD’s approval of the Action Plan and execution of the grant agreement HUD and HCD. Project awards by HCD are expected in mid-2024 and construction will continue through the end of the grant term, or until all projects are complete and funds are expended. Individual construction timeframes will be specific to each selected application.

Program Competitive Application Overview (if applicable)

[Program Competitive Application Overview](#)

In response to the NOFA, applicants may apply for mitigation funds for existing multifamily properties to harden properties against future wildfire events as described at the end of this section. Further details of this program will be forthcoming in a separate action plan amendment.

The NOFA will include scoring criteria and application forms, application due dates, and submission instructions, and will be published on HCD’s website and other appropriate places as determined by HCD.

County	Amount	Region Total
Sanita Cruz (County)	\$43,479,657	\$43,479,657
Butte (County)	\$33,720,696	\$33,720,696
Napa (County)	\$12,372,969	\$31,629,490
Solano (County)	\$7,754,889	-
Sonoma (County)	\$11,501,633	-
Los Angeles (County)	\$10,368,896	\$14,115,640
Fresno (County)	\$3,746,744	-
Siskiyou (County)	\$4,269,546	\$5,402,282
Shasta (County)	\$1,132,737	-
Total	\$128,347,766	\$128,347,766

The regional set asides above represent the total set aside for each region which includes ADC. Subsequent to NOFA publication, threshold eligibility reviews, and competitive scoring, allocations to projects will be made to the highest scoring projects within each regional set-aside based on the lower of the demonstrated need or the MHP Maximum Per-Unit Loan Limit. If a region is over-subscribed, the lowest-ranked project will receive a partial award. If a region is under-subscribed, excess funds from that region will be allocated to the highest-rated project(s) among all projects in other regions that would otherwise receive a partial award. If funds remain after fully funding the remaining gap for the highest rated project(s) among all projects in other region: that would have otherwise received a partial award, funds will be allocated to the next highest rated project(s) among all projects in other regions, and such award may partially or fully address a demonstrated funding gap

Existing multifamily property owners may apply to a separate NOFA to receive up to \$300,000 in grant assistance from the MHP mitigation set-aside for hardening multi-family units to the WUI code standards. Further details of this program will be forthcoming in a separate action plan amendment.

Program Method of Distribution Description/Overview (if applicable)

HCD will directly administer the Multifamily Program and Mitigation Multifamily program and will directly solicit applications for affordable housing projects. Funding will be made available to applicants by HCD through a Notice of Funding Availability (NOFA) process whereby applicants will compete for funds in one of six regional set-asides based on the location of the proposed project.

How Mitigation Set-Aside Activities will Meet Definition of Mitigation? (if Applicable)

The Federal Register Notice requires that 15 percent, \$30,157,000, of the total CDBG-DR unmet needs allocation, \$201,046,000, is set-aside for the state to carry out mitigation activities.

HCD may meet the requirements of the CDBG-DR mitigation set-aside:

- By incorporating mitigation measures into the recovery activities included in this Action Plan and documenting how those activities and the incorporated mitigation measures will meet the definition of mitigation, or
- By including eligible activities that do not have a tie-back to DR-4558 or DR-4569 but still incorporate mitigation measures, meeting the mitigation definition, into the recovery activities.

HCD is allocating 100 percent of the mitigation set-aside program funding to incorporate property hardening activities within the OOR



How Mitigation Set-Aside Activities will Meet Definition of Mitigation? (If Applicable)

and MHP.
OOR Mitigation
\$ 21,486,863
MHP Mitigation
\$ 7,162,287
Total Mitigation Set-Aside Program Funding
\$28,649,150

The criteria to meet the FRN requirements for HCD to utilize the mitigation set-aside are described in this section while all program and eligibility requirements for OOR and MHP Mitigation Program are explained in the respective OOR and MHP program sections above in IV.G. Housing Recovery Programs.

Mitigation activities are those that increase resilience to future disasters and reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship. Proactively addressing the impacts of climate change and natural disasters is critical to building long-term community resilience. The Mitigation set-aside enables single family and multifamily, providing affordable rental units, in most impacted communities for DR-4558 and DR-4569 to be more resilient to future disasters.

In response to FRN requirements, proposed mitigation activities utilizing the set-aside must:

Identify how the proposed use meets the definition of mitigation activities:

Hardening, wildfire retrofitting, of single-family and multifamily units to withstand future disasters meets the definition of mitigation by increasing resilience to future wildfires and reducing or eliminating the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future wildfire events.

The mitigation measures, aligned with the scope of work for rehabilitation or reconstruction, and new construction in the case of MHP, involve initial retrofit or bringing the property up to code with Wildland Urban Interface code standards. The WUI codes identify better construction methods and materials to make buildings more ignition-resistant to wildfire. These standards are based on lab-tested and verifiable performance standards that describe the type a wildfire exposure a building must be able to withstand.

The MHP mitigation allows MHP projects to rehabilitate or reconstruct multifamily properties to incorporate mitigation measures. Existing multifamily property owners may apply to a separate NOFA to receive up to \$300,000 in grant assistance from the MHP mitigation set-aside for hardening multifamily units to the WUI code standards. Further details of this program will be forthcoming in a separate action plan amendment.

How Mitigation Set-Aside Activities will Address Current & Future Risks? (If Applicable)

The MHP Mitigation Program addresses the ubiquitous fire hazard reported across impacted counties by allowing current multifamily property owners to apply (via a separate NOFA) for up to \$300,000 from the set-aside for hardening multi-family units to WUI code standards.

These program features speak directly to the most pressing hazard in communities impacted by DR-4558 and DR-4569 by supporting

How Mitigation Set-Aside Activities will Address Current & Future Risks? (If Applicable)

the physical construction of mitigation measures, as well as codifying mitigation measures into local land use policy.

2021 Single Family Mitigation

Grant	Proposed Budget	Proposed MID Threshold Budget	Proposed MID Threshold Budget
B-21-DF-06-0001	\$ 1,829,700.00	\$ 1,829,700.00	\$ 0.00
B-21-DZ-06-0001	\$ 0.00	\$ 0.00	\$ 0.00
B-22-DF-06-0001	\$ 1,195,100.00	\$ 1,195,100.00	\$ 0.00
P-21-CA-06-LDZ1	\$ 3,024,800.00	\$ 3,024,800.00	\$ 0.00

Narratives:

Program Description	The 2021 Single Family Mitigation Program is eligible to owner- and renter-occupied properties that did not suffer damage in the DR-4610 event but are in the MID and have residents who are low to moderate income. These property owners are eligible for grants to retrofit their single family unit to meet the WUI code standards to make their homes more resistant to wildfire. Single Family Mitigation applicants applying for rehabilitation to bring their homes up to WUI code standards may receive up to \$50,000 in grant assistance. The program will leverage the existing rehabilitation activities in the 2020 OOR - Mitigation program and project management infrastructure.
How will Program Meet Definition of Mitigation	The Single Family Mitigation program will be used to harden existing undamaged homes to wildfire risk, including bringing units into the State of California Chapter 7A WUI Building Code compliance, with a \$50,000 award cap. Chapter 7A of California’s Building Code has minimum standards for materials and material assemblies to provide a reasonable level of exterior wildfire exposure protection for buildings in WUI areas. Construction standards for HCD’s housing projects can be referenced online at: https://www.hcd.ca.gov/building-standards/index.shtml . Hardening, wildfire retrofitting, of single family units to withstand future disasters meets the definition of mitigation by increasing resilience to future wildfires and reducing or eliminating the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future wildfire events. The WUI codes identify better construction methods and materials to make buildings more ignition-resistant to wildfire. These standards are based on lab-tested and verifiable performance standards that describe the type a wildfire exposure a building must be able to withstand. Specific code compliance to achieve hazard mitigation, such as WUI codes, are implemented where applicable according to local code and the unique needs of impacted communities. Applying WUI codes to areas within the burn scar but outside of declared WUI areas recognizes that risk maps cannot keep pace with the rapidly changing fire risk. WUI codes are designed to mitigate the risks from wildfire to life and property. The standards within a WUI code vary according to the scope that a community is willing to adopt and enforce. Eligible activities will be detailed in the programs policies and procedures and will be determined by cost-effectiveness and risk reduction efficacy.
How will Program Address Current & Future Risks/Mitigation Needs Assessment	The Single Family Mitigation Program addresses the ubiquitous fire hazard reported across impacted counties by helping homeowners and landlords mitigate risk on their parcels by covering home hardening costs for eligible single family structures. For single family units that did not suffer damage during the 2021 wildfires, eligible applicants can utilize the grant to harden their home to meet WUI code standards to make their homes more resistant to wildfire.
Program Tieback to Disaster/Unmet Needs (if applicable)	Program tieback to unmet need is not required by the FRN for utilization of the mitigation set-aside. However, the mitigation set-aside activities must benefit the most impacted and distressed areas (MID) from DR-4610. Projects proposing to utilize mitigation set-aside funds for Single Family Mitigation must be for households located in the MID area (Plumas County).
Program National Objective(s)	In accordance with 24 CFR 570.208 and Section 104(b)(3) of the Housing and Community Development Act (HCDA), all CDBG-DR mitigation set aside funded activities must satisfy a national objective. All Single Family Mitigation activities will meet the LMI or Urgent Need objective.
Program Eligibility	The use of the mitigation set-aside must ensure that proposed activities are CDBG eligible under title I of the Housing and Community Development Act, or otherwise eligible pursuant to a waiver of alternative requirements in the FRN: HCDA Section 105(a)(4) authorizes the clearance, demolition, removal, reconstruction, and rehabilitation (including rehabilitation which promotes energy efficiency) of buildings and improvement (including interim assistance, and financing public or private acquisition for reconstruction or rehabilitation, and reconstruction or rehabilitation, of privately owned properties, and including the renovation of closed school buildings). The eligibility of housing projects is further established in the Consolidated Notice (FRN), 88 FR 6388, which requires HCD to address unmet housing needs with CDBG-DR funds.



Program Eligibility	<p>Through the FRN, 88 FR 6388, HUD adopts alternative requirements to activities eligible under the Housing and Community Development Act (HCDA) Section 105(a) which allows California to carry out modified activities to comply with the requirements in the FRN to incorporate mitigation measures as a construction standard. The criteria to meet the FRN requirements for HCD to utilize the mitigation set-aside are described in this section. Applicants will be eligible to participate in the Single Family Mitigation Program if they meet the following criteria: <u>Owner-Occupants</u></p> <ul style="list-style-type: none"> • Homeowner must live in the unit as a primary residence. • Homeowner must be LMI. • Home must be located in the MID county. • Must be current on property taxes or have an approved payment plan or tax exemption. • The property must have been correctly permitted and permissible for the zoning area or local development standard. • The property must be a single family dwelling, such as a stick built, modular, or mobile home (i.e., not a condominium, duplex, fourplex, or another multi-owner property). <p><u>Landlords</u></p> <ul style="list-style-type: none"> • Tenant must be LMI • Home must be located in the MID county • Must be current on property taxes or have an approved payment plan or tax exemption. • The property must have been correctly permitted and permissible for the zoning area or local development standard. • The property must be a single family dwelling, such as a stick built, modular, or mobile home (i.e., not a condominium, duplex, fourplex, or another multi-owner property). <p>HCD will assess applicant eligibility on a case-by-case basis according to the eligibility criteria fully defined in the program policies and procedures.</p>
Program Responsible Entity	<p>HCD will directly operate the Single Family Mitigation Program and will leverage the existing 2020 OOR program and project management infrastructure. OOR is delivered at the state level under the guidance of HCD's housing subject matter experts and contract managers. The 2020 OOR-Mitigation and 2021 Single Family Mitigation Program build on the state's OOR Program for 2017 and 2018 disasters, using its systems and processes to ensure both a rapid startup and iterative improvement. The state utilizes a qualified vendor to perform full scale program management services, including capacity-building for HCD staff, marketing and distribution of the program survey, overseeing intake, completing eligibility and benefit determinations, providing case management through the process, quality control to prevent fraud, waste, and abuse, construction monitoring, and construction management. Applicants are assigned case managers to support them through the recovery process from application to construction and project closeout.</p>
Program Maximum Assistance	<p>Assistance is provided in the form of a grant award to qualifying applicants for the rehabilitation of their home to increase the wildfire resistance of a home through home hardening and vegetation management, including meeting California's WUI code standards. HCD's construction management vendor enters into an agreement with the property owner and manages and performs all rehabilitation or reconstruction activities, as well as mitigation activities included within the contract scope of work. The award is provided in increments as construction and mitigation activities are completed. Applicants applying for rehabilitation to bring their homes up to WUI code standards may receive up to \$50,000 in grant assistance.</p> <p>Hardships: As a standard practice, Single Family Mitigation Program applicants requiring more than the cap on assistance must fund the remainder of their project with private funds or other resources, however, exceptions to the maximum award will be considered on a case-by-case basis. In situations where the applicant has a demonstrable hardship, the specific conditions will be evaluated to determine how best to proceed.</p> <p>A demonstrable hardship is a substantial or unexpected change in the applicant's situation after a disaster that prohibits or severely affects their ability to provide a minimal standard of living or the basic necessities of life, including food, housing, clothing, and transportation. Such instances typically include job loss, business failure, divorce, severe medical illness, and disability. Program staff will evaluate instances of demonstrable hardship on a case-by-case basis after review of the circumstances. The criteria for documenting such hardship may have the award cap increased up to the amount required to complete the repair or reconstruction of their property.</p>
Program Estimated Begin and End Dates	<p>The Single Family Mitigation Program is expected to commence following HUD's approval of the Action Plan and execution of the grant agreement between HCD and HUD and remain operational through the end of the grant term or the exhaustion of funds.</p>
Other Program Details	<p>Reimbursement is available for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation of eligible tenants, including the cost of moving to and from temporarily occupied housing and any increase in monthly rent or utility costs at temporary housing. These costs will be reviewed for cost reasonableness and initially be paid by the Uniform Relocation vendor procured by HCD.</p>
Program Competitive Application Overview (if	<p>Not applicable.</p>



applicable) Not applicable.

Program Method of Distribution Description/Overview (if applicable) HCD will directly operate the Single Family Mitigation Program leveraging the OOM and OOR Program and project management infrastructure. HCD staff will work with local partners in the MID (including the County, Tribal Entities, long-term recovery group, and local fire safe council) to identify eligible applicants. HCD will utilize a qualified vendor to perform full scale program management duties to augment HCD capacity and ensure high quality customer service delivery. Program staff will work with the procured vendor to maintain program timeliness, provide oversight, and ensure all levels of the program are compliant.

2021 Single Family Reconstruction

Grant	Proposed Budget	Proposed MID Threshold Budget	Proposed MID Threshold Budget
B-21-DF-06-0001	\$ 0.00	\$ 0.00	\$ 0.00
B-21-DZ-06-0001	\$ 12,193,250.00	\$ 12,193,250.00	\$ 0.00
B-22-DF-06-0001	\$ 7,969,550.00	\$ 7,969,550.00	\$ 0.00
P-21-CA-06-LDZ1	\$ 20,162,800.00	\$ 20,162,800.00	\$ 0.00

Narratives:

Program Description The primary objective of the Single Family Reconstruction Program is the reconstruction of decent, safe, and sanitary housing in the most impacted and distressed areas impacted by the DR-4610 disasters. The program will have two activities: 1) reconstruction of LMI owner-occupied single family homes destroyed/damaged in the qualifying event and 2) reconstruction of single family homes destroyed/damaged in the qualifying event, to be rebuilt as affordable single family rentals.
All projects will incorporate wildfire mitigation measures including the use of ignition-resistant building materials and the creation of defensible space, reducing risk from future wildfire disasters, consistent with California’s Chapter 7A WUI Building Code.
Allocation Amount (Program Level):
100 percent of the funds budgeted for Single Family Reconstruction, as Single Family Mitigation will meet unmet need in the HUD-identified “most impacted and distressed” (MID) counties.

Program Tieback to Disaster/Unmet Needs HCD will spend 100 percent of the 2021 CDBG-DR allocation, including the mitigation set-aside, in the HUD MID areas. The DR-4610 MID is limited to Plumas County. Data sources relating to these MID counties are further explained in the Unmet Needs Assessment section of this Action Plan. The home must have been damaged as a result of the qualifying disaster and located in the MID (Plumas County). Applicants applying for Single Family Mitigation are exempt from the requirement to document tieback to DR-4610.

How Program will Promote Housing for Vulnerable Populations Applicants eligible for Single Family Reconstruction funding must be LMI and the home must be located in Plumas County. Residences must have experienced major or severe damage in the qualifying disaster. HCD equates Major or Severe Damage in this context with the FEMA Substantial Damage definition of a structure that has sustained damage greater than 50 percent of its pre-disaster value. Higher damage levels typically correlate with higher levels of unmet need.
Affirmative Marketing
The program management consultant will follow HCD’s affirmative marketing procedures for outreach to protected class groups least likely to apply to the Single Family Reconstruction Program. The program will proactively reach persons over age 65 and persons with disabilities.
Housing Counseling
HCD understands the individualized nature of disaster recovery, and the complexities of the recovery process, as well as the necessity to join in that process to provide support and guidance through that process. As such, a housing counseling program for disaster impacted individuals is included as part of the Single Family Reconstruction, OOR, and HBA Programs. Applicants are connected with Housing Counseling Agencies. The process includes up to two optional counseling opportunities and one required counseling opportunity to support their housing recovery process. HCD’s Housing Counseling Program provides eligible residents guidance and counseling for their housing needs related to impacts from the 2020 and 2021, as well as housing needs related to impacts from both the 2017 and 2018 natural disasters. HCD is adding a housing counseling option for 2021 Single Family Reconstruction program participants.
Current homeowners entering into the ReCoverCA housing programs receive counseling services on property maintenance, financial management, disaster recovery funding resources, financial and credit literacy, and other areas as needed and appropriate to assist in helping ReCoverCA program participants determine their housing recovery plan, improve their housing conditions, and meet their financial goals.
Traditionally underserved populations, state and federally protected classes, including racial and ethnic minorities, the elderly, veterans, persons with disabilities, persons with limited English proficiency, and residents of rural areas, face unique disaster recovery housing, and economic challenges.[1] HCD’s ReCoverCA Housing Counseling Program provides expert, unbiased guidance, and information to help families and individuals, particularly the most vulnerable, meet their housing needs through an informed decision-making process.



How Program will Promote
Housing for Vulnerable
Populations

[1] For more information on federal and state protected classes, see HCD's 2020 Analysis of Impediments to Fair Housing: <https://www.hcd.ca.gov/policy-research/plans-reports/docs/final2020ai.pdf>.

Program Affordability
Period (if applicable)

For DR-4610 only, single family rental homes rehabilitated or rebuilt through this program must be deed restricted as affordable for LMI households for 5-15 years, depending on amount of program subsidy. There is no affordability period for owner-occupied reconstruction projects.

Affordability Period
Maximum Subsidy
Year 5 (Minimum)
\$367,450
Year 6
\$380,940
Year 7
\$394,430
Year 8
\$407,920
Year 9
\$ 421,410
Year 10
\$434,900
Year 11
\$ 448,390
Year 12
\$461,880
Year 13
\$475,370
Year 14
\$488,860
Year 15
\$500,000 (Maximum)

Program Definition of
Second Home/Eligibility

Assistance for second homes is not an eligible activity, unless the second home is eligible to be reconstructed as part of the Program's Single Family Rental activity.

Program National
Objective(s)

In accordance with 24 CFR 570.208 and Section 104(b)(3) of the Housing and Community Development Act (HCDA), all CDBG-DR funded activities must satisfy a national objective. All OOR activities will meet either the urgent need or LMI housing national objective criteria related to disaster recovery. As stated in the Needs Assessment, the location of the disasters presents unique challenges for addressing housing impacts. The disasters impacted households of all incomes and landscapes, including suburban neighborhoods and rural communities. While there are regional differences in the housing markets, all of the impacted areas struggle to provide an adequate supply of affordable homes to area residents. The dollar amount directed towards the Single Family Reconstruction program reflects the type of tenure of housing losses in the qualifying disaster. This program aims for 100 percent of funds to be used towards the LMI national objective by requiring beneficiaries to be LMI households.

Program Eligibility

Owner-Occupants

Applicants who are owner-occupants will be eligible to participate in the Single Family Reconstruction Program if they meet the following criteria:

- Must have owned the home at the time of the qualifying disaster.
- Must have occupied the home as their primary residence at the time of the qualifying disaster.
- The home must have experienced major/severe damage or been destroyed as a result of the qualifying disaster and located in the MID.
 - Must be LMI, as defined by the CDBG Program.
 - Must be current on property taxes or have been correctly permitted and permissible for the zoning area or local development standard.
 - The property must be a single family dwelling, such as a stick built, modular, or mobile home (i.e., not a condominium, duplex, fourplex, or other multi-owner property).

HCD will assess applicant eligibility on a case-by-case basis according to the eligibility criteria fully



Program Eligibility

defined in the program policy and procedures.

Single Family Landlords

For DR-4610 only, individual owners of single family homes at the time of the qualifying disaster will be eligible for the Single Family Reconstruction Program for the purpose of reconstructing single family rental units if they meet the following criteria:

- The applicant must have owned the unit at the time of the qualifying disaster.
- The home must have experienced major/severe damage or been destroyed as a result of the qualifying disaster and located in the MID.
- Any reconstructed units used for single family rental will be deed restricted as affordable for LMI households for a duration ranging from 5-15 years depending on the subsidy provided.
- Single family landlords need not be LMI themselves, and the applicant may have occupied the qualifying unit as a primary residence at the time of the disaster.
- Must be current on property taxes or have been correctly permitted and permissible for the zoning area or local development standard.
- The property must be a single family dwelling, such as a stick built, modular, or mobile home (i.e., not a condominium, duplex, fourplex, or other multi-owner property).

Program Responsible Entity

The Single Family Reconstruction Program is delivered at the state level under the guidance of HCD’s housing subject matter experts and contract managers, leveraging the 2020 OOR program infrastructure. The 2020 itself program builds on the state’s OOR Program for 2017 and 2018 disasters, using its systems and processes to ensure both a rapid startup and iterative improvement. The state utilizes a qualified vendor to perform full scale program management services, including capacity-building for HCD staff, marketing and distribution of the program survey, overseeing intake, completing eligibility and benefit determinations, providing case management through the process, quality control to prevent fraud, waste, and abuse, construction monitoring, and construction management. Applicants are assigned case managers to support them through the recovery process from application to construction and project closeout.

Program Maximum Assistance

Assistance is provided in the form of a grant award to qualifying applicants for the rehabilitation or reconstruction of their primary residence. HCD’s construction management vendor enters into an agreement with the property owner and manages and performs all rehabilitation or reconstruction activities, as well as mitigation activities included within the contract scope of work. The award is provided in increments as construction and mitigation activities are completed.

For owner-occupants or single family landlords, the maximum amount of assistance available for rehabilitation or reconstruction is \$500,000 per damaged structure after applying any duplication of benefits reductions.

Reconstruction is permissible where the total cost of rehabilitation is greater than the cost to reconstruct or where rehabilitation is otherwise technically infeasible. Reconstruction is defined as the rebuilding of a structure on the same site in substantially the same manner. A reconstructed property must not increase the number of dwellings on site, although the number of rooms may increase or decrease.

For owners who will rent the residence, the subsidy maximum rises with the affordability period, as detailed in the figure below.

Affordability Period
Maximum Subsidy
Year 5 (Minimum)
\$367,450
Year 6
\$380,940
Year 7
\$394,430
Year 8
\$407,920
Year 9
\$ 421,410
Year 10
\$434,900
Year 11
\$ 448,390
Year 12
\$461,880
Year 13
\$475,370
Year 14
\$488,860
Year 15
\$500,000 (Maximum)



Program Maximum Assistance

Hardships: As a standard practice, Single Family Reconstruction applicants requiring more than the cap on assistance must fund the remainder of their project with private funds or other resources, however, exceptions to the maximum award will be considered on a case-by-case basis. In situations where the applicant has a demonstrable hardship, the specific conditions will be evaluated to determine how best to proceed. A demonstrable hardship is a substantial or unexpected change in the applicant's situation after a disaster that prohibits or severely affects their ability to provide a minimal standard of living or the basic necessities of life, including food, housing, clothing, and transportation. Such instances typically include job loss, business failure, divorce, severe medical illness, and disability. Program staff will evaluate instances of demonstrable hardship on a case-by-case basis after review of the circumstances. The criteria for documenting such hardship may have the award cap increased up to the amount required to complete the repair or reconstruction of their property.

Program Estimated Begin and End Dates

The Single Family Reconstruction Program is expected to commence following HUD's approval of the Action Plan and execution of the grant agreement between HCD and HUD and remain operational through the end of the grant term or the exhaustion of funds.

Other Program Details

Deed Restrictions and Restrictive Covenants

Owner-Occupants

To safeguard the CDBG-DR investment in the property, HCD requires a deed restriction or restrictive covenant on properties funded through the program. The deed restriction or restrictive covenant remains in effect for a period of two years following the date of receipt of the certificate of occupancy of the rehabilitated or reconstructed structure. For the length of the deed restriction or restrictive covenant, the property must remain as the primary residence of the owner-occupants to whom the rehabilitation/reconstruction grant was made. Selling the property, using it as a second home, converting it into rental property, or otherwise changing its owner of record will result in non-compliance. Properties will be monitored annually by HCD for compliance with the deed restrictive covenant and failure to comply with the deed restriction or restrictive covenant will result in grant fund recovery. The deed restriction or restrictive covenant may be released on a case-by-case basis by HCD in certain circumstances. The specific language and requirements in the deed restriction or restrictive covenant will be set forth in the program policies and procedures and will be available for applicants participating in the Single Family Reconstruction Program.

Single Family Landlords

Landlords participating in the program will receive a deed restricted unit with an affordability period determined by the amount of subsidy provided. The affordability period increases in step with additional project subsidy, as detailed in the table below.

Affordability Period	Maximum Subsidy
Year 5 (Minimum)	\$367,450
Year 6	\$380,940
Year 7	\$394,430
Year 8	\$407,920
Year 9	\$ 421,410
Year 10	\$434,900
Year 11	\$ 448,390
Year 12	\$461,880
Year 13	\$475,370
Year 14	\$488,860
Year 15	\$500,000 (Maximum)

Eligible and Ineligible Costs

Eligible Costs include:

- Permitting, design, and planning
- Replacement of damaged or destroyed necessary equipment, such as HVAC units



Other Program Details

- Repairs to or replacement of damaged on-site utilities such as water, sewer, electric, and gas
- Repairs to disaster damaged primary structures with standard grade materials
- Reconstruction of the disaster damaged primary structure with standard grade materials
- Upgrades required to meet current building code
- Site work to meet WUI standards
- Handicap accessibility features (if applicable)
- Lead-based paint and asbestos abatement (if applicable)
- Housing Counseling
- Tenant Relocation under the URA

Ineligible Costs include:

- Repair or replacement of auxiliary structures, such as detached garages or carports, storage units, outhouses, or sheds
- Materials greater than standard grade unless required by the local jurisdiction or by state law, such as certain green building requirements
- Partial or incomplete repairs or reconstructions of properties
- Multifamily, condominiums, duplexes, triplexes, fourplexes
- Repair or replacement of luxury or non-critical items, such as swimming pools and security systems
- Repair or replacement of personal property or building contents
- New home purchase
- New construction off-site of the damaged structure (except in the case of a mobile home unit in a mobile home park where the park is permanently closed due to the disaster)
- Forced mortgage payoffs
- Assistance for second homes
- Uniform Relocation

Reimbursement is available for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation of eligible tenants, including the cost of moving to and from temporarily occupied housing and any increase in monthly rent or utility costs at temporary housing. These costs will be reviewed for cost reasonableness and initially be paid by the Uniform Relocation vendor procured by HCD.

Housing Counseling

HCD understands the individualized nature of disaster recovery, and the complexities of the recovery process, as well as the necessity to join in that process to provide support and guidance through that process. As such, HCD offers a housing counseling program for disaster impacted individuals to include up to two optional counseling opportunities and one required counseling opportunity to support their housing recovery process.

HCD's Housing Counseling Program provides eligible residents guidance and counseling for their housing needs related to impacts from the 2020 natural disasters, as well as housing needs related to impacts from both the 2017 and 2018 natural disasters. HCD will include an option for housing counseling for 2021 Single Family Reconstruction program applicants.

Current homeowners entering into the ReCoverCA housing programs receive counseling services on property maintenance, financial management, disaster recovery funding resources, financial and credit literacy, and other areas as needed and appropriate to assist in helping ReCoverCA program participants determine their housing recovery plan, improve their housing conditions, and meet their financial goals.

Traditionally underserved populations, state and federally protected classes, including racial and ethnic minorities, the elderly, veterans, persons with disabilities, persons with limited English proficiency, and residents of rural areas, face unique disaster recovery housing, and economic challenges.^[1] HCD's ReCoverCA Housing Counseling Program provides expert, unbiased guidance, and information to help families and individuals, particularly the most vulnerable, meet their housing needs through an informed decision-making process.

[1] For more information on federal and state protected classes, see HCD's 2020 Analysis of Impediments to Fair Housing: <https://www.hcd.ca.gov/policy-research/plans-reports/docs/final2020ai.pdf>.

Program Competitive Application Overview (if applicable)

Not applicable

Program Method of Distribution Description/Overview (if applicable)

The Single Family Reconstruction Program is delivered at the state level under the guidance of HCD's housing subject matter experts and contract managers, leveraging the 2020 OOR program infrastructure. The 2020 program itself builds on the state's OOR Program for 2017 and 2018 disasters, using its systems and processes to ensure both a rapid startup and iterative improvement. The state utilizes a qualified vendor to perform full scale program management services, including capacity-building for HCD staff, marketing and distribution of the program survey, overseeing intake, completing eligibility and benefit determinations, providing case management through the process, quality control to prevent fraud, waste, and abuse, construction monitoring, and construction management. Applicants are assigned case managers to support them through the recovery process from application to construction and project closeout.



Owner Occupied Rehabilitation and Reconstruction

Grant	Proposed Budget	Proposed MID Threshold Budget	Proposed MID Threshold Budget
B-21-DF-06-0001	\$ 0.00	\$ 0.00	\$ 0.00
B-21-DZ-06-0001	\$ 45,838,488.00	\$ 45,838,488.00	\$ 0.00
B-22-DF-06-0001	\$ 0.00	\$ 0.00	\$ 0.00
P-21-CA-06-LDZ1	\$ 45,838,488.00	\$ 45,838,488.00	\$ 0.00

Narratives:

Program Description

The primary objective of OOR is the provision of decent, safe, and sanitary housing in the areas impacted by the DR-4558 and DR-4569 disasters. Additionally, the program is designed to ensure that the housing needs of very-low, low, and moderate-income households and vulnerable populations, including individuals that were made homeless as a result of the disaster, are addressed to the greatest extent feasible. Furthermore, the program will not only address disaster-related damages but also will mitigate potential future damage.

The program will provide rehabilitation or reconstruction assistance to eligible applicants based on the extent of damage to their primary residences. All projects will incorporate wildfire mitigation measures including the use of ignition-resistant building materials and the creation of defensible space, reducing risk from future wildfire disasters.

Allocation Amount (Program Level):

100 percent of the funds budgeted for OOR rehabilitation and reconstruction, as well OOR Mitigation will meet unmet need in the HUD-identified "most impacted and distressed" (MID) counties.

OOOR Rehabilitation and Reconstruction funded by CDBG-DR Funds	\$45,838,488
OOOR Mitigation - Home Hardening funded by Mitigation set-aside	\$21,486,663

OOOR projects will utilize funds from the budget line items above to cover the costs to rehabilitate or reconstruct owner-occupied residential structure and incorporate mitigation measures. All activity costs allocating to the Mitigation set-aside will meet the definition of mitigation as required by the FRN, 87 FR 6364.

Program Tieback to Disaster/Unmet Needs

HCD will spend 100 percent of the 2020 CDBG-DR Allocation, to include the mitigation set-aside, in the HUD MID areas. The following counties make up the MID areas for DR-4558 and DR-4569: Butte, Fresno, Los Angeles, Napa, Santa Cruz, Shasta, Siskiyou, Solano, and Sonoma. Data sources relating these MID counties are further explained in the Unmet Needs Assessment section of this Action Plan.

- The home must have been damaged as a result of the qualifying disaster and located in a MID county. Applicants only applying for OOR mitigation measures are exempt from the requirement to document tieback to DR-4558 or DR-4569.



How Program will Promote Housing for Vulnerable Populations

Applicants receiving OOR funding for rehabilitation or reconstruction together with mitigation funds are prioritized in accordance with the tiers outlined in the prioritization table below. Owner Occupied Housing Program Applicant Prioritization: HCD will prioritize eligible LMI households (Tiers 1-2) ahead of non-LMI households (Tiers 3-4). This recognition of the unique recovery challenge LMI households face after disaster as well as HUD's requirement for 70 percent of the total CDBG-DR funding to benefit LMI populations. Within the LMI population, HCD is prioritizing the rehabilitation or reconstruction of houses with major or severe damage over those with lesser damage. HCD equates Major or Severe Damage in this context with the FEMA Substantial Damage definition of a structure that has sustained damage greater than 50 percent of its pre-disaster value. Higher damage levels typically correlate with higher levels of unmet need.

Should funding allow, after serving eligible LMI households (Tiers 1-2), HCD will serve non-LMI households in the same order: (Tier 3), followed by those with non-major/severe damaged homes (Tier 4).

Within each tier, owner occupied households with a household member that is disabled or has access or functional needs are given priority. HCD also took into consideration the SOW analysis, which identified several of the counties with high ratings primarily for increased elderly and disabled populations.

Applicants who apply for mitigation funding are not subject to prioritization. Only LMI households located in the MID counties are allowed to apply for mitigation funds only.

	Low-to moderate income (LMI) households	Non-LMI households	Major or Severe Damage	Minor Damage
Tier 1	X		X	
Tier 2	X			X
Tier 3		X	X	
Tier 4		X		X

Program Affordability Period (if applicable)

Not applicable.

Program Definition of Second Home/Eligibility

Assistance for second homes is not an eligible activity.

Program National Objective(s)

In accordance with 24 CFR 570.208 and Section 104(b)(3) of the Housing and Community Development Act (HCDA), all CDBG-DR funded activities must satisfy a national objective. All OOR activities will meet either the urgent need or LMI housing national objective criteria related to disaster recovery. As stated in the Needs Assessment, the location of the disasters present unique challenges for addressing housing impacts. The disasters impacted households of all incomes and landscapes, including suburban neighborhoods and rural communities. While there are regional differences in the housing markets, all of the impacted areas struggle to provide an adequate supply of affordable homes to area residents. The dollar amounts reflected in the budgetary split between OOR which will serve homeowners, and the MHP, which will serve renters, take displacement of LMI would-be applicants into account and the MHP budget is based on FEMA IA data. Thus, the prioritization criteria for participation in OOR will ensure that housing recovery programming will be directed toward LMI beneficiaries. However, HCD understands the devastating impacts the fires had on non-LMI owners, and the urgency to provide assistance and return them to their homes. Figure 63 in the needs assessment shows the impacted counties which had impacts to non LMI homeowners. HCD has made tiers three and four of its prioritizations available to non LMI homeowners in the MID. Utilizing urgent need is critical to ensuring the recovery of the entire community. HCD anticipates that all OOR urgent need funding will be spent in the required 36 months per the FRN.

Program Eligibility

Applicant Eligibility (Per OOR Property)



Program Eligibility

Applicants will be eligible to participate in the OOR Program if they meet the following criteria:

- Must have owned the home at the time of the qualifying disaster.
- Must have occupied the home as their primary residence at the time of the qualifying disaster.
- Home must be located in MID county.
- The home must have been damaged as a result of the qualifying disaster and located in a MID county. Applicants only applying for OOR mitigation measures are exempt.
- Must be current on property taxes or have been correctly permitted and permissible for the zoning area or local development standard.
- The property must be a single-family dwelling, such as a stick built, modular, or mobile home (i.e., not a condominium, duplex, fourplex, or other multi-owner property).

HCD will assess applicant eligibility on a case-by-case basis according to the eligibility criteria fully defined in the program policy and procedures.

Program Responsible Entity

OOR is delivered at the state level under the guidance of HCD's housing subject matter experts and contract managers. The 2020 program builds on the state's OOR Program for 2017 and 2018 disasters, using its systems and processes to ensure both a rapid startup and iterative improvement. The state utilizes a qualified vendor to perform full scale program management services, including capacity-building for HCD staff, marketing and distribution of the program survey, overseeing intake, completing eligibility and benefit determinations, providing case management through the process, quality control to prevent fraud, waste, and abuse, construction monitoring, and construction management. Applicants are assigned case managers to support them through the recovery process from application to construction and project closeout.

Program Maximum Assistance

Assistance is provided in the form of a grant award to qualifying applicants for the rehabilitation or reconstruction of their primary residence. HCD's construction management vendor enters into an agreement with the property owner and manages and performs all rehabilitation or reconstruction activities, as well as mitigation activities included within the contract scope of work. The award is provided in increments as construction and mitigation activities are completed.

The maximum amount of assistance available for rehabilitation or reconstruction is \$500,000 per damaged structure after applying any duplication of benefits reductions. Reconstruction is permissible where the total cost of rehabilitation is greater than the cost to reconstruct or where rehabilitation is otherwise technically infeasible. Reconstruction is defined as the rebuilding of a structure on the same site in substantially the same manner. A reconstructed property must not increase the number of dwellings on site,

although the number of rooms may increase or decrease. In addition to the grant award for rehabilitation or reconstruction, the mitigation set-aside will assist in covering home hardening costs to include the cost of WUI construction codes; the set-aside is available in amounts not to exceed 10 percent of each applicant's rehabilitation or reconstruction CDBG-DR award.

Additionally, the OOR Mitigation program is eligible to owner-occupied properties that did not suffer damage in the DR-4558 or DR-4569 events, but are located in the MID, and can utilize the rehabilitation activity to enable the single-family unit to meet the WUI code standards to make their homes more resistant to wildfire. OOR applicants applying for rehabilitation to bring their homes up to WUI code standards may receive up to \$50,000 in grant assistance.

Hardships: As a standard practice, OOR applicants requiring more than the cap on Assistance must fund the remainder of their project with private funds or other resources, however, exceptions to the maximum award will be considered on a case-by-case basis. In situations where the applicant has a demonstrable hardship, the specific conditions will be evaluated to determine how best to proceed.

A demonstrable hardship is a substantial or unexpected change in the applicant's situation after a disaster that prohibits or severely affects their ability to provide a minimal standard of living or the basic necessities of life, including food, housing, clothing, and transportation. Such instances typically include job loss, business failure, divorce, severe medical illness, and disability. Program staff will evaluate instances of demonstrable hardship on a case-by-case basis after review of the circumstances. The criteria for documenting such hardship may have the award cap increased up to the amount required to complete the repair or reconstruction of their property.

Program Estimated Begin and End Dates

The OOR Program is expected to commence following HUD's approval of the Action Plan and execution of the grant agreement between HCD and HUD and remain operational through the end of the grant term or the exhaustion of funds.

Other Program Details

Deed Restrictions and Restrictive Covenants

To safeguard the CDBG-DR investment in the property, HCD requires a deed restriction or restrictive covenant on properties funded through the program. The deed restriction or restrictive covenant remains in effect for a period of two years following the date of receipt of the certificate of occupancy of the rehabilitated or reconstructed structure. For the length of the deed restriction or restrictive covenant, the property must remain as the primary residence of the owner-occupants to whom the rehabilitation/reconstruction grant was made. Selling the property, using it as a second home, converting it into rental property, or otherwise changing its owner of record will result in non-compliance. Properties will be monitored annually by HCD for compliance with

the deed restrictive covenant and failure to comply with the deed restriction or restrictive covenant will result in grant fund recovery.

The deed restriction or restrictive covenant may be released on a case-by-case basis by HCD in certain circumstances. The specific language and requirements in the deed restriction or restrictive covenant will be set forth in the program policies and procedures and will be available for applicants participating in the OOR program.

Eligible and Ineligible Costs

Eligible Costs include:

- Permitting, design, and planning
- Replacement of damaged or destroyed necessary equipment, such as HVAC units
- Repairs to or replacement of damaged on-site utilities such as water, sewer, electric, and gas
- Repairs to disaster damaged primary structures with standard grade materials
- Reconstruction of the disaster damaged primary structure with standard grade materials
- Upgrades required to meet current building code
- Site work to meet WUI standards
- Handicap accessibility features (if applicable)
- Lead-based paint and asbestos abatement (if applicable)
- Housing Counseling
- Tenant Relocation under the URA

Eligible costs utilizing CDBG-DR funds must be expended for activities that document tie-back to the disaster event, with the exception of activities utilizing the mitigation set-aside.

Eligible costs for OOR Mitigation only projects will include costs associated with bringing the home up to the WUI code standards as defined in the policies and procedures.

Ineligible Costs include:

- Repair or replacement of auxiliary structures, such as detached garages or carports, storage units, outhouses, or sheds
- Materials greater than standard grade unless required by the local jurisdiction or by State law, such as certain green building requirements
- Partial or incomplete repairs or reconstructions of properties
- Multifamily, condominiums, duplexes, triplexes, fourplexes or other rental property
- Repair or replacement of luxury or non-critical items, such as swimming pools and security systems
- Repair or replacement of personal property or building contents
- New home purchase
- New construction off-site of the damaged structure (except in the case of a mobile home unit in a mobile home park where the park is permanently closed due to the disaster)
- Forced mortgage payoffs

- Assistance for second homes

Uniform Relocation

Reimbursement is available for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation of eligible tenants, including the cost of moving to and from temporarily occupied housing and any increase in monthly rent or utility costs at temporary housing. These costs will be reviewed for cost reasonableness and initially be paid by the Uniform Relocation vendor procured by HCD.

Housing Counseling

HCD understands the individualized nature of disaster recovery, and the complexities of the recovery process, as well as the necessity to join in that process to provide support and guidance through that process. As such, HCD offers a housing counseling program for disaster impacted individuals to include up to two optional counseling opportunities and one required counseling opportunity to support their housing recovery process.

HCD's Housing Counseling Program provides eligible residents guidance and counseling for their housing needs related to impacts from the 2020 natural disasters, as well as housing needs related to impacts from both the 2017 and 2018 natural disasters.

Current homeowners entering into the ReCoverCA housing programs receive counseling services on property maintenance, financial management, disaster recovery funding resources, financial and credit literacy, and other areas as needed and appropriate to assist in helping ReCoverCA program participants determine their housing recovery plan, improve their housing conditions, and meet their financial goals.

Traditionally underserved populations, state and federally protected classes, including racial and ethnic minorities, the elderly, veterans, persons with disabilities, persons with limited English proficiency, and residents of rural areas, face unique disaster recovery housing, and economic challenges. [1] HCD's ReCoverCA Housing Counseling Program provides expert, unbiased guidance, and information to help families and individuals, particularly the most vulnerable, meet their housing needs through an informed decision-making process.

Resilience Performance Metrics

HCD will establish resilience performance metrics before carrying out OOR program activities. See description of resilience performance metrics under III.M. Preparedness, Mitigation, and Resiliency.

[1] For more information on federal and state protected classes, see HCD's 2020 Analysis of Impediments to Fair Housing: <https://www.hcd.ca.gov/policy-research/plans-reports/docs/final2020ai.pdf>.

Program Method of Distribution Description/Overview (if applicable)

OOR is delivered at the state level under the guidance of HCD’s housing subject matter experts and contract managers. The 2020 program builds on the state’s OOR Program for 2017 and 2018 disasters, using its systems and processes to ensure both a rapid startup and iterative improvement. The state utilizes a qualified vendor to perform full scale program management services, including capacity-building for HCD staff, marketing and distribution of the program survey, overseeing intake, completing eligibility and benefit determinations, providing case management through the process, quality control to prevent fraud, waste, and abuse, construction monitoring, and construction management. Applicants are assigned case managers to support them through the recovery process from application to construction and project closeout.

How Mitigation Set-Aside Activities will Meet Definition of Mitigation? (If Applicable)

Hardening, wildfire retrofitting, of single-family and multifamily units to withstand future disasters meets the definition of mitigation by increasing resilience to future wildfires and reducing or eliminating the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future wildfire events.

In response to the FRN requirements for all construction related activities to incorporate mitigation measures, the OOR Program incorporates mitigation measures that meet the definition of mitigation, therefore satisfying the requirement to track these mitigation activities through the MIT activity type in the Disaster Recovery and Grant Reporting (DRGR) system and the eligible use of the CDBG-DR Mitigation set-aside.

How Mitigation Set-Aside Activities will Address Current & Future Risks? (If Applicable)

As required by the FRN, this Action Plan includes a risk-based Mitigation Needs Assessment to inform proposed uses of the CDBG-DR mitigation set-aside. The programs proposed in this action plan as eligible for the mitigation set-aside were designed to respond directly to the current hazards, future hazards, risks, and needs described in the Mitigation Needs Assessment. A review of hazards indexed by the 2018 California State Hazard Mitigation Plan found that earthquakes, flood, and fire rank as the state’s primary hazards, having caused the greatest loss of life and property and disruption to economic, social, and environmental systems.

On the county level, 15 of the 21 jurisdictions impacted by DR-4558 and/or DR-4569 ranked their local fire hazard as “high,” three reported fire as a “moderate to low” hazard, and three could not provide hazard ranking data. Given the catastrophic impact of the 2020 wildfire season and the series of destructive seasons and incidents preceding 2020, California’s history and projections of severe fire incidents highlight parcel-level and community-scale wildfire mitigation as a top priority. The Mitigation Needs assessment also illustrated that a combination of economic support for hazard interventions and mitigation-focused policy is the most effective approach to preparing communities for future threats.



How Mitigation Set-Aside Activities will Address Current & Future Risks? (If Applicable)

The OOR Mitigation Program addresses the ubiquitous fire hazard reported across impacted counties in two significant ways:

- On the individual property level, the program helps homeowners mitigate risk on their parcels by covering home hardening costs for eligible owner-occupied structures
- On the local jurisdiction level, the program supports community-wide hazard mitigation by funding the development of local WUI construction codes that allow counties to regulate and mitigate high-risk conditions in fire-prone areas including the cost of WUI construction codes, for eligible structures.
- For single-family units that did not suffer damage during the 2020 wildfires, eligible applicants can utilize the rehabilitation DR activity to owners of single-family units meet WUI code standards to make their homes more resistant to wildfire.

These program features speak directly to the most pressing hazard in communities impacted by DR-4558 and DR-4569 by supporting the physical construction of mitigation measures, as well as codifying mitigation measures into local land use policy.

Multifamily Housing Program

Grant	Proposed Budget	Proposed MID Threshold Budget	Proposed MID Threshold Budget
B-21-DF-06-0001	\$ 0.00	\$ 0.00	\$ 0.00
B-21-DZ-06-0001	\$ 128,347,766.00	\$ 128,347,766.00	\$ 0.00
B-22-DF-06-0001	\$ 0.00	\$ 0.00	\$ 0.00
P-21-CA-06-LDZ1	\$ 128,347,766.00	\$ 128,347,766.00	\$ 0.00

Narratives:

Program Description

The Multi-Family Housing Program (MHP) is designed to meet the unmet rental housing need, including the needs of individuals displaced from rental mobile homes, single-family and multifamily rental units, as well as individuals made homeless as a result from the disaster. Multifamily projects include apartment complexes and mixed-use developments. These developments are also intended to help replace rental housing units available to Housing Choice Voucher holders that were lost. The objective of the CDBG-DR funds is to provide necessary gap financing for the development of rental housing units in the HUD MID areas from DR-4558 and DR-4569. Furthermore, the program will not only address disaster-related damages but also will mitigate potential future damage.

The program will provide rehabilitation and reconstruction to eligible applicants based on the extent of damage to the Multifamily property while also providing hardening to the property, to include the creation of defensible space zones that reduce wildfire risk to the residence. MHP funds are also available for new construction of Multifamily properties in the HUD MID areas from DR-4558 and DR-4569. Projects will include scope of work to harden the properties to include creation of defensible space zones.



Program Description

Program policies and procedures will be established that outline the requirements of the program and rules for specific projects, including general eligibility, specific eligible and ineligible costs, and the criteria for evaluating project proposals. In addition, the policies and procedures outline requirements relative to a minimum percentage of affordable units, the percentage of affordable versus market rate units, requirements for deep affordability, requirements for permanent supportive housing units, as well as the per unit maximum funding available. Multifamily program applications must include affirmative marketing plans (AFHMP) acceptable to HCD in accordance with HCD's affirmative marketing procedures and requirements for all CDBG-assisted housing with five or more units, including efforts to reach those least likely to apply, and persons with limited English proficiency. The AFHMP is a threshold requirement for all CDBG-DR MHP applications and is reviewed by the HCD Program Representative and discussed during MHP Project Review Board meetings. In certain situations, comments are provided back to the Developer requesting revisions to the submitted AFHMP. Those situations generally include: 1.) the AFHMP form is inadequately completed; 2.) the AFHMP fails to identify the populations least likely to apply for the housing; or 3.) the AFHMP fails to identify adequate or appropriate marketing efforts.

HCD has provided additional direction regarding how project applicants (developers), through affirmative marketing plans, shall prioritize fire-impacted households for occupancy of units. Applicants must also demonstrate that proposed projects will affirmatively further fair housing, and are likely to lessen area racial, ethnic, and low-income concentrations, and/or promote affordable housing in low-poverty, nonminority areas in response to natural hazard related impacts.

Projects should also be designed with the established community in mind to mitigate the displacement of families and must commit to an affordability period of 55 years. If other funds requiring a longer affordability period are committed to the project, the longest affordability period will prevail for the project. Applicants shall follow the state's RARAP to minimize displacement.

Program Tieback to Disaster/Unmet Needs

HUD requires that 80 percent of CDBG-DR funding be spent within areas designated as Most Impacted and Distressed (MID areas). HCD will spend 100 percent of the 2020 DR Allocation, to include the mitigation set-aside, in the HUD MID areas.

The following counties make up the MID areas for DR-4558 and DR-4569: Butte, Fresno, Los Angeles, Napa, Santa Cruz, Shasta, Siskiyou, Solano, and Sonoma. Data sources relating to these MID counties are further explained in the Unmet Needs Assessment section of this Action Plan.

How Program will Promote Housing for Vulnerable Populations

Affirmative Marketing and Fair Housing

MHP applications must include affirmative marketing plans



according to HCD's affirmative marketing procedures and requirements as required for all CDBG assisted housing with five or more units. The AFHMP is a threshold requirement for all CDBG-DR MHP applications and is reviewed by the HCD Program Representative and discussed during MHP Review Board meetings. In certain situations, comments are provided back to the Developer requesting revisions to the submitted AFHMP. Those situations generally include: 1.) the AFHMP form is inadequately completed; 2.) the AFHMP fails to identify the populations least likely to apply for the housing; or 3.) the AFHMP fails to identify adequate or appropriate marketing efforts. The affirmative marketing plans shall evaluate the most recent available American Community Survey data and determine those populations who are least likely to apply for the housing opportunity and to persons with Limited English Proficiency. Affirmative marketing plans shall include specific and meaningful targeted outreach efforts to reach those populations identified as least likely to apply for the housing opportunity. Additionally, marketing of available Multifamily units developed or otherwise made available with MHP funds shall include outreach to individuals and families that were impacted by the disasters and Section 8 Housing Choice Voucher Program tenants to the greatest extent possible through similar affirmative marketing efforts that aim to reach fire impacted residents. Examples of renters impacted by the disasters include renters that have lost rental units or have been displaced due to the impacts of DR-4558 and DR-4569.

Applications must demonstrate that the proposed projects will affirmatively further fair housing, and are likely to lessen area racial, ethnic, and low-income concentrations, and/or promote affordable housing in low-poverty, nonminority areas in response to natural hazard related impacts.

Prioritization Criteria

HCD's multifamily Universal Scoring Criteria awards points to applications that include units serving special needs populations, including one or more of the following groups who need Supportive Services to maintain and stabilize their housing: (1) people with disabilities; (2) At Risk of Homelessness, as defined in 24 CFR Part 578.3; (3) individuals with substance use disorders; (4) frequent users of public health or mental health services, as identified by a public health or mental health agency; (5) individuals who are fleeing domestic violence, sexual assault, and human trafficking; (6) individuals who are experiencing Homelessness and individuals experiencing Chronic Homelessness as defined under the federal Continuum of Care Program at 24 CFR Part 578.3; (7) homeless youth as defined in Government Code Section 12957, subdivision (e)(2); (8) families in the child welfare system for whom the absence of housing is a barrier to family reunification, as certified by a county; (9) individuals exiting from institutional settings or at risk of placement in an institutional setting; (10) Older Adults in Need of Supportive Services; or (11) other specific groups with unique housing needs as determined by the Department.

Program Affordability Period (if applicable)	with more than five (5) units shall be deed restricted by a Regulatory Agreement for a minimum affordability period of 55 years. MHP policies and procedures provide that a Developer may be required to repay all, or a portion of the funds received. The reasons for recapture include not meeting the affordability requirements for the entire period specified in the agreement.
Program Definition of Second Home/Eligibility	Not applicable to Multifamily Housing Program.
Program National Objective(s)	In accordance with 24 CFR 570.208, all CDBG-DR funded activities must satisfy a national objective. For the Multifamily program, all projects will meet the low to moderate income housing national objective. While proposed projects may be mixed-income, CDBG-DR funds will only be applied to the affordable units restricted for occupancy by low-to-moderate-income households.
Program Eligibility	<p><u>Eligible Projects</u></p> <p>Eligibility of multifamily housing project proposals will be assessed by HCD. Specific eligibility criteria include:</p> <ul style="list-style-type: none"> • The proposed project must be located in a Most Impacted and Distressed area, DR4558 or DR-4569. • The proposed project must have a minimum of five total units. • A minimum of 51 percent of the units in the proposed project must be affordable units. • Maximum Rents: HCD is establishing program affordable rents at the annual Multifamily Tax Subsidy Projects (MTSP) Regular Income Rent Limit for each applicable area. • All sources of funding required to complete the project must be identified and secured or readily accessible. • The proposed project must be cost reasonable, which is what a reasonable person would pay in the same or similar circumstances for the same or similar item or service. Cost reasonableness may be documented by comparing costs between vendors or by comparing submitted costs to an independent cost estimate. • The proposed project must not exceed the maximum per-unit subsidy limit. • The proposed project must meet the following affordable rent requirements and tenant income limits over the duration of the minimum affordability period. At a minimum, the following thresholds must be adhered to in all projects: <ul style="list-style-type: none"> • HCD will determine the number of units in an approved multifamily development that will be leased to tenants with an income of up to 80 percent of the AMI based on regulatory and program requirements. • Affordable rents will be the Multifamily Tax Subsidy Projects (MTSP) Regular Income Rent Limit published annually by HCD for the jurisdiction where the project is located. • New construction, rehabilitation, or reconstruction of rental projects shall be deed restricted by a Regulatory Agreement for a minimum affordability period of 55 years.
Program Responsible Entity	<p>The MHP is administered and monitored by HCD. HCD will publish program policies and procedures to govern the program and ensure compliance with the established program policies and procedures, regulatory requirements, and broader recovery goals. HCD is responsible for overseeing the program, publishing a NOFA, and reviewing and underwriting applications to develop new construction multifamily project units or substantially rehabilitate multifamily project units. As part of the NOFA process, HCD reviews developer experience to ensure that developers have Multifamily housing development experience.</p> <p>Qualified developers must have completed at least 1-2 projects that are in service more than 3 years, and at least one shall be Department- regulated or projects utilizing low-income housing tax credits allocated by TCAC in order to receive any points under the Development and Ownership Experience section of the Universal Scoring Criteria.</p> <p>Multifamily developments funded under this CDBG-DR grant will adhere to standard requirements set by HCD to ensure compliance,</p>



Program Responsible Entity as well as specific requirements set by the governing federal income limits. All requirements of the MHP will be outlined in detail in the program policies and procedures. HCD will provide technical assistance to developers to ensure compliance with CDBG-DR requirements and consistency with the program policies and procedures. In addition, periodic risk-based monitoring of the project construction will be conducted to test compliance and ensure timely project completion.

HCD is solely responsible for making awards to successful applicants, facilitating execution of appropriate agreements including regulatory agreements to restrict MHP units within a project for a period of not less than 55 years, and compliance with all requirements of the NOFA and the MHP policies and procedures.

Once HCD selects projects and announces awards, the form of agreement with successful applicant developers will be a Standard Agreement which will define each party's obligations, commit funding to the project, establish timelines and milestones, and reiterate relevant compliance requirements. At an appropriate time specified in the Standard Agreement, a Regulatory Agreement shall be recorded in first position above all other liens or encumbrances.

HCD's role includes determining the capacity and experience of project developers and/or construction contractors, completion of the NEPA environmental review, project oversight, and ensuring compliance with the accessibility requirements of both the Federal Fair Housing Act and Section 504 of the Rehabilitation Act of 1973 during construction and at initial occupancy. HCD will be responsible for monitoring developer or contractor compliance with construction advertisement and notification to minority and women-owned businesses of contacting opportunities available for the federally assisted project. HCD will monitor labor standards compliance and compliance with HUD's Section 3 quantitative and qualitative benchmarks during construction and will ensure long-term compliance with affordability requirements and fair housing laws throughout the affordability period.

Program Maximum Assistance

Selected proposals are funded in the form of a below-market interest rate residual receipts loan to be disbursed on a reimbursement basis via a Standard Agreement between HCD and the developer to ensure that proper financial controls and safeguards are in place to protect CDBG-DR funds. Specific payment terms and conditions are outlined in the Standard Agreement and associated loan documents. The Standard Agreement defines financial and property management requirements as well as remedies to correct delinquent or non-compliant projects. Standard Agreements, Regulatory Agreements, and loan documents will also contain CDBG-DR residual provisions for non-performance or breach of developer responsibility.

The MHP per-unit maximum assistance is consistent with HOME limits established by HUD. The methodology for calculating those limits is found in 24 CFR 2569.111 with state-wide limits published annually by HCD. As a state-wide program with a variety of housing markets and corresponding costs, HCD uses the HOME limit as a federally established industry standard and safe harbor for cost reasonableness on a per-unit basis for housing serving low-income households. Consistent with other HUD affordable housing funding sources, the HOME maximum per-unit subsidy limits ensure an appropriate level of investment in multifamily projects on a per-unit basis. This policy direction encourages leveraging with HOME, Tax Credits, State MHP, and other available affordable housing resources.

Bedrooms	Maximum Subsidy
0	\$159,754
1	\$183,132
2	\$222,694
3	\$288,094
4	\$316,236

Threshold per unit:

¹¹¹ "HOME Maximum Per-Unit Subsidy Limits," HUD Exchange (HUD), accessed April 2, 2022, <https://www.hudexchange.info/resources/files/3113/home-per-unit-subsidy>.



Program Estimated Begin and End Dates The MHP will begin following HUD's approval of the Action Plan and execution of the grant agreement HUD and HCD. Project awards by HCD are expected in mid-2024 and construction will continue through the end of the grant term, or until all projects are complete and funds are expended. Individual construction timeframes will be specific to each selected application.

Other Program Details

Eligible Activity

42 USC 5305(a)(4) authorizes the clearance, demolition, removal, reconstruction, and rehabilitation (including rehabilitation which promotes energy efficiency) of buildings and improvements (including interim assistance, and financing public or private acquisition for reconstruction or rehabilitation, and reconstruction or rehabilitation, of privately owned properties, and including the renovation of closed school buildings). The eligibility of housing projects is further established in the Consolidated Notice, 87 FR 6370, which requires HCD to address unmet housing recovery needs with CDBG-DR funds. New housing construction is also eligible as established in the Consolidated Notice, 87 FR 6371, paragraph B.1 of Section II.

Through the FRN, 87 FR 6370, HUD adopts alternative requirements to activities eligible under HCDA Section 105(a) which allows California to carry out modified activities to comply with the requirements in the FRN to incorporate mitigation measures as a construction standard.

HCD commits to funding activities eligible under Title I of the Housing and Community Development Act of 1974 or those activities specified by waivers in 86 FR 6364. Selected projects will be funded through completion in accordance with their financing needs. HCD will perform a check for duplication of benefit and federal funding supplantation prior to issuing an award to ensure that duplicative assistance is not provided for Multifamily housing. DOB and supplantation checks will be maintained in the project file. Complete lists of eligible and ineligible project and subrecipient activity delivery costs will be provided in the program policies and procedures.

Eligible costs include:

- Activity delivery costs for HCD to administer and monitor the MHP program, including allocable direct and indirect staff costs and consultant costs
- Architectural and engineering design
- Permitting fees
- Developer fees
- Mobilization, site prep, and clean up
- Construction costs
- Land and building acquisition costs (on a case-by-case basis)
- Hazard mitigation costs

Ineligible costs include:

- Pre-application costs and application development costs
- Advances of any type, including construction
- Facility operating or maintenance expenses
- Offsite improvements

HCD reserves the right to question the applicability and eligibility of costs on a per-application basis. HCD will also ensure that construction costs are reasonable and consistent with current market costs for the area where the Multifamily construction will take place.

Incorporation of Mitigation Measures

In response to the FRN, applications must describe how hazard mitigation measures will be incorporated into the project to reduce the impacts of recurring natural disasters and the long-term impacts of climate change. The State of California building code, which incorporates mitigation measures, is applicable to HCD's CDBG-DR projects. All residential construction projects must comply with the current published housing construction codes for the State of California. Housing construction codes for building in California follow federal and state laws, regulations, and adaptations for construction of single family and Multifamily units.

Building standards are published as the California Buildings Standards Code under the California Code of Regulations, Title 24, and construction standards must meet or exceed all applicable requirements for housing or building construction.

Construction standards for HCD's housing projects can be referenced online at: <https://www.hcd.ca.gov/building-standards/index.shtml>.

Specific code compliance to achieve hazard mitigation, such as Wildland-Urban Interface (WUI Area Building Codes, are implemented where applicable according to local code and the unique needs of impacted communities.

WUI area building codes are designed to mitigate the risks from wildfire to life and property. The standards are within a WUI area code vary according to the scope that a community is willing to adopt and enforce. WUI area codes may include the following topics:

- Structure density and location: number of structures allowed in areas at risk from wildfire, plus setbacks (distance between structures and distance between other features such as slopes).
- Building materials and construction: roof assembly and covering, eaves, vents, gutters, exterior walls, windows, non-combustible building materials, and non-combustible surface.
- Vegetation management: tree thinning, spacing, limbing, and trimming; removal of any vegetation growing under tree canopies (typically referred to as "ladder fuels"), surface vegetation removal, and brush clearance; vegetation conversion, fuel modifications, and landscaping.
- Emergency vehicle access: driveways, turnarounds, emergency access roads, marking of roads, and property address markers.
- Water supply: approved water sources and adequate water supply.
- Fire protection: automatic sprinkler system, spark arresters, and propane tank storage.

Applications must take into account the costs and benefits of

incorporating hazard mitigation measures to protect against the specific identified impacts of future extreme weather events and other natural hazards. As noted, applicants may include up to 5% of their budget solely for mitigation costs.

Broadband Infrastructure

Projects involving reconstruction, or new construction of a building with more than four rental units must include installation of broadband infrastructure. More specific information for this requirement will be included in MHP program policy and procedures.

Program Competitive Application Universal Scoring Criteria

Applications that pass the initial threshold review will be scored using the Universal Scoring Criteria. In the event of tied point scores, HCD shall rank tied applications based on three factors pursuant to the tie-breaker system detailed in the Universal Scoring Criteria: the lowest weighted average affordability of all residential Units, leverage of other funds, and cost containment. Incomplete applications or others not expected to receive an award of funds due to relatively low scores may not be fully evaluated.

A. Summary

The criteria detailed below and summarized in the following table shall be used to rate applications:

Universal Point Score Criteria
(Used in Project ranking separate from Threshold Review)
Criterion
Maximum Score
Universal Scoring Criteria
Extent to Which the Project Serves Households at the Lowest Income Levels
30
State Policy Priorities
20
Project Sponsor and Property Management Experience
20
Project Readiness
27
Infill / Proximity to Amenities / Sustainable Building Methods
15
Cost Containment
5
Total Possible Universal Points
117

B. Extent to which the Project serves households at the lowest income levels

(30 points maximum)

Applications will be scored based on the percentage of Restricted Units limited to various percentages of AMI, adjusted by household size, and as follows:

1. A maximum of 30 points will be awarded based on the Lowest Income Points Table
2. Each "Percent of AMI" category may be used only For instance, 50 percent of Restricted Units at 50 percent of AMI cannot be used twice for 100 percent of Units at 50 percent AMI and receive 25 points, nor can 50 percent of Restricted Units at 50 percent of AMI for 12.5 points and 40 percent of Restricted Units at 50 percent of AMI be used for an additional 10 points. However, the "Percent of Restricted Units" may be used multiple times. For example, 50 percent of Restricted Units at 50 percent of AMI for 12.5 points may be combined with another 50 percent of Restricted Units at 45 percent of AMI to achieve the maximum points.

Lowest Income Points Table
Percent of AMI
Percent of Restricted Units

- 65%
- 60%
- 55%
- 50%



Program Competitive	45%
Application Overview (if applicable)	40%
	35%
	30%
	25%
	20% &
	below
	50%
	5
	7.5
	10
	12.5
	16.9
	17.5
	18.75
	30
	30
	30
	45%
	5
	6.75
	9
	11.25
	16.9
	17.5
	18.75
	30
	30
	30
	40%
	5
	6
	8
	10
	15
	17.5
	18.75
	27.5
	30
	30
	35%
	4.4
	5.25
	7
	8.75
	13.15
	17.5
	18.75
	25
	27.5
	30
	30%
	3.75
	4.5
	6
	7.5
	11.25
	15
	18.75
	22.5
	25
	30
	25%
	3.15
	3.75
	5
	6.25
	9.4
	12.5
	15.65
	18.75
	21.9
	25
	20%



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applicable)

2.5
3
4
5
7.5
10
12.5
15
17.5
20
15%
1.9
2.25
3
3.75
5.65
7.5
9.4
11.25
13.1
15
10%
1.25
1.5
2
2.5
3.75
5
6.25
7.5
8.75
10

To receive any points in this category, at least 10 percent of the Restricted Units must be restricted to households with incomes not exceeding 30 percent of AMI.

The percentage of restricted units must be rounded to the nearest whole percentage point (i.e. 29.7% rounds to 30.0%).

Example:

10% of units at 30% AMI

7.5

15% of units at 40% AMI

7.5

50% of units at 50% AMI

12.5

25% of units at 65% AMI

3.15

Total Points scored

30.35 (Max 30)

Deeply Affordable Units - those Units with up to 30 percent AMI targeting - cannot be concentrated among a Project's smaller Units. They must be distributed proportionately across all Unit sizes, or, alternately, more heavily represented among larger Units. To ensure a proportional spread of deeply Affordable Units, at least 10 percent of the larger Units in the Project must be provided at 30 percent of AMI, as applicable. So long as the Applicant meets the 10 percent standard Project-wide, the 10 percent standard need not be met among all the smaller Units.

Example:

60 Total Units in Project

Required ELI Units (30% AMI)

18 three-bedroom

2 Units

21 two-bedroom

2 Units

21 one-bedroom

2 Unit

Total (10%)

6 Units

C. State Policy Priorities

(20 points maximum)

a. (5 points maximum) Five points will be awarded for Projects located in a "High Resource" or "Highest Resource" Area as shown on the TCAC/HCD Opportunity Area Map

Once Projects receiving 5 points pursuant to paragraph (1) have been ranked according to the scoring criteria and as further described in the NOFA and recommended for award in the amount of 50 percent



of all Program funds available in a geographic set-aside region as outlined in Figure 105: Method of Distribution, remaining Projects shall not receive 5 points for meeting the requirements of this paragraph.

b. Total Percentage of DR-MHP funded Units Serving Special Needs Populations (10 points maximum)

Chronically Homeless, Homeless via Coordinated Entry System (CES) or Other Special Needs

Total percent of DR-MHP funded Units

Points

25%+

10 points

16-24%

9 points

10-15%

8 points

Special Needs or Special Needs Population(s) means one or more of the following groups who need Supportive Services to maintain and stabilize their housing: (1) people with disabilities; (2) At Risk of Homelessness, as defined in 24 CFR Part 578.3; (3) individuals with substance use disorders; (4) frequent users of public health or mental health services, as identified by a public health or mental health agency; (5) individuals who are fleeing domestic violence, sexual assault, and human trafficking; (6) individuals who are experiencing Homelessness and individuals experiencing Chronic Homelessness as defined under the federal Continuum of Care Program at 24 CFR Part 578.3; (7) homeless youth as defined in Government Code Section 12957, subdivision (e)(2); (8) families in the child welfare system for whom the absence of housing is a barrier to family reunification, as certified by a county; (9) individuals exiting from institutional settings or at risk of placement in an institutional setting; (10) Older Adults in Need of Supportive Services; or (11) other specific groups with unique housing needs as determined by the Department. Special Needs Populations does not include "seniors or veterans" unless they otherwise qualify as a "Special Needs Population" as required by other statutory laws.

c. Public Excess Lands (5 points maximum)

Five points will be awarded if a new construction Project is located on a site designated as excess land under Executive Order N-06-19 or any land declared surplus by a local agency.

1. For excess state-owned property, the Project must be located on a site selected under EO-N-06-19 to enter into a ground lease with the state to create affordable housing on excess state-owned property.
2. For surplus land owned by a local agency, including transit agencies:
 1. Land donations made in fee title must be supported by a transfer agreement and demonstrated written conformance with the Surplus Land Act.
 2. Land donations made as a low-cost, long-term lease must be supported by written conformance with Surplus Land Act, and a Post-Negotiation Notice and Proposed Disposition Summary.

D. Project Sponsor/Applicant and Property Management Experience

(20 points maximum)

"Projects" as used in paragraph (1) and (2) below means Rental Housing Developments of over five Affordable Units that are subject to a recorded Regulatory Agreement, or, in the case of housing on Indian Country, where federal HUD funds have been utilized in affordable rental developments. Points in paragraphs (1) and (2) will be awarded in the highest applicable category and are not cumulative. For points to be awarded in paragraph (2), an enforceable management agreement executed by both parties for the subject application must be submitted at the time of application.

By applying for and receiving points in these categories, Applicants certify that the property shall be owned and managed by entities with equivalent experience scores for the entire Regulatory Agreement period.

a. Development and Ownership Experience. Applications will be scored based on the number of subsidized rental housing Projects (including tax credit Projects) that the Sponsor/Applicant has completed and operated and whether the Sponsor/Applicant is subject to penalties pursuant to paragraph (3) below.

For completed Projects, a Sponsor/Applicant may include the experience of its controlled affiliated entities or its principals (e.g., employed by, and under the control of the Sponsor/Applicant and responsible for managing development activities), but not the experience of non-management board members. A Sponsor/Applicant may include the experience of a partner (e.g., Joint Venture partners pursuant to Appendix A of the Guidelines) to gain experience points; however, the experienced partner must have a controlling interest in the Project's ownership and a substantial and continued role in the Project's ongoing operations, as evidenced in the organizational documents for the owner. Experience among partners shall not be aggregated. Any change in the ownership that reduces the Sponsor's/Applicant's role shall require prior written approval by the Department.

If a Sponsor/Applicant relies upon the experience of its Principal for scoring, documentation of the Principal's experience is required as set forth in the NOFA and application.

To receive points under this paragraph the following conditions must be met:

1. Submit a certification that the Projects for which points are requested have maintained Fiscal Integrity for the year in which each Rental Housing Development's last financial statement has been prepared, a positive operating cash flow from typical residential income alone and have funded

Program Competitive
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applicable)

reserves in accordance with the partnership agreement and any applicable loan documents.
To obtain points for Projects previously owned, a certification must be submitted with respect to the last full year of ownership by the Sponsor/Applicant, along with verification of the number of years that the Project was owned by that Sponsor/Applicant. To obtain points for Projects previously owned, the ending date of ownership or participation must be no more than ten years from the application deadline.
Points are available as follows:
1-2 projects in service more than 3 years, at least one shall be Department- regulated or projects utilizing low-income housing tax credits allocated by TCAC
5 points
3-4 projects in service more than 3 years, of which 1 shall be in service more than 5 years and 2 shall be Department- regulated or projects utilizing low-income housing tax credits allocated by TCAC
10 points
5 or more projects in service more than 3 years, of which 1 shall be in service more than 5 years and 2 shall be Department- regulated or projects utilizing low-income housing tax credits allocated by TCAC
15 points
For Special Needs Projects with experience serving Target Population(s) proposed to be served in the application, points are available as described above or as indicated below.
The Developer shall have three or more years' experience serving the Target Population(s) proposed to be served in the application.
1 Special Needs project in service more than 3 years
5 points
2-3 Special Needs projects in service more than 3 years, of which 1 shall be in service more than 3 years and 1 shall be Department- regulated or projects utilizing low-income housing tax credits allocated by TCAC
10 points
4 or more Special Needs Projects in service more than 3 years, of which 1 shall be Department- regulated or a project utilizing low-income housing tax credits allocated by TCAC.
15 points
Pursuant to the DR-MHP Policies and Procedures to be developed, Applicants with fewer than four active Rental Housing Developments in service more than three years shall contract with a bona-fide management company which itself earns a minimum total of five Property Management Experience points at the time of application.

1. To obtain development and ownership experience points, Tribal Entities may contract with a Developer who will not be the Project owner and may receive points commensurate with the Developer's experience pursuant to (a) above.

For purposes of this subparagraph only, a Developer is defined to include an entity pre-approved by the Department that has developed but not owned the requisite number of projects described in (a) above and that provides the certification described in (a) above for the projects for which experience points are requested. If the projects for which the entity requests experience points do not include two Department-regulated projects in service more than three years, the Tribal Entity shall also contract with a bona-fide management company which itself earns a minimum total of 5 Property Management Experience points at the time of application. For this purpose, only, "develop" shall mean developing the project scope and timeline, securing financing, hiring, or performing the services of a general contractor, and overseeing completion of construction and placement in service as well as asset managing the project for at least three years after construction completion. When seeking the Department's pre- approval, the entity shall provide fully executed copies of contracts demonstrating the Department's criteria for "develop" as specified above have been met.

The contract shall be in effect at least until the Project's stabilized occupancy (90 percent occupancy for single room occupancy (SRO) and Special Needs Projects and 95 percent for all other projects), completion of all permanent loan closings, and achievement of all stabilization milestones of the Project's ownership agreement. Tribal Entities exercising the option under this

subparagraph (B) to contract with a Developer for these experience points shall also contract for asset management for at least the term of the 15-year federal compliance period with an entity that has provided three years of asset management for at least two Department-regulated Projects.

b. Property Management Company Experience. To receive points under this paragraph, the property management company must meet the following conditions:

1. To obtain points for projects previously managed, the ending date of the property management role must be no more than ten years from the application deadline. In addition, the property management experience with a project shall not pre-date the project's construction completion date. Points are available as follows:

1 project managed over 3 years

1 point

2-4 projects managed over 3 years, of which 1 shall be Department-regulated or projects utilizing low-income housing tax credits allocated by TCAC

2 points

5-7 projects managed over 3 years, of which 1 shall be Department-regulated or projects utilizing low-income housing tax credits allocated by TCAC

3 points

8-10 projects managed over 3 years, of which 2 shall be Department-regulated or projects utilizing low-income housing tax credits allocated by TCAC

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4 points
11 or more projects managed over 3 years, of which 2 shall be Department-regulated or projects utilizing low-income housing tax credits allocated by TCAC

5 points
For Special Needs Projects, points are available as described above or as follows:
4 or more Special Needs Projects in service more than 3 years, of which 1 shall be Department-regulated or a project utilizing low-income housing tax credits allocated by TCAC.

5 Points
When contracting with an experienced property management company under the terms of paragraphs (1) or (2) above, the Sponsor/Applicant or property co- management entity must obtain training in: project operations, on-site certification training in federal fair housing law, and manager certification in Internal Revenue Code (IRC) Section 42 Low Income Housing Credit Program requirements from a CTCAC-approved, nationally recognized entity. Additionally, the experienced property management agent or an equally experienced substitute, must remain for a period of at least three years from the construction completion date (or, for ownership transfers, three years from the sale or transfer date) to allow for at least one HCD monitoring visit to ensure the Project is in compliance with HCD requirements for inspection and monitoring contained in the Regulatory Agreement. Thereafter, the experienced property manager may transfer responsibilities to the remaining general partner or property management firm following formal written approval from HCD.

c. Negative Points – An application will be assessed negative points based on performance penalties assessed pursuant to the Department’s [Negative Points Policy](#) (Administrative Notice Number 2022-01) amended November 9, 2022, as may be amended from time to time. If the Applicant is subject to a negative points assessment based on the criteria outlined in the Department’s Negative Points Policy or is determined to be ineligible for funding, HCD shall notify the Applicant in writing in the initial point score letter. Negative points will be assessed as a reduction to the score earned under paragraphs (1) and (2) above and will serve as the final score for this criterion. For example, if a Project earns 15 points under paragraph (1) Development and ownership experience and 5 points under paragraph (2) Property Management Company Experience but is assessed 3 negative points, the final score for this criterion would be 17 (15 + 5 - 3). If the Sponsor/Applicant is subject to negative points assessment, HCD shall notify the Sponsor/Applicant in writing within the point score letter and will provide opportunity to appeal negative points assessment pursuant to the appeals process as set forth in the NOFA.

E. Project Readiness

(27 points maximum)

Points will be awarded to Projects under each of the following rating factors as documented in the application and as indicated below. If a particular rating factor is not applicable, full points shall be awarded in that category.

a. Financing Commitments (10 points maximum)

- Five (5) points will be awarded for evidencing Enforceable Funding Commitments for all construction financing, excluding:

1. funds applied for under the DR-MHP NOFA;
2. an allocation of tax-exempt bonds; and
3. 4 percent or 9 percent tax credits.

For Projects with bond financing, lender commitment of bond financing is required for these points.

- Five (5) points will be awarded for evidence of Enforceable Funding Commitments for all permanent financing, grants, project-based rental assistance, and operating subsidies, excluding: funds applied for under the DR-MHP NOFA, an allocation of tax-exempt bonds, and 4 percent or 9 percent tax credits. For Projects with bond financing, any applicable permanent lender commitment of bond financing is required for these points.

For both construction financing commitments and permanent financing commitments, the assistance will be deemed to be an Enforceable Funding Commitment as this term is defined in the Program Policies and Procedures, if it has been awarded to the Project or if the Department approves other evidence that the assistance will be reliably available. Contingencies in commitment documents based upon the receipt of an allocation of tax- exempt bonds, 4 percent tax credits or 9 percent tax credits will not disqualify a source from being counted as committed.

To receive points under paragraphs (a) and (b) above for deferred payment financing, grant funds, or subsidies from other Department programs, these funds must be awarded prior to finalizing the preliminary point scoring of applications under the DR- MHP NOFA.

b. Local and Environmental Approvals

Local and Environmental Approvals (15 points maximum)

- Land use approvals (10 points maximum) – Points will be awarded under item i, ii, or iii below.

1. Ten points will be awarded for obtaining all land use approvals or entitlements necessary prior to issuance of a building permit, including any required discretionary Notwithstanding this requirement, design review, variances, and development agreements are not required to be

completed. Project sites where the planning department confirms eligibility for streamlined ministerial approval (including but not limited to the Senate Bill 35 (2017) Streamlined Ministerial Approval Processing) are eligible for these points.

2. Five points will be awarded for submission of a complete application to the relevant local authorities for land use approval under a Nondiscretionary Local Approval Process, where the application has been neither approved nor disapproved.

3. One point will be awarded for a letter signed by a planner certified by the American Institute of Certified Planners indicating that, in their opinion, the Project meets all of the requirements for approval under a Nondiscretionary Local Approval Process, where an application has not been approved or disapproved by the local authorities.

• Environmental Approvals (5 points maximum) – Points will be awarded for submission of a local certification of California Environmental Quality Act (CEQA) exemption or completion and submission of:

1. A Complete Draft Environmental Assessment with source documentation;
2. A Complete Draft National Environmental Policy Act (NEPA) Categorically Excluded – Subject to 58.5 review with source documentation; or
3. A signed Authority to Use Grant Funds from HUD or other appropriate federal agency, supported with the underlying environmental review document and source documentation.

Note: The Project's NEPA Authority to Use Grant funds must be received prior to the construction loan closing. It is not necessary to have the Authority to Use Grant Funds at the application stage.

• Organizational Documents (2 points maximum) – Points will be awarded if the ultimate borrowing entity, including all affiliated entities, is fully formed and all required organizational documents are submitted with the application.

F. Infill/Proximity to Amenities/Sustainable Building Methods

(15 points maximum)

Applications will receive 5 points for each of paragraphs 1-3 of the following three conditions, up to a maximum of 15 points as defined below:

- Infill development and Net Density
- Proximity to amenities
- Sustainable building methods

a. Infill Development and Net Density (15 points maximum)

1. Five points will be awarded for infill development located in a developed area served with public The Project **must meet one** of the following requirements of (a) or (b) below:

1. Located on a site where either:
 1. At least 75 percent of the site was previously improved (including areas where improvements have been demolished) or used for any use other than Open Space, agriculture, forestry, or mining waste storage; or
 2. At least 75 percent of the perimeter of the site's adjoining parcels that are developed with Urban Uses (residential, commercial, industrial, public institutional, transit or transportation passenger facility use, or retail use, or any combination of those uses) but not including lands used for agricultural uses or parcels in excess of 15,000 square feet in size and containing only one single family residence, or is separated from parcels that are developed with Urban Uses only by an improved public right-of-way. In calculating this percentage, perimeters bordering navigable bodies of water and improved Parks shall not be included; or
 3. The combination of at least 50 percent of site area as previously improved (including areas where improvements have been demolished) or used for any use other than Open Space, agriculture, forestry, or mining waste storage, and at least 50 percent of the perimeter of the site adjoining parcels that are developed with Urban Uses or is separated from parcels that are developed with Urban Uses only by an improved public right-of-way. In calculating this percentage perimeters bordering navigable bodies of water and improved Parks shall not be included.
2. Developed at average residential Net Densities on the parcels to be developed that are greater than the densities described below:
 1. For an incorporated city within a nonmetropolitan county and for a nonmetropolitan county that has a micropolitan area: sites allowing at least 20 Units per acre.
 2. For an unincorporated area in a nonmetropolitan county not included in clause (i): sites allowing at least 15 Units per acre.
 3. For a suburban jurisdiction: sites allowing at least 25 Units per
 4. For a jurisdiction in a metropolitan county: sites allowing at least 45 Units per
 5. For a Rural Area: sites allowing at least 15 Units per acre

b. Proximity to amenities (5 points maximum)

Projects will receive 1/3 point per site amenity point that would be awarded under TCAC Regulations, Title 4 CCR, Division 17, Chapter 1, Section 10325(c)(4)(A) or successor regulation (In TCAC

regulations, this is a 15-point category, however, achieving all 15 points under TCAC translates to 5 points under this category).

Transit points must be for a Transit Station or Major Transit Stop and distance must be measured by a Walkable Route.

c. Sustainable Building Methods (5 points maximum)

- 2.5 points will be awarded if the Project supports the implementation of a sustainable community's strategy or alternative planning strategy that has been determined by the California Air Resources Board to achieve the region's greenhouse gas emissions target or other adopted regional growth plan intended to foster land use. Consistency with such plans must be demonstrated by a letter or resolution executed by an officer or an equivalent representative from the metropolitan planning organization, regional transportation agency, planning, or local transportation commission.

- If a sustainable community's strategy is not required for a region by law, 2.5 points will be awarded if the Project supports a regional plan that includes policies and programs to reduce greenhouse gas emissions. Evidence of consistency with such plans must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from, the metropolitan planning organization or regional transportation planning agency or local transportation commission.

- A Project in which not less than 50 percent of the land area is within a Transit Priority Area shall receive 2.5 points. Evidence of Project location within, or partially within, a Transit Priority Area must be demonstrated by a letter or resolution executed by an officer of, or an equivalent representative from, the metropolitan planning organization, regional transportation planning agency, or local transportation commission.

- Five points will be awarded for a Project that is designed to achieve green building status beyond State mandatory building code requirements as verified upon construction completion by a certified LEED Green rater, certified Green Point rater, or licensed engineer. Applicants may select from the following green building certification programs:

Program

Minimum Required Tier or Designation

CalGreen

Tier 2

U.S. Green Building Council LEED Certification

Gold

Green Point Rated

New Construction: Gold Rehabilitation: Whole Building

ENERGY STAR

Certified Home

Living Future Challenge

Living Building

- Three points for Projects that achieve near electrification – Projects where two out of three of the major energy appliances (cook stoves, space heating, water heating) are electric. Projects must be wired to be electric-ready, defined as having 240 volts outlets near each gas appliance

- Five points will be awarded for Projects that are powered entirely through electricity with no connections to natural gas infrastructure.

G. Cost Containment

(5 points maximum)

A project shall receive 1 point for each full percent that the Project's eligible basis is less than the Project's adjusted threshold basis limit, up to a maximum of 5 points. The percentage is calculated by dividing the Project's eligible basis by the Project's adjusted threshold basis limit.

(Total Eligible Basis per the Development Budget / Adjusted Threshold Basis Limit)

(Per California Debt Limit Allocation Committee (CDLAC) Regulation Section 5230)

For purposes of this subdivision, a Project's adjusted threshold basis limit shall be the Project's threshold basis limit, as if it were a 4 percent LIHTC project, as determined pursuant to Section 10327(c)(5) of the TCAC regulations, except that the increase for deeper targeting pursuant to Section 10327(c)(5)(C) of the TCAC regulations that is multiplied by the unadjusted threshold basis limit shall be limited to 80 percent. Section 10327(c)(5) of the TCAC regulations states that for Projects financed through CDLAC, "an increase of one percent in the threshold basis limits shall be available for every 1 percent of the project's Low-Income and Market Rate Units that will be income and rent restricted at or below 50 percent but above 35 percent of AMI. An increase of 2 percent shall be available for every 1 percent of the project's Low-Income and Market Rate Units that will be restricted at or below 35 percent of AMI. In addition, the applicant must agree to maintain the affordability period of the project for 55 years (50 years for projects located on Tribal Trust Land)." The Department, however, will only restrict to income levels in 5 percent increments. Any Project may be subject to performance penalties if the Project's total eligible basis determined upon construction completion exceeds the revised total adjusted threshold basis limits for the year the Project completes construction (or the original total eligible threshold basis limit if higher) by 40 percent.

H. Tiebreaker Score

(5 points maximum)

In the event of tied point scores, the Department shall rank tied applications based on three factors which will be implemented in sequence. The three factors are: (1) the lowest weighted average

affordability of all residential Units, (2) leverage of other funds, and (3) additional cost containment. If after review of the first factor the application(s) remain tied, the second factor shall be calculated. If after review of the second factor, the application(s) remain tied, the third factor shall be calculated. The tiebreaker scoring calculation is explained below.

(1) Lowest weighted average affordability of all residential

- (a) Multiply each income limit applicable to the Project by the number of adjusted residential Units restricted at that income level (market rate Units, which do not include Units subject to Rent and/or occupancy restrictions at 70 percent or 80 percent AMI, shall be designated 100 percent AMI). Unrestricted Manager's Unit(s) are excluded from this calculation. To calculate adjusted residential Units, multiply the residential Units of a Unit Type (bedroom count) by the following adjustment factors:

Unit Type	Adjustment Factor
Studio/SRO	0.90
1-Bedroom	1.00
2-Bedroom	1.25
3-Bedroom	1.50
4-Bedroom or larger	1.75

- For purposes of this calculation:
 - Units with federal project-based rental assistance shall be assigned targeted Rent levels of 30 percent AMI regardless of their actual income targeting; and
 - If the average affordability of all unadjusted residential Units, exclusive of Units with rental assistance, is less than 40 percent AMI, then the calculation shall assume a targeted Rent level of 40 percent AMI for each residential Unit that does not have rental assistance.
- (b) Add the products calculated pursuant to the previous
- (c) Divide the sum calculated pursuant to the previous paragraph by the total number of adjusted residential Units in the Project to obtain the average affordability.
- (d) Subtract (c) from 0.

(2) Leverage of other funds

- (a) Applications will be scored based on the leverage of other soft funds, meaning local public funds, including land donations or fee waivers to be used for permanent funding of the development costs attributable to the Restricted Units as a percentage of the total Project development cost.
 - Local public land donations will be counted as leveraged funds where the value is established with a current appraisal, with the amount discounted to reflect a purchase price that is lower than the appraised value, or any fees, or other reliably predictable payments required as a condition of the donation.
- (b) The capitalized value of Rent differentials attributable to public project-based rental or public operating subsidies, based upon TCAC underwriting Standards shall include the following and shall be annually aligned with TCAC standards for these capitalized values to the extent possible: a 15-year loan term; an interest rate based upon a spread over 10-year Treasury Bill rates; a 1.15 to 1 debt service coverage ratio; and a five percent vacancy rate.
 - The rental income differential for subsidized Units shall be established by subtracting rental income at 40 percent AMI levels (30 percent AMI for Special Needs Units with project-based rental assistance) from the committed contract Rent income documented by the subsidy source. In the case of a USDA rental subsidy only, the contract Rent income is the higher of 60 percent AMI rents or the committed contract USDA Basic rents. The committed contract Rent income for Units with existing project-based Section 8 rental subsidy shall be documented by the current monthly contract Rent in place at the time of the application or by contract Rent committed to and approved by the subsidy source (HUD); Rent from a Rent comparable study or post-Rehabilitation Rent shall not be permitted.
 - The Rent differential for Projects with public operating subsidies shall equal the annual subsidy amount in year one, provided the subsidy will be of a similar amount in succeeding years, or the aggregate subsidy amount of the contract divided by the number of years in the contract if the contract does not specify an annual subsidy amount.
- (c) Add the sum of all eligible soft funds as set forth in paragraphs (a), (b) and (c).
- (d) Divide (d) by total Project development cost and express as a decimal.

(3) Additional cost containment

- The "additional cost containment" category for the Tiebreaker follows the same methodology as the Cost Containment scoring category above, in Scoring Category This factor is calculated by dividing the Project's eligible basis by the Project's adjusted threshold basis limit as illustrated below:
(Total Eligible Basis per the Development Budget / Adjusted Threshold Basis Limit)
(Per CDLAC Regulation Section 5230)
For purposes of this subdivision, a Project's adjusted threshold basis limit shall be the Project's threshold basis limit, as if it were a 4 percent LIHTC Project, as determined pursuant to Section 10327(c)(5) of the TCAC regulations, except that the increase for deeper targeting pursuant to Section 10327(c)(5)(C) of the TCAC regulations that is multiplied by the unadjusted threshold basis limit shall

Program Competitive Application Overview (if applicable)

be limited to 80 percent. Section 10327(c)(5) of the TCAC regulations states that for Projects financed through CDLAC, “an increase of one percent in the threshold basis limits shall be available for every 1% of the Project’s Low-Income and Market Rate Units that will be income and rent restricted at or below 50 percent (50%) but above thirty-five percent (35%) of Area Median Income (AMI). An increase of two percent (2%) shall be available for every 1% of the Project’s Low-Income and Market Rate Units that will be restricted at or below 35% of AMI. In addition, the Applicant must agree to maintain the affordability period of the Project for 55 years (50 years for Projects located on tribal trust land).” The Department, however, will only restrict to income levels in 5 percent increments. Percentages shall not include any percentage points requested or awarded (up to 5 percent) pursuant to the Cost Containment point category. The maximum percentage shall be 25 percent.

Note: Any Sponsor may be subject to future performance penalties if the Project’s total eligible basis determined upon construction completion exceeds the revised total adjusted threshold basis limits for the year the Project completes construction (or the original total eligible threshold basis limit if higher) by 40 percent. The calculation in this paragraph (3) is multiplied by 0.75.

Program Method of Distribution Description/Overview (if applicable)

Method of Distribution

County	Amount	Region Total
Santa Cruz (County)	\$43,479,657	\$43,479,657
Butte (County)	\$33,720,696	\$33,720,696
Napa (County)	\$12,372,969	\$31,629,490
Solano (County)	\$7,754,889	-
Sonoma (County)	\$11,501,633	-
Los Angeles (County)	\$10,368,896	\$14,115,640
Fresno (County)	\$3,746,744	-
Siskiyou (County)	\$4,269,546	\$5,402,282
Shasta (County)	\$1,132,737	-
Total	\$128,347,766	\$128,347,766

The regional set asides above represent the total set aside for each region which includes activity delivery costs (ADC). Subsequent to NOFA publication, threshold eligibility reviews, and competitive scoring, allocations to projects will be made to the highest scoring projects within each regional set aside based on the lower of the administrative funding cap or the MHP Requirement. The link to each link in a region is over-subscribed, the lowest-ranked project will receive a partial award. If

How Mitigation Set-Aside Activities will Meet Definition of Mitigation? (If Applicable)

How Mitigation Set-Aside Activities will Address Current & Future Risks? (If Applicable)

The MHP Mitigation Program will provide for rehabilitation of existing vulnerable multifamily affordable rental developments in MID areas.

Hardening, wildfire retrofitting, of single-family and multifamily units to withstand future disasters meets the definition of mitigation by increasing resilience to future wildfires and reducing or eliminating the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future wildfire events. The mitigation measures, aligned with the scope of work for rehabilitation or reconstruction involve initial retrofit or bringing the property up to code with Wildland Urban Interface code standards. The WUI codes identify better construction methods and materials to make buildings more ignition-resistant to wildfire. These standards are based on lab-tested and verifiable performance standards that describe the type a wildfire exposure a building must be able to withstand.

Given the number of multifamily units in the MID, and the increased need for multifamily housing, HCD recognizes the importance of mitigating existing buildings to ensure residents are in fire-protected buildings. Therefore, in addition to funding mitigation measures within the MHP, HCD may provide a set aside for existing multifamily properties to incorporate mitigation rehabilitation to the properties. HCD would make available mitigation funds in a NOFA for existing multifamily property owners to apply for grants for up to \$300,000 to bring properties up to WUI standards. Further details including funding, eligibility requirements, and scoring criteria will be submitted in a future substantial Action Plan Amendment.

Homebuyer Assistance Program



Grant	Proposed Budget	Proposed MID Threshold Budget	Proposed MID Threshold Budget
B-21-DF-06-0001	\$ 0.00	\$ 0.00	\$ 0.00
B-21-DZ-06-0001	\$ 9,167,698.00	\$ 9,167,698.00	\$ 0.00
B-22-DF-06-0001	\$ 0.00	\$ 0.00	\$ 0.00
P-21-CA-06-LDZ1	\$ 9,167,698.00	\$ 9,167,698.00	\$ 0.00

Narratives:

Program Description

Given the significant cost to rebuild in high fire hazard zones, exacerbating impacts of the pandemic, and disaster impacts that may have required homeowners and renters to temporarily relocate to other areas of the state for work or other needs, solutions based on equity that provide choices and resources for impacted households to recover are even more critical. Furthermore, many households may not be able to afford long term homeownership in their current location due to high costs associated with rebuilding, maintenance, and insurance.

In partnership with the OOR program intake process, HCD will provide a Homebuyer Assistance Program (HBA) as an additional programmatic option to its housing recovery portfolio to meet the needs of those impacted by the 2020 disasters. HBA will be a standalone program run by HCD with the assistance of either a state agency partner or a procured contractor and will provide down payment and other housing assistance to low- to moderate-income disaster impacted survivors, enabling them to relocate outside of high-risk areas or the disaster declared areas.

Program Tieback to Disaster/Unmet Needs

As the State of California recovers from the devastating fires in 2020, the state is including HBA as a part of its housing portfolio of programs to meet the needs of impacted homeowners and renters. The HBA program extends the portfolio to include an option for homeowners or renters who are looking to relocate outside of the fire impacted area. Providing a program such as HBA provides an alternative option to meet the housing recovery needs of impacted households.

How Program will Promote Housing for Vulnerable Populations

HCD has consulted with housing counseling agencies in the development of this Action Plan and will continue to work with these agencies as the housing recovery programs are implemented. HCD will follow policies and procedures for compliance with Affirmatively Furthering Fair Housing (AFFH) requirements during the planning and implementation of each housing activity to lessen area racial, ethnic, and low-income concentrations, and/or promote affordable housing across the disaster-affected areas. Programs will also be developed with the intent to minimize displacement of persons or entities following 24 CFR part 42.325, 49 CFR part 24 of the URA, 104(d) of the HCDA, and regulations under 24 CFR part 570.496(a).

All projects under the housing programs will follow HCD's affirmative marketing procedures for outreach to protected class groups least likely to apply. Additionally, materials will be provided in other languages, such as Spanish, to accommodate LEP persons.



How Program will Promote Housing for Vulnerable Populations	Language access services for persons who are LEP and the availability of accessible features and reasonable accommodations for persons with disabilities will be provided through case management.
Program Affordability Period (if applicable)	Program Affordability Period is a minimum of two years.
Program Definition of Second Home/Eligibility	The purchase of a second home is not eligible under this program.
Program National Objective(s)	In accordance with 24 CFR 570.208 and Section 104(b)(3) of the Housing and Community Development Act (HCDA), all CDBG-DR funded activities must satisfy a national objective. All HBA activities will meet the LMI housing national objective criteria related to disaster recovery.
Program Eligibility	<p><u>CDBG-DR Eligible Activity</u> HCDA Section 105(a)(24) Homeownership Assistance LMI households whose primary residence was in a HUD MID and was impacted by the 2020 disasters.</p> <p><u>Eligible Program Costs</u></p> <ul style="list-style-type: none"> • Down payment assistance (up to 20% of the purchase price) • Housing adjustment incentive • Rate buydown to lowest possible rate • All reasonable closing costs (legal, closing fee, title search, conveyance documents, notary fees, surveys, recording fees, lender fees, appraisal, inspection), except for taxes and insurance. These are usual and customary, homeowner expenses. <p><u>Ineligible Program Costs</u></p> <ul style="list-style-type: none"> • Moving expenses including storage expenses • Temporary relocation housing • Costs associated with the sale of the disaster impacted property <p><u>Form of Assistance</u> Funding for HBA is provided in a forgivable loan. Term of forgiveness is a minimum of 2 years.</p>
Program Responsible Entity	The Homebuyer Assistance Program will be a standalone program directly administered and implemented by HCD with the assistance of either a state agency partner or a procured contractor and will provide down payment and other housing assistance to low- to moderate-income disaster impacted homeowners, enabling them to relocate outside of high-risk areas or the disaster declared areas. HCD will directly administer the Multifamily Program and will directly solicit applications for affordable housing development projects. Funding will be made available to applicants by HCD through a Notice of Funding Availability (NOFA) process whereby applicants will compete for funds in one of six regional set-asides based on the location of the proposed project.
Program Maximum Assistance	Applicants are eligible to receive up to a maximum award of



Program Maximum Assistance	<p>\$350,000.</p> <p>HBA policies and procedures state that in some cases the program will offer an additional award to enhance the affordability or housing suitability of the proposed acquisition. All exceptions to program requirements are considered on a case-by-case basis, and may include considerations to accommodate for accessibility.</p>
Program Estimated Begin and End Dates	<p>The HBA Program is expected to commence following HUD's approval of the Action Plan and execution of the grant agreement between HCD and HUD and remain operational through the end of the grant term or the exhaustion of funds.</p>
Other Program Details	<p>Housing counseling assistance will provide program applicants with wrap around housing and financial educational services including financial literacy education, homebuyer counseling, credit repair counseling, and counseling to mitigate default/foreclosure proceedings. HCD will work with HUD-approved housing counseling agencies which are uniquely situated to assist with the delivery of these services as part of the long-term recovery efforts provided through CDBG-DR funding.</p> <p>HCD understands the individualized nature of disaster recovery, and the complexities of the recovery process, as well as the necessity to join in that process to provide support and guidance through that process. As such, a housing counseling program for disaster impacted individuals is included as part of the OOR and HBA Programs. Applicants are connected with Housing Counseling Agencies for a process that includes up to two optional counseling opportunities and one required counseling opportunity to support their housing recovery process.</p>
Program Competitive Application Overview (if applicable)	<p>Not applicable.</p>
Program Method of Distribution Description/Overview (if applicable)	<p>In partnership with the OOR program intake process, HCD will provide a Homebuyer Assistance Program (HBA) as an additional programmatic option to its housing recovery portfolio to meet the needs of those impacted by the 2020 disasters. HBA will be a standalone program run by HCD with the assistance of either a state agency partner or a procured contractor and will provide down payment and other housing assistance to low- to moderate-income disaster impacted disaster impacted survivors, enabling them to relocate outside of high-risk areas or the disaster declared areas.</p>
How Mitigation Set-Aside Activities will Meet Definition of Mitigation? (If Applicable)	<p>Not applicable.</p>
How Mitigation Set-Aside Activities will Address Current & Future Risks? (If Applicable)	<p>Not applicable.</p>



Activities

Project # / D201-GAAD-ADMIN / 2020 Administration

Grantee Activity Number: D201-GAAD-ADMIN

Activity Title: 2020 Administration

Activity Type:

Administration

Project Number:

D201-GAAD-ADMIN

Projected Start Date:

09/16/2022

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

2020 Administration

Projected End Date:

09/15/2028

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

Grant Number	Total Budget	Most Impacted and Distressed Budget
B-21-DF-06-0001	\$ 0.00	\$ 0.00
B-21-DZ-06-0001	\$ 11,560,150.00	\$ 11,560,150.00
B-22-DF-06-0001	\$ 0.00	\$ 0.00
Total:	\$ 11,560,150.00	\$ 11,560,150.00
Other Funds:	\$ 0.00	
Total:	\$ 11,560,150.00	

Benefit Report Type:

NA

Ancillary Activities

None



Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
State of California	State	\$ 11,560,150.00

Location Description:

Activity Description:

Administration costs associated with carrying out program activities for DR-4558 and DR-4569 disasters.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / **D201-HBDC-PRGRM / 2020 Homebuyer Assistance Program**



Grantee Activity Number: D201-HBDC-PRGRM

Activity Title: 2020 Homebuyer Assistance Program

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

D201-HBDC-PRGRM

Projected Start Date:

09/16/2022

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Activity Status:

Under Way

Project Title:

2020 Homebuyer Assistance Program

Projected End Date:

09/15/2028

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget:

Grant Number	Total Budget	Most Impacted and Distressed Budget
B-21-DF-06-0001	\$ 0.00	\$ 0.00
B-21-DZ-06-0001	\$ 9,167,698.00	\$ 9,167,698.00
Total:	\$ 9,167,698.00	\$ 9,167,698.00
Other Funds:	\$ 0.00	
Total:	\$ 9,167,698.00	

Benefit Report Type:

Direct (Households)

Ancillary Activities

None

Projected Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	19	10	9	100.00
# of Households	19	10	9	100.00

Projected Accomplishments

Total



# of Singlefamily Units	19
# of Multifamily Units	
# of Housing Units	19

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
State of California	State	\$ 0.00
State of California - HCD/CDBG	Unknown	\$ 9,167,698.00

Location Description:

Activity Description:

In partnership with the Owner-Occupied Reconstruction/Rehabilitation (OOR) intake process, HCD will provide a Homebuyer Assistance Program (HBA) as an additional programmatic option in its housing recovery portfolio to meet the needs of those impacted by the 2020 disasters.
HBA will be a standalone program run by HCD with the assistance of either a state agency partner or a procured contractor and will provide down payment and other housing assistance to low-to-moderate income disaster impacted survivors, enabling them to relocate outside of high-risk areas or the disaster declared areas.
As contracts are executed, this "D201-HBDC-PRGRM" activity budget will be reduced and additional activities will be added for each contract.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / D201-IFDC-PRGRM / 2020 Infrastructure (FEMA PA Match)



Grantee Activity Number: D201-IFDC-PRGRM

Activity Title: 2020 Infrastructure (FEMA PA Match)

Activity Type:

Rehabilitation/reconstruction of public facilities

Project Number:

D201-IFDC-PRGRM

Projected Start Date:

09/16/2022

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod: Benefit to low- and moderate-income persons/families

Activity Status:

Under Way

Project Title:

2020 Infrastructure (FEMA PA Match)

Projected End Date:

09/15/2028

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

Grant Number	Total Budget	Most Impacted and Distressed Budget
B-21-DF-06-0001	\$ 0.00	\$ 0.00
B-21-DZ-06-0001	\$ 7,639,748.00	\$ 7,639,748.00
B-22-DF-06-0001	\$ 0.00	\$ 0.00
<u>Total:</u>	<u>\$ 7,639,748.00</u>	<u>\$ 7,639,748.00</u>
Other Funds:	\$ 0.00	
Total:	\$ 7,639,748.00	

Benefit Report Type:

NA

Ancillary Activities

None

Projected Accomplishments

Total

of Targeted Section 3 Labor Hours

of Section 3 Labor Hours

of Total Labor Hours



of Elevated Structures

of Non-business Organizations benefitting

of public facilities

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
State of California	State	\$ 7,639,748.00

Location Description:

Activity Description:

CDBG-DR funds will be awarded to counties for the purpose of fulfilling the federal match requirement for eligible FEMA projects and other non-FEMA funded infrastructure projects. Additional activities will be established once the projects have been identified and funded.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / D201-MFDC-PRGRM / 2020 Multifamily Housing



Grantee Activity Number: D201-MFDC-PRGRM

Activity Title: 2020 Multifamily Housing

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
D201-MFDC-PRGRM

Project Title:
2020 Multifamily Housing

Projected Start Date:
09/16/2022

Projected End Date:
09/15/2028

Project Draw Block by HUD:
Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
Not Blocked

National Objective:
Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Total Budget:

Grant Number	Total Budget	Most Impacted and Distressed Budget
B-21-DF-06-0001	\$ 0.00	\$ 0.00
B-21-DZ-06-0001	\$ 128,347,766.00	\$ 128,347,766.00
B-22-DF-06-0001	\$ 0.00	\$ 0.00
Total:	\$ 128,347,766.00	\$ 128,347,766.00
Other Funds:	\$ 0.00	
Total:	\$ 128,347,766.00	

Benefit Report Type:

Direct (Households)

Ancillary Activities

None

Projected Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	433	217	216	100.00
# Owner Households				0.0



# of Households	433	217	216	100.00
Projected Accomplishments		Total		
# of Singlefamily Units				
# of Multifamily Units		433		
# of Housing Units		433		
# of Targeted Section 3 Labor Hours				
# of Section 3 Labor Hours				
# of Total Labor Hours				
# of Elevated Structures				
# of Substantially Rehabilitated Units		433		
# ELI Households (0-30% AMI)		130		
Activity funds eligible for DREF (Ike Only)				
#Units with other green				
#Units deconstructed				
#Sites re-used				
#Units exceeding Energy Star				
#Units with bus/rail access				
#Low flow showerheads				
#Low flow toilets				
#Units with solar panels				
#Dishwashers replaced				
#Clothes washers replaced				
#Refrigerators replaced				
#Light fixtures (outdoors) replaced				
#Light Fixtures (indoors) replaced				
#Replaced hot water heaters				
#Replaced thermostats				
#Efficient AC added/replaced				
#High efficiency heating plants				
#Additional Attic/Roof Insulation				
#Energy Star Replacement Windows				
# of Properties				

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
State of California	State	\$ 128,347,766.00

Location Description:

Activity Description:



Multifamily housing activities for communities recovering from DR-4558 and DR-4569 disasters. The Multifamily Housing Program (MHP) is designed to meet the unmet rental housing need, including the needs of individuals displaced from rental mobile homes, single-family and multifamily rental units, as well as individuals made homeless as a result of the 2020 disaster. As contracts are executed, this activity budget will be reduced and additional activities will be added for each contract.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / D201-SFDC-PRGRM / 2020 Owner Occupied



Grantee Activity Number: D201-SFDC-PRGRM

Activity Title: 2020 Owner Occupied Reconstruction - LMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

D201-SFDC-PRGRM

Project Title:

2020 Owner Occupied

Projected Start Date:

09/16/2022

Projected End Date:

09/15/2028

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Total Budget:

Grant Number	Total Budget	Most Impacted and Distressed Budget
B-21-DF-06-0001	\$ 0.00	\$ 0.00
B-21-DZ-06-0001	\$ 45,838,488.00	\$ 0.00
B-22-DF-06-0001	\$ 0.00	\$ 0.00
Total:	\$ 45,838,488.00	\$ 0.00
Other Funds:	\$ 0.00	
Total:	\$ 45,838,488.00	

Benefit Report Type:

Direct (Households)

Ancillary Activities

None

Projected Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households	70	35	35	100.00



# of Households	70	35	35	100.00
Projected Accomplishments			Total	
# of Singlefamily Units			70	
# of Multifamily Units				
# of Housing Units			70	
# of Targeted Section 3 Labor Hours				
# of Section 3 Labor Hours				
# of Total Labor Hours				
# of Elevated Structures				
# of Substantially Rehabilitated Units			70	
# ELI Households (0-30% AMI)			21	
Activity funds eligible for DREF (Ike Only)				
#Units with other green				
#Units deconstructed				
#Sites re-used				
#Units exceeding Energy Star				
#Units with bus/rail access				
#Low flow showerheads				
#Low flow toilets				
#Units with solar panels				
#Dishwashers replaced				
#Clothes washers replaced				
#Refrigerators replaced				
#Light fixtures (outdoors) replaced				
#Light Fixtures (indoors) replaced				
#Replaced hot water heaters				
#Replaced thermostats				
#Efficient AC added/replaced				
#High efficiency heating plants				
#Additional Attic/Roof Insulation				
#Energy Star Replacement Windows				
# of Properties				

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
State of California	State	\$ 45,838,488.00

Location Description:

Activity Description:



The primary objective of the Owner Occupied Reconstruction/Rehabilitation (OOR) program is to provide decent, safe, and sanitary housing in the areas impacted by the DR-4558 and DR-4569 disasters. Additionally, the OOR program is designed to ensure that very-low, low, and moderate-income households and vulnerable populations, including individuals that were left unhomed as a result of the disaster, are addressed to the greatest extent feasible.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / **D211-GAAD-ADMIN / 2021-1 Administration**



Grantee Activity Number: D211-GAAD-ADMIN

Activity Title: 2021-1 Administration

Activity Type:

Administration

Project Number:

D211-GAAD-ADMIN

Projected Start Date:

09/16/2022

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

2021-1 Administration

Projected End Date:

09/15/2028

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

Grant Number	Total Budget	Most Impacted and Distressed Budget
B-21-DF-06-0001	\$ 738,050.00	\$ 738,050.00
B-21-DZ-06-0001	\$ 0.00	\$ 0.00
B-22-DF-06-0001	\$ 0.00	\$ 0.00
Total:	<u>\$ 738,050.00</u>	<u>\$ 738,050.00</u>
Other Funds:	\$ 0.00	
Total:	\$ 738,050.00	

Benefit Report Type:

NA

Ancillary Activities

None



Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
State of California	State	\$ 738,050.00

Location Description:

Activity Description:

Administration costs associated with carrying out program activities for DR-4610 disasters.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / D211-MTDC-PRGRM / 2021-1 Single Family Mitigation Program



Grantee Activity Number: D211-MTDC-PRGRM

Activity Title: 2021-1 Single Family Mitigation Program

Activity Type:

MIT - Rehabilitation/reconstruction of residential structures

Project Number:

D211-MTDC-PRGRM

Projected Start Date:

09/16/2022

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Activity Status:

Under Way

Project Title:

2021-1 Single Family Mitigation Program

Projected End Date:

09/15/2028

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

Grant Number	Total Budget	Most Impacted and Distressed Budget
B-21-DF-06-0001	\$ 1,829,700.00	\$ 1,829,700.00
B-21-DZ-06-0001	\$ 0.00	\$ 0.00
B-22-DF-06-0001	\$ 0.00	\$ 0.00
Total:	\$ 1,829,700.00	\$ 1,829,700.00
Other Funds:	\$ 0.00	
Total:	\$ 1,829,700.00	

Benefit Report Type:

Direct (Households)

Grantee Program:

2021 Single Family Mitigation

Ancillary Activities

None

Projected Accomplishments

of Singlefamily Units

Total

36



# of Multifamily Units	
# of Housing Units	36
# of Targeted Section 3 Labor Hours	
# of Section 3 Labor Hours	
# of Total Labor Hours	
# of properties with access above 100-yr flood level	
% reduction in energy costs	
# of residents protected from future flooding	
# of properties protected from future flooding	
# affordable housing units	
\$ estimated flood loss avoidance	
# of public housing residents provided new housing	
# of homes retrofitted with resiliency measures	36
\$ Median property value of homes retrofitted with resiliency measures	
# of Elevated Structures	
# of Substantially Rehabilitated Units	
# ELI Households (0-30% AMI)	
#Units deconstructed	
# of Properties	

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
State of California	State	\$ 1,829,700.00

Location Description:

Activity Description:

The 2021 Single Family Mitigation Program is eligible to owner- and renter-occupied properties that did not suffer damage in the DR-4610 event but are in the MID and have residents who are low to moderate income. These property owners are eligible for grants to retrofit their single family unit to meet the WUI code standards to make their homes more resistant to wildfire. Single Family Mitigation applicants applying for rehabilitation to bring their homes up to WUI code standards may receive up to \$50,000 in grant assistance. The program will leverage the existing rehabilitation activities in the 2020 OOR - Mitigation program and project management infrastructure.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None



Environmental Reviews: None

Activity Supporting Documents: None

Project # / D211-SFDC-PRGRM / 2021-1 Single Family Reconstruction



Grantee Activity Number: D211-SFDC-PRGRM

Activity Title: 2021-1 Single Family Reconstruction Program

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
D211-SFDC-PRGRM

Projected Start Date:
09/16/2022

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Activity Status:
Under Way

Project Title:
2021-1 Single Family Reconstruction

Projected End Date:
09/15/2028

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

Grant Number	Total Budget	Most Impacted and Distressed Budget
B-21-DF-06-0001	\$ 12,193,250.00	\$ 12,193,250.00
B-21-DZ-06-0001	\$ 0.00	\$ 0.00
B-22-DF-06-0001	\$ 0.00	\$ 0.00
Total:	<u>\$ 12,193,250.00</u>	<u>\$ 12,193,250.00</u>
Other Funds:	\$ 0.00	
Total:	\$ 12,193,250.00	

Benefit Report Type:
Direct (Households)

Grantee Program:
2021 Single Family Reconstruction

Ancillary Activities

None

Projected Accomplishments

Total



# of Singlefamily Units	32
# of Multifamily Units	
# of Housing Units	32
# of Targeted Section 3 Labor Hours	
# of Section 3 Labor Hours	
# of Total Labor Hours	
# of Elevated Structures	
# of Substantially Rehabilitated Units	
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units with other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	
#Low flow toilets	
#Units with solar panels	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	
#Light fixtures (outdoors) replaced	
#Light Fixtures (indoors) replaced	
#Replaced hot water heaters	
#Replaced thermostats	
#Efficient AC added/replaced	
#High efficiency heating plants	
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	
# of Properties	

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
State of California	State	\$ 12,193,250.00

Location Description:

Activity Description:

The primary objective of the Single Family Reconstruction Program is the reconstruction of decent, safe, and sanitary housing in the most impacted and distressed areas impacted by the DR-4610 disasters. The program will have two



activities: 1) reconstruction of LMI owner-occupied single family homes destroyed/damaged in the qualifying event and 2) reconstruction of single family homes destroyed/damaged in the qualifying event, to be rebuilt as affordable single family rentals. All projects will incorporate wildfire mitigation measures including the use of ignition-resistant building materials and the creation of defensible space, reducing risk from future wildfire disasters, consistent with California’s Chapter 7A WUI Building Code. Allocation Amount (Program Level): 100 percent of the funds budgeted for Single Family Reconstruction, as Single Family Mitigation will meet unmet need in the HUD-identified “most impacted and distressed” (MID) counties.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / D212-GAAD-ADMIN / 2021-2 Administration



Grantee Activity Number: D212-GAAD-ADMIN

Activity Title: 2021-2 Administration

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

D212-GAAD-ADMIN

Project Title:

2021-2 Administration

Projected Start Date:

09/16/2022

Projected End Date:

09/15/2028

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Total Budget:

Grant Number	Total Budget	Most Impacted and Distressed Budget
B-21-DF-06-0001	\$ 0.00	\$ 0.00
B-21-DZ-06-0001	\$ 0.00	\$ 0.00
B-22-DF-06-0001	\$ 482,350.00	\$ 482,350.00
Total:	<u>\$ 482,350.00</u>	<u>\$ 482,350.00</u>
Other Funds:	\$ 0.00	
Total:	\$ 482,350.00	

Benefit Report Type:

NA

Ancillary Activities

None



Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
State of California	State	\$ 482,350.00

Location Description:

Activity Description:

Administration costs associated with carrying out program activities for DR-4610 disasters.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / D212-MTDC-PRGRM / 2021-2 Single Family Mitigation Program



Grantee Activity Number: D212-MTDC-PRGRM

Activity Title: 2021-2 Single Family Mitigation Program

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

D212-MTDC-PRGRM

Project Title:

2021-2 Single Family Mitigation Program

Projected Start Date:

09/16/2022

Projected End Date:

09/15/2028

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Total Budget:

Grant Number	Total Budget	Most Impacted and Distressed Budget
B-21-DF-06-0001	\$ 0.00	\$ 0.00
B-21-DZ-06-0001	\$ 0.00	\$ 0.00
B-22-DF-06-0001	\$ 1,195,100.00	\$ 1,195,100.00
Total:	\$ 1,195,100.00	\$ 1,195,100.00
Other Funds:	\$ 0.00	
Total:	\$ 1,195,100.00	

Benefit Report Type:

Direct (Households)

Ancillary Activities

None

Projected Accomplishments

of Singlefamily Units

Total

36



of Multifamily Units
 # of Housing Units
 # of Targeted Section 3 Labor Hours
 # of Section 3 Labor Hours
 # of Total Labor Hours
 # of Elevated Structures
 # of Substantially Rehabilitated Units
 # ELI Households (0-30% AMI)
 Activity funds eligible for DREF (Ike Only)
 #Units with other green
 #Units deconstructed
 #Sites re-used
 #Units exceeding Energy Star
 #Units with bus/rail access
 #Low flow showerheads
 #Low flow toilets
 #Units with solar panels
 #Dishwashers replaced
 #Clothes washers replaced
 #Refrigerators replaced
 #Light fixtures (outdoors) replaced
 #Light Fixtures (indoors) replaced
 #Replaced hot water heaters
 #Replaced thermostats
 #Efficient AC added/replaced
 #High efficiency heating plants
 #Additional Attic/Roof Insulation
 #Energy Star Replacement Windows
 # of Properties

36

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
State of California	State	\$ 1,195,100.00

Location Description:

Activity Description:

The 2021 Single Family Mitigation Program is eligible to owner- and renter-occupied properties that did not suffer damage in the DR-4610 event but are in the MID and have residents who are low to moderate income. These property owners are eligible for grants to retrofit their single family unit to meet the WUI code standards to make



their homes more resistant to wildfire. Single Family Mitigation applicants applying for rehabilitation to bring their homes up to WUI code standards may receive up to \$50,000 in grant assistance. The program will leverage the existing rehabilitation activities in the 2020 OOR - Mitigation program and project management infrastructure.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / D212-SFDC-PRGRM / 2021-2 Single Family Reconstruction



Grantee Activity Number: D212-SFDC-PRGRM

Activity Title: 2021-2 Single Family Reconstruction Program

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
D212-SFDC-PRGRM

Projected Start Date:
09/16/2022

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Activity Status:
Under Way
Project Title:
2021-2 Single Family Reconstruction

Projected End Date:
09/15/2028

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

Grant Number	Total Budget	Most Impacted and Distressed Budget
B-21-DF-06-0001	\$ 0.00	\$ 0.00
B-21-DZ-06-0001	\$ 0.00	\$ 0.00
B-22-DF-06-0001	\$ 7,969,550.00	\$ 7,969,550.00
Total:	<u>\$ 7,969,550.00</u>	<u>\$ 7,969,550.00</u>
Other Funds:	\$ 0.00	
Total:	\$ 7,969,550.00	

Benefit Report Type:
NA

Grantee Program:
2021 Single Family Reconstruction

Ancillary Activities

None

Projected Accomplishments

Total



of Targeted Section 3 Labor Hours
 # of Section 3 Labor Hours
 # of Total Labor Hours
 # of Elevated Structures
 # of Substantially Rehabilitated Units
 # ELI Households (0-30% AMI)
 Activity funds eligible for DREF (Ike Only)
 #Units with other green
 #Units deconstructed
 #Sites re-used
 #Units exceeding Energy Star
 #Units with bus/rail access
 #Low flow showerheads
 #Low flow toilets
 #Units with solar panels
 #Dishwashers replaced
 #Clothes washers replaced
 #Refrigerators replaced
 #Light fixtures (outdoors) replaced
 #Light Fixtures (indoors) replaced
 #Replaced hot water heaters
 #Replaced thermostats
 #Efficient AC added/replaced
 #High efficiency heating plants
 #Additional Attic/Roof Insulation
 #Energy Star Replacement Windows
 # of Properties

32

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
State of California	State	\$ 7,969,550.00

Location Description:

Activity Description:

The primary objective of the Single Family Reconstruction Program is the reconstruction of decent, safe, and sanitary housing in the most impacted and distressed areas impacted by the DR-4610 disasters. The program will have two activities: 1) reconstruction of LMI owner-occupied single family homes destroyed/damaged in the qualifying event and 2) reconstruction of single family homes destroyed/damaged in the qualifying event, to be rebuilt as affordable single



family rentals. All projects will incorporate wildfire mitigation measures including the use of ignition-resistant building materials and the creation of defensible space, reducing risk from future wildfire disasters, consistent with California’s Chapter 7A WUI Building Code. Allocation Amount (Program Level): 100 percent of the funds budgeted for Single Family Reconstruction, as Single Family Mitigation will meet unmet need in the HUD-identified “most impacted and distressed” (MID) counties.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / M201-MFDC-PRGRM / 2020 MHP Mitigation



Grantee Activity Number: M201-MFDC-PRGRM

Activity Title: 2020 MHP Mitigation

Activity Type:

MIT - Rehabilitation/reconstruction of residential structures

Project Number:

M201-MFDC-PRGRM

Projected Start Date:

09/16/2022

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Activity Status:

Under Way

Project Title:

2020 MHP Mitigation

Projected End Date:

09/15/2028

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget:

Grant Number	Total Budget	Most Impacted and Distressed Budget
B-21-DF-06-0001	\$ 0.00	\$ 0.00
B-21-DZ-06-0001	\$ 7,162,287.00	\$ 7,162,287.00
B-22-DF-06-0001	\$ 0.00	\$ 0.00
Total:	\$ 7,162,287.00	\$ 7,162,287.00
Other Funds:	\$ 0.00	
Total:	\$ 7,162,287.00	

Benefit Report Type:

Direct (Households)

Ancillary Activities

None

Projected Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	30	15	15	100.00
# Owner Households				0.0



# of Households	30	15	15	100.00
# of structures harden against future flood events				0.0
Projected Accomplishments			Total	
# of Singlefamily Units				
# of Multifamily Units		30		
# of Housing Units		30		
# of Targeted Section 3 Labor Hours				
# of Section 3 Labor Hours				
# of Total Labor Hours				
# of properties with access above 100-yr flood level				
% reduction in energy costs				
# of residents protected from future flooding				
# of properties protected from future flooding				
# affordable housing units				
\$ estimated flood loss avoidance				
# of public housing residents provided new housing				
# of homes retrofitted with resiliency measures				
\$ Median property value of homes retrofitted with resiliency measures				
# of Elevated Structures				
# of Substantially Rehabilitated Units		30		
# ELI Households (0-30% AMI)		10		
#Units deconstructed				
# of Properties				

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
State of California	State	\$ 7,162,287.00

Location Description:

Activity Description:

The MHP MIT program will provide hardening, wildfire retrofitting, of multifamily units to withstand future disasters by increasing resilience to future wildfires and reducing or eliminating the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship. HCD will directly administer this program and competitively award to multifamily developers. Mitigation set-aside funds are available to cover up to five percent of project activities involved with the rehabilitation, reconstruction, or new construction of multifamily housing, that meet the mitigation definition.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None



Environmental Reviews: None

Activity Supporting Documents: None

Project # / M201-SFDC-PRGRM / 2020 OOR Mitigation



Grantee Activity Number: M201-SFDC-PRGRM

Activity Title: 2020 OOR Mitigation

Activity Type:
MIT - Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
M201-SFDC-PRGRM

Project Title:
2020 OOR Mitigation

Projected Start Date:
09/16/2022

Projected End Date:
09/15/2028

Project Draw Block by HUD:
Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
Not Blocked

National Objective:
Low/Mod-Income Housing: Any assisted activity that involves the acquisition/rehabilitation of property to provide housing considered to benefit persons of LMI-only to the extent such housing will, upon completion, be occupied by such persons

Total Budget:

Grant Number	Total Budget	Most Impacted and Distressed Budget
B-21-DF-06-0001	\$ 0.00	\$ 0.00
B-21-DZ-06-0001	\$ 21,486,863.00	\$ 21,486,863.00
B-22-DF-06-0001	\$ 0.00	\$ 0.00
Total:	\$ 21,486,863.00	\$ 21,486,863.00
Other Funds:	\$ 0.00	
Total:	\$ 21,486,863.00	

Benefit Report Type:

Direct (Households)

Ancillary Activities

None

Projected Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households	255	128	127	100.00



# of Households	255	128	127	100.00
# of structures harden against future flood events				0.0
Projected Accomplishments				Total
# of Singlefamily Units				255
# of Multifamily Units				
# of Housing Units				255
# of Targeted Section 3 Labor Hours				
# of Section 3 Labor Hours				
# of Total Labor Hours				
# of properties with access above 100-yr flood level				
% reduction in energy costs				
# of residents protected from future flooding				
# of properties protected from future flooding				
# affordable housing units				
\$ estimated flood loss avoidance				
# of public housing residents provided new housing				
# of homes retrofitted with resiliency measures				
\$ Median property value of homes retrofitted with resiliency measures				
# of Elevated Structures				
# of Substantially Rehabilitated Units				255
# ELI Households (0-30% AMI)				75
#Units deconstructed				
# of Properties				

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
State of California	State	\$ 21,486,863.00

Location Description:

Activity Description:

Assistance is provided in the form of a grant award to qualifying applicants for the rehabilitation or reconstruction of their primary residence. In addition to the grant award for rehabilitation or reconstruction (\$500,000), the mitigation set-aside will assist in covering home hardening costs to include the cost of Wildland-Urban Interface (WUI) construction codes. The maximum amount of assistance available for the mitigation set-aside is \$50,000 per damaged structure. Additionally, the OOR Mitigation program is eligible to owner-occupied properties that did not suffer damage in the DR-4558 or DR-4569 events, but are located in the MID, and can utilize the rehabilitation activity to enable the single-family unit to meet the WUI code standards to make their homes more resistant to wildfire. However, the mitigation set-aside activities must benefit the most impacted and distressed areas (MID) from DR-4558 and DR-4569.



Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Action Plan History

Version

P-21-CA-06-LDZ1 AP#6

P-21-CA-06-LDZ1 AP#5

Date

03/25/2024

02/21/2023

