

Action Plan

Grantee: California

Grant: B-23-DG-06-0001

LOCCS Authorized Amount:	\$ 115,022,000.00
Grant Award Amount:	\$ 115,022,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 115,022,000.00

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>		
D231-GAAD-	2023 Administration	D231-GAAD-ADMIN	2023 Administration	
D231-MFDC-	2023 DR Multifamily Housing	D231-MFDC-PGRM	2023 DR Multifamily Housing Accelerator Program	2023 DR Multifamily Housing Accelerator Program
D231-MHDC-	2023 Manufactured Home	D231-MHDC-PRGM	2023 Manufactured Home Replacement and Elevation Program	2023 Manufactured Home Replacement and Elevation
D231-MRDC-	2023 DR Migrant Resiliency	D231-MRDC-PRGM	2023 Migrant Resiliency Center Program	2023 Migrant Resiliency Upgrade Program

Grantee Programs

2023 DR Multifamily Housing Accelerator Program

Grant	Proposed Budget	Proposed MID Threshold Budget	Proposed MID Threshold Budget
B-23-DG-06-0001	\$ 59,017,900.00	\$ 59,017,900.00	\$ 0.00
B-23-DG-06-0001	\$ 59,017,900.00	\$ 59,017,900.00	\$ 0.00

Narratives:



Program Description	<p>The Disaster Recovery Multifamily Housing Accelerator Program (DR-ACCEL) is designed to meet the unmet rental housing needs of LMI populations, 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 disaster. Multifamily projects include apartment complexes and mixed-use developments. 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-4683. The DR-ACCEL Program is proposed to close gaps for MF projects that have received an award from at least one HCD funding source from a multifamily housing loan program NOFA prior to 2024. Projects that have secured such funding must have included and received approvals for affirmative marketing (AFHMP) and outreach plans in accordance with HCD's funding program procedures and requirements, including efforts to reach those least likely to apply, and persons with limited English proficiency. In addition, applicants must have also demonstrated that proposed projects will affirmatively further fair housing as condition of state MF awards.</p> <p>HCD multifamily housing funding program require developers to 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, non minority areas in response to natural hazard related impacts. Projects 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.</p>
Program Tieback to Disaster/Unmet Needs	<p>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 2023 DR Allocation, including the mitigation set-aside, in the HUD MID areas for DR-4683. Data sources relating to these MID counties are further explained in the Unmet Needs Assessment section of this Action Plan. LMI renters receive the least amount of resources after disasters yet face the largest need for housing. The housing programs were allocated based on data from DCMPs. Based on data provided by DCMPs, the largest group of LMI populations impacted by DR-4683 are renters, who plan on continuing renting.</p> <p>The following counties make up the MID areas for DR-4683: Merced, Santa Cruz, San Joaquin, San Luis Obispo, and Ventura. Data sources relating to these MID counties are further explained in the Unmet Needs Assessment section of this Action Plan.</p> <p>One of the prioritization criteria is distance to DR-4683 flooded areas. Project closest to DR-4683 areas will receive more points for this program.</p>
How Program will Promote Housing for Vulnerable Populations	<p>Affirmative Marketing and Fair Housing</p> <p>The DR-ACCEL applications must have secured funding from at least one other HCD sources. All HCD funding sources include requirements for affirmative marketing plans as well as commitment to fair housing and outreach to protected classes.</p> <p>Prioritization Criteria</p> <p>This program is intended to be an accelerator type program and close gaps for MF projects that have secured at least one HCD funding source from a multifamily housing loan program NOFA in 2023 or earlier and yet face gaps limiting ability to initiate construction. Projects that meet this criterion will be prioritized based on number of affordable units, fund leveraging, distance from the flood, and readiness. The tie breaker is based on affordability levels and targeting homeless or at-risk of homelessness.</p> <p>HCD will develop an application to gather required information. At the close of the application period, projects receiving the highest points will initiate negotiations to execute subrecipient or development agreements.</p>
Program Affordability Period (if applicable)	<p>New construction, rehabilitation, or reconstruction of rental projects with more than five (5) units shall be deed restricted by a Regulatory Agreement for a minimum affordability period of 55 years.</p> <p>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>
Program Definition of Second Home/Eligibility	<p>Not applicable to DR-ACCEL Program.</p>
Program National Objective(s)	<p>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.</p>
Program Eligibility	<p>Eligibility of multifamily housing project proposals will be assessed by HCD. Specific eligibility criteria include:</p> <p>Threshold Criteria</p> <p>The MHP is intended to close gaps for multifamily housing projects that have secured at least one HCD funding source from a multifamily housing loan program NOFA prior to 2024 and yet face gaps limiting their ability to initiate construction. Additional threshold criteria include:</p> <ul style="list-style-type: none"> • The proposed project must be located in a MID area, DR-4683. • The application must be complete, using unaltered application forms and including all required attachments. • The application must include an authorizing resolution that the Department reasonable deems legally sufficient. • The application and proposed project are in compliance with the requirements specified in the



Program Eligibility	<p>Program Policies and Procedures.</p> <ul style="list-style-type: none"> • The project must demonstrate financial feasibility for the 55 year affordability period. • The project must comply with all federal cross cutting requirements, including prevailing wage, Section 3, and environmental review. • If located in a floodplain, the project must meet the CDBG-DR elevation requirements and maintain flood insurance in to perpetuity. <ul style="list-style-type: none"> • Projects may not be located in the floodway. <p>Projects that meet this threshold criteria will be scored in accordance with the scoring criteria and tiebreaker criteria (if applicable) below.</p> <p>HCD will develop an application to gather required information. At the close of the application period, projects receiving the highest points will receive an award and the Department will enter into one or more agreements with the project developer.</p>
Program Responsible Entity	<p>The DR-ACCEL 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 and reviewing applications to develop new construction multifamily project units or substantially rehabilitate multifamily project units. Multifamily developments funded under this CDBG-DR grant will adhere to standard requirements set by HCD to ensure compliance. All requirements of the MHP will be outlined in detail in the program policies and procedures. HCD will provide technical assistance to awarded 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 overseeing compliance with all requirements of the MHP policies and procedures.</p> <p>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. 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.</p>
Program Maximum Assistance	<p>The maximum amount of program funds available for awards is approximately \$47,214,320 million. An applicant may apply for the full amount of the project's remaining funding gap, not to exceed the available award amount. There is no per project cap for this program.</p>
Program Estimated Begin and End Dates	<p>The DR-ACCEL program will begin following HUD's approval of the Action Plan and execution of the grant agreement with HUD and HCD. Individual construction timeframes will be specific to each selected application.</p>
Program Competitive Application Overview (if applicable)	<p>Applications that pass the initial threshold review will be scored using the Scoring Criteria. In the event of tied point scores, HCD shall rank tied applications pursuant to the tie-breaker scoring system detailed. Incomplete applications or others not expected to receive an award of funds due to relatively low scores may not be fully evaluated.</p> <p>Scoring Criteria Breakdown Points Number of units Highest points go to projects with the most affordable units</p> <p>Within the pool of applications, Highest number of affordable units gets 5 points, Next highest gets 4 points, etc.</p> <p>Leverage Points based on go lowest per unit request for program funds. 5 points = less than \$100k/unit 4 points = \$101k - \$200k/unit 3 points = \$201k - \$300k/unit 2 points = \$301k - \$400k/unit 1 point = \$401k – 500k/unit 0 points = \$501k+</p> <p>Readiness</p>



Program Competitive Application Overview (if applicable)

Demonstrated readiness to commence construction within 180 days of award. Confirmed site control, entitlements, funding commitments.

HCD is the responsible entity across programs. HCD may consult with subrecipients for gathering information. HCD will do all tier 1 review to ensure consistency across methodology and geography.

20 points = Yes

0 points = No

Distance from DR 4683 floods

Points based on the project's proximity to the impacted areas

5 points = 0-10 miles

4 points = 11-20 miles

3 points = 21-30 miles

2 points = 31-40 miles

1 point = 41-50 miles

0 points = 51+ miles

Tiebreaker Scoring System

Homeless, Special Needs and Other Population Targeting

Homeless Targeting: 0.3 points awarded for each percentage of total project units restricted to occupancy by households experiencing homelessness or Large Family, ELI and Special Needs Targeting: 0.2 points awarded for each percentage of total project units that are not restricted to occupancy by households experiencing homelessness and are either:

1.3+ bedrooms

2.Restricted to occupancy by ELI households

3.Restricted to a special needs population defined as agricultural workers, individuals living with physical or sensory disabilities and transitioning from hospitals, nursing homes, development centers, or other care facilities; individuals living with developmental disabilities, serious mental illness or substance abuse disorders; individuals who are survivors of domestic violence, sexual assault, and human trafficking; individuals with HIV; families in the child welfare system for whom the absence of housing is a barrier to family reunification, as certified by a county; frequent users of public health or mental health services, as identified by a public health or mental health agency; Frail Elderly persons. "Special Needs Populations" do not include seniors unless they otherwise qualify as a Special Needs Population.

Program Method of Distribution Description/Overview (if applicable)

The DR-ACCEL is an Accelerator type program to close the gaps for projects with HCD Super-NOFA for Multifamily housing and other funding for each region in the MID counties which includes activity delivery costs (ADC). HCD may consider overall geographic distribution for final selection of Accelerator projects.

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

Not applicable.

2023 Manufactured Home Replacement and Elevation

Grant	Proposed Budget	Proposed MID Threshold Budget	Proposed MID Threshold Budget
B-23-DG-06-0001	\$ 35,250,000.00	\$ 35,250,000.00	\$ 0.00
B-23-DG-06-0001	\$ 35,250,000.00	\$ 35,250,000.00	\$ 0.00

Narratives:

Program Description

The primary objective of the Manufactured Home Replacement and Elevation Program (MHRE) is the provision of decent, safe, and sanitary housing in the areas impacted by the DR-4683 disaster. 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



Program Description

extent feasible. Furthermore, the program will not only address disaster-related damages but also will mitigate potential future damage. The program will provide assistance to eligible applicants based on the extent of damage to their Manufactured Housing Unit (MHU) primary residences. The maximum amount of assistance available for replacement and elevation of a unit is \$350,000 per damaged structure after applying any duplication of benefits reductions. This amount is intended to cover the cost of purchase, installation, and elevation of MHU at 2' to 3' above 100 year flood levels.

Program Tieback to Disaster/Unmet Needs

HCD will spend 100 percent of the 2023 CDBG-DR allocation in the HUD MID areas. The Manufactured Home Unit must have been damaged or destroyed as a result of the qualifying disaster and located in the MID counties. The data sources relating to these MID counties are further explained in the Unmet Needs Assessment section of this Action Plan. The data provided by the Disaster Case Management providers and local governments identified the greatest owner-occupied post disaster housing needs as those related to manufactured housing units in mobilehome parks impacted by DR-4683. The damage data demonstrated need across all five MID counties in the DR-4683.

MANUFACTURED HOUSING UNITS IMPACTED IN MID COUNTIES - DR-4683

2023 MID Counties
of damaged MHU units
Total Need Impact
HCD MORE Program Available Funds
Total Unmet Need
Percent of Unmet Need
Santa Cruz
71
\$24,850,000
\$10,900,000
\$13,950,000
8%
Merced
176
\$61,600,000
\$27,250,000
\$34,350,000
19%
San Joaquin
236
\$82,600,000
\$36,787,500
\$45,812,500
25%
Ventura
94
\$32,900,000
\$14,987,500
\$17,912,500
10%
San Louis Obispo
328
\$114,800,000
\$46,325,000
\$68,475,000
38%
Totals
905
\$316,750,000
\$136,250,000



Program Tieback to
Disaster/Unmet Needs

\$180,500,000
100%

While HCD recognizes that some single-family stick built housing was impacted by DR 4683, information provided through FEMA and SBA data as well as DCMP and local governments did not indicate eligible households for CDBG-DR resources. Other funding sources, such as, HOME Program or the State funded CalHOME Program are a better match for the impacted stick built population. Furthermore, HCD has partnered with state public agencies to monitor for any mold related health impacts in DR 4683 impacted counties. As of January 22, 2024, California Department of Public Health's Center for Preparedness and Response (CPR) and Environmental Health Epidemiology Investigations (EHEI) both report having no collected data indicating post flood outbreaks or clusters of health impacts related to mold exposure in DR 4683 counties. CDPH CPR checked their Regional Disaster Medical Health Specialists/Coordinators (RDMHS/C) reports for any post flood mold related health impacts occurring at the local level and found none.

How Program will Promote
Housing for Vulnerable
Populations

Applicants eligible for the Manufactured Home Replacement and Elevation Program funding must be LMI and the unit must be the primary residence located in the MID counties. Residences must have experienced FEMA definated minor or major damage in the qualifying disaster. The 2023 flood damages had different levels of water damage inside the impacted units. A minor damage poses health and safety risk to disaster survivors and their housing needs especially for MHU. Information provided by DCMP and local governments identified senior household impacted by flooding in mobilehome parks that had unmet needs.

Since, MHUs represent a significant portion of the non-deed restricted affordable housing stock in DR 4683 MID counties. This program will fill the gap for the vulnerable population of MHU owners and provide a sustainable and resilient housing options. Program will also pay for enhanced elevation of 2 or 3 feet above 100 year flood levels to ensure long-term sustainability and resiliency. If the rehabilitation cost exceeds the purchasing a new MHU, this program will replace the unit and provide for anchoring and elevation when appropriate. New MHU are built to higher standards and will provide safe and affordable housing for longer period of time.

Affirmative Marketing

The program subrecipient will follow HCD's affirmative marketing procedures for outreach to LMI population in the protected class groups least likely to apply to the Manufactured Home Replacement and Elevation Program. The program will require the subrecipients to proactively reach the most vulnerable populations (persons over age 65 and persons with access and functional needs), including coordination with disaster case managers and 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.

For more information on federal and state protected classes, see HCD's 2020 Analysis of Impediments to Fair Housing:

How Program will Promote Housing for Vulnerable Populations

<https://www.hcd.ca.gov/policy-research/plans-reports/docs/final2020ai.pdf>

Mobilehome Residency Law Protection Program

HCD's Division of Codes and Standards is responsible for implementing a variety of regulatory and administrative tasks related to MHUs in California. These include tasks such as titling and registration for each MHU in California as well as mobile home residency and renter protection programs. The Mobilehome Residency Law Protection Act of 2018 Assembly Bill 3066 (Chapter 774, Statutes of 2018) authorized HCD to implement programs to help resolve some of these disputes that can arise between mobilehome/manufactured homeowners and park management. The Mobilehome Assistance Center (MAC) receives and processes complaints from the public and from public officials related to living conditions in manufactured homes and mobilehomes. Staff provides information, coordination, referrals, and other assistance to help resolve complaints generally related to:

- The operation of mobilehome parks related to health and safety matters.
- The purchase, sale, financing, titling, and registration of manufactured homes and mobilehomes.
- The installation, inspection, and maintenance or alteration of manufactured homes, mobilehome accessory structures, and park grounds.

Subrecipients will inform program applicants about services available through MAC through distribution of outreach materials.

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Program Affordability Period (if applicable)

There is no affordability period for the MHRE Program projects.

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 replacement 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 Manufactured Home Replacement and Elevation 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 Mobilehome Replacement and Elevation Program if they meet the following criteria:

- Must have owned the MHU at the time of the qualifying disaster.
- Must have occupied the MHU as their primary residence at the time of the qualifying disaster.
- The MHU must have experienced minor or major 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 damaged property must be a mobile home or manufactured housing unit (i.e., not a stick-built single-family home, condominium, duplex, fourplex, or other multi-owner property).

Subrecipients 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 The Mobilehome Replacement and Elevation Program is delivered at



Program Responsible Entity the local level under the guidance of HCD's housing subject matter experts and contract managers.
HCD is the responsible entity across programs. HCD may consult with subrecipients for gathering information. HCD will do all tier 1 review to ensure consistency across methodology and geography.

Program Maximum Assistance The maximum amount of assistance available for the Manufactured Home Replacement and Elevation Program is \$350,000 per damaged structure after applying any duplication of benefits reductions.
Demonstrable Hardship
HUD requires HCD to define "demonstrable hardship" and any related exceptions to program policies for applicants who demonstrate undue hardship. A demonstrable hardship is defined as a substantial change in a household's situation that prohibits or severely affects their ability to provide and maintain a minimal standard of living or basic necessities, such as food, housing, clothing and transportation, causing economic distress well beyond mere inconvenience. A demonstrable hardship must occur after the flood and must be documented with objective evidence.
The demonstrable hardship must be of a severe, involuntary and unexpected nature, and not generally for the same reasons shared with other households affected by the disaster. Examples of demonstrable hardship may include job loss, failure of a business, divorce, severe medical illness, injury, death of a family member or spouse, unexpected and extraordinary medical bills, disability, substantial income reduction, unusual and excessive amount of debt due to a natural disaster, etc. However, there is no one event that automatically defines a demonstrable hardship. Subrecipients will consider each applicant's overall situation if a demonstrable hardship is claimed, and documentation can be provided showing the cause and other factors relevant to the issue of demonstrable hardship.

Program Estimated Begin and End Dates The Manufactured Home Replacement and Elevation 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 HCD will provide technical assistance to subrecipients including program policies and procedures that will outline the requirements of the program and rules for specific projects, including general eligibility, specific eligible and ineligible costs, and the criteria for evaluating applications and approving MHU replacement and elevation projects.
Priority Population
Based on the information gathered from DCMP's and local governments, the priority population for the program will be the owners of MHU that have minor or major damage by DR-4683.

Program Competitive Application Overview (if applicable) Not Applicable



Program Method of Distribution Description/Overview (if applicable)

HCD will distribute grant funds to beneficiaries through local government (known as "subrecipients") to administer the Programs.

Subrecipients Administered Allocation Amount is shown below based on Manufactured Housing Impacts from 2023 disasters, DR-4683 in the MID Counties. This data set was provided by DCMPS and local governments.

Allocation Methodology

Funding is available to subrecipients based on a formula to determine a proportionate share of the total program allocation based on the disaster impacts to that jurisdiction. HCD used a methodology to calculate the allocations based on the manufactured housing impacts from the MID counties. The sum of this allocation of funds disbursed for each subrecipient's jurisdiction divided by the total damage data is the proportionate share of funding. This allocation also ensures that nearly 100 percent of MHU recovery funds are spent in MID areas.

2023 MID Counties	# of Damaged MHU Units	Percent of Total Damaged MHU Units	Local Allocation
Santa Cruz	71	8%	\$2,551,030
Merced	176	20%	\$6,274,102
San Joaquin	236	27%	\$8,413,000
Ventura	94	11%	\$3,350,041
San Luis Obispo	328	35%	\$10,979,678
Total	905	100%	\$31,548,750

Delivery

The Mobilehome Replacement and Elevation Program will be administered and monitored by HCD. However, HCD will enter into a subrecipient agreement with local governments to manage the CDBG-DR funds the Program.

HCD will leverage internal resources, bring on staff to increase capacity and expertise, and procure a consultant to provide technical assistance, maintaining the responsibility of overseeing the program and compliance of individual projects. Local jurisdictions will be responsible for outreach, implementation, and oversight.

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

The Federal Flood Risk Management Standard (FFRMS) applies to Federal Investments Structures that experience a loss, would be required to build to newer elevation standards (both FFRMS and TMAC requirements) when rebuilding. In general, the higher a structure is above the Base Flood Elevation (BFE) – 100-yr floodplain – the less likely the structure is to have a loss.

Parallel to these FEMA driven approaches, the American Society of Engineers (ASCE) will be updating building code best practices, including incorporating requirements for different types of structures to be elevated to at least 1' above the BFE, and possibly incorporation of 2' or 3' elevation requirements to align with FEMA's proposal for the FFRMS. Therefore, HCD is requiring that replacement of MHU to be 2' or 3' above base flood elevation and include proper anchoring of MHU. These two factors will mitigate impacts from future floods and help protect investment made by this grant.

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

Impacts from DR-4683 were due to floods, this program not only replaces but elevates and anchors MHU's to mitigate against future flood impacts.

2023 Migrant Resiliency Upgrade Program

Grant	Proposed Budget	Proposed MID Threshold Budget	Proposed MID Threshold Budget
B-23-DG-06-0001	\$ 15,003,000.00	\$ 15,003,000.00	\$ 0.00
B-23-DG-06-0001	\$ 15,003,000.00	\$ 15,003,000.00	\$ 0.00

Narratives:

Program Description

Each year during the planting and harvesting season agricultural farm workers and their families migrate from their homes to work in



California's fields and canneries. This sudden influx of family households to California's rural areas presented a strain on the already overburdened local affordable housing market. Therefore, the California Department of Housing and Community Development, through its Office of Migrant Services (OMS), contracts with local governments to provide decent and affordable housing for over 7,000 migrants, in 24 housing centers, in 15 agricultural counties. These centers are occupied between six-to-nine-month during the agricultural season which starts as early as March and continues as late as December. Based on this occupancy timeframe, OMS centers have had available vacancies and have been used as temporary sheltering and housing in federally declared disasters. The proposed mitigation program for this grant is intended to implement a variety of physical and infrastructure improvements to enhance the ability of OMS centers to host disaster survivors and act as Community Resiliency Centers.

In 2018, HCD contracted with Basis Architecture & Consulting, Inc. (Contractor) to conduct Physical Needs Assessments (PNA) at the 24 migrant farmworker centers. During the property investigation and research, the Contractor's property evaluator met with center operators and reviewed the property and its history. An individual PNA report was then prepared for every migrant center which included an assessment of the overall property condition, a determination of the property's Useful Life, and cost estimates for immediate repairs, critical repairs, and deferred maintenance items. After obtaining the PNAs, HCD received a \$30M general fund allocation from the State budget to complete critical repairs and deferred maintenance across the portfolio. This \$30 million covered a portion of total needs for OMS centers. The migrant centers have completed projects that include, but are not limited to, wastewater treatment plant improvements, new roofs, drainage, foundation repairs, street lighting, heating and cooling systems, ADA accessibility and asphalt repairs. All of this funding has been expended. As renovations are completed, the Department is keenly aware of the remaining needs for improvement at the migrant centers. The cost estimates based on the 2018 PNAs were not able to account for the large increase in material and labor costs in 2023. Therefore, the mitigation portion of the 23 CDBG-DR grant will allow migrant centers to complete remaining renovations and/or complete new renovation by closing funding gaps.

The improvements envisioned for this program will allow OMS centers to provide enhanced opportunities to temporary shelter vulnerable populations, including farmworkers in future disasters.

Hardening, climate retrofitting, and improving certain building and site conditions of migrant resiliency centers to withstand future disasters meets the definition of mitigation by increasing resilience to future flooding or storm events and reducing or eliminating the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship. The 2018 CNA completed an

<p>How will Program Meet Definition of Mitigation</p>	<p>assessment of the overall property condition, a determination of the property's Useful Life, and cost estimates for immediate repairs, and critical repairs. HCD staff will work with each PHA to finalize a site specific scope of work that identified specific activities that meet HUD's definition of mitigation per FRN requirements.</p>
<p>How will Program Address Current & Future Risks/Mitigation Needs Assessment</p>	<p>HCD will incorporate mitigation measures into activities under the OMS Center improvements by meeting required building code, hazard mitigation plans, and other resiliency plans which incorporates enhanced mitigation measures. The improvements envisioned for this program will allow OMS centers to provide temporarily shelter vulnerable populations, including farmworkers in future disasters. For example, there are minimum standards for materials and material assemblies to provide a reasonable level of exterior flooding exposure protection for buildings in high-risk flood zone areas whereby base-floor elevation standards are also applied. Furthermore, the program is aligned to meet policy goals and objectives as defined in the most recent State Hazard Mitigation Plan (SHMP) and the respective counties' Local Hazard Mitigation Plans (LHMP) that center on mitigating for present and future floods.</p>
<p>Program Tieback to Disaster/Unmet Needs (if applicable)</p>	<p>The centers have been used as emergency shelters during the off season, between November and March for DR 4683 and 4699. Last year, the Empire, Hollister, Felix Torres and Arturo Ochoa centers operated emergency shelter programs for individuals experiencing homelessness, or at-risk of homelessness, or families impacted by the floods. OMS centers were also used to temporary shelter disaster survivors in 2018 (DR4407) and in 2020 (DR4558/4569).</p>
<p>Program National Objective(s)</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 OMS center activities will meet either the urgent need or Limited Seasonal Clientele National Objective.</p>
<p>Program Eligibility</p>	<p>OMS centers in MID counties are eligible for these funds. 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</p>



Program Eligibility

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.

HCD will work with each PHA to finalize a scope of work for remaining needs identified to determine which meet HUD’s definition of mitigation. This scope of work and other regulatory requirements will be captured in a subrecipient agreement with HCD and PHAs.

Program Responsible Entity HCD is the responsible entity across programs. HCD may consult with subrecipients for gathering information. HCD will do all tier 1 review to ensure consistency across methodology and geography.

Program Maximum Assistance Please see table with total allocations for each county.

Program Estimated Begin and End Dates The Migrant Resiliency Center 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.

Program Competitive Application Overview (if applicable) Not applicable.

Program Method of Distribution Description/Overview (if applicable)

HCD will provide oversight for the Migrant Resiliency Center Program. Public Housing Authorities (PHAs) will be responsible for implementing project in accordance FRN requirements that meet the definition of mitigation.

OMS centers in MID counties are eligible for these funds. Using the 2018 CNA study, HCD allocated funds to each county with an OMS center based on remaining proportional needs identified for capital improvements. HCD will work with each PHA to finalize a scope of work for remaining capital needs identified to determine which meet HUD’s definition of mitigation. This scope of work and other regulatory requirements will be captured in a subrecipient agreement with HCD and PHAs.

Funding Allocation

County	OMS Migrant Centers	Allocation	Percent of Total Need	Total Local Allocation
Santa Cruz	Buena Vista	\$4,251,000	28%	\$3,825,900
Merced	Merced, Felix Torres, Atwater, Rafael Silva	\$5,551,000	37%	\$4,000,000



Activities

Project # / D231-GAAD-ADMIN / 2023 Administration

Grantee Activity Number: D231-GAAD-ADMIN

Activity Title: 2023 Administration

Activity Type:

Administration

Project Number:

D231-GAAD-ADMIN

Projected Start Date:

07/15/2024

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)

Benefit Report Type:

NA

Ancillary Activities

None

Proposed budgets for organizations carrying out Activity:

Responsible Organization

State of California

Organization Type

State

Proposed Budget

\$ 5,751,100.00

Location Description:

Activity Status:

Under Way

Project Title:

2023 Administration

Projected End Date:

07/15/2030

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,751,100.00

Most Impacted and Distressed Budget: \$ 5,751,100.00

Other Funds: \$ 0.00

Total Funds: \$ 5,751,100.00



Activity Description:

Administration cost associated with carrying out program activities.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / D231-MFDC-PGRM / 2023 DR Multifamily Housing Accelerator



Grantee Activity Number: D231-MFDC-PGRM

Activity Title: 2023 DR Multifamily Housing Accelerator Program

Activity Type:

Construction of new housing

Project Number:

D231-MFDC-PGRM

Projected Start Date:

07/15/2024

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:

2023 DR Multifamily Housing Accelerator

Projected End Date:

07/15/2030

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 59,017,900.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 59,017,900.00

Benefit Report Type:

Direct (Households)

Grantee Program:

2023 DR Multifamily Housing Accelerator Program

Ancillary Activities

None

Projected Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# Owner Households				0.0
# of Households	3	3		100.00

Projected Accomplishments

	Total
# of Singlefamily Units	
# of Multifamily Units	3
# of Housing Units	3
# of Targeted Section 3 Labor Hours	
# of Section 3 Labor Hours	
# of Total Labor Hours	
# of Elevated Structures	
# ELI Households (0-30% AMI)	



Activity funds eligible for DREF (Ike Only)

- #Units with other green
- #Sites re-used
- #Units exceeding Energy Star
- #Units with bus/rail access
- #Low flow showerheads
- #Low flow toilets
- #Units with solar panels

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
State of California	State	\$ 59,017,900.00

Location Description:

Activity Description:

New construction of multifamily projects to provide necessary gap financing for the development of rental housing units in the HUD MID areas from DR-4683.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes

Disaster Type: Flood
Opportunity Zone Investment: No

Activity Supporting Documents: None

Project # / D231-MHDC-PRGM / 2023 Manufactured Home Replacement

Grantee Activity Number: D231-MHDC-PRGM

Activity Title: 2023 Manufactured Home Replacement and Elevation Program

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

D231-MHDC-PRGM

Projected Start Date:

07/15/2024

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Low/Mod Housing Incentive: Funds tied to buyout/other acquisition of LMI-owned housing, for purpose of moving outside affected floodplain/lower-risk area; or purpose of providing/improving housing occupied by LMI household upon completion

Activity Status:

Under Way

Project Title:

2023 Manufactured Home Replacement

Projected End Date:

07/15/2030

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

Total Budget: \$ 35,250,000.00

Most Impacted and Distressed Budget: \$ 35,250,000.00

Other Funds: \$ 0.00

Total Funds: \$ 35,250,000.00

Benefit Report Type:

Direct (Households)

Grantee Program:

2023 Manufactured Home Replacement and Elevation

Ancillary Activities

None

Projected Beneficiaries

Renter Households

0.0

Owner Households

60

60

100.00

of Households

60

60

100.00

Projected Accomplishments

of Singlefamily Units

Total

60

of Multifamily Units

of Housing Units

60

of Targeted Section 3 Labor Hours

of Section 3 Labor Hours

of Total Labor Hours

of Elevated Structures

60

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	\$ 35,250,000.00

Location Description:

The program is eligible for Ventura, San Joaquin, Merced, Santa Cruz, and San Luis Obispo.

Activity Description:

The program will provide assistance to eligible applicants based on the extent of damage to their Manufacture Housing Unit (MHU) primary residences. The maximum amount of assistance available for replacement and elevation of a unit is \$350,000 per damaged structure after applying any duplication of benefits reductions. This amount is intended to cover the cost of purchase, installation, and elevation of MHU at 2' to 3' above 100-year flood levels.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes

Subject to Section 3 Requirements:	Yes
Disaster Type:	Flood
Opportunity Zone Investment:	No



Environmental Reviews: None

Activity Supporting Documents: None

Project # / D231-MRDC-PRGM / 2023 DR Migrant Resiliency Center



Grantee Activity Number: D231-MRDC-PRGM

Activity Title: 2023 Migrant Resiliency Center Program

Activity Type:

MIT - Public Facilities and Improvements-Non Covered Projects

Project Number:

D231-MRDC-PRGM

Projected Start Date:

07/15/2024

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:

2023 DR Migrant Resiliency Center

Projected End Date:

07/15/2030

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 15,003,000.00

Most Impacted and Distressed Budget: \$ 15,003,000.00

Other Funds: \$ 0.00

Total Funds: \$ 15,003,000.00

Benefit Report Type:

Area Benefit (Census)

Grantee Program:

2023 Migrant Resiliency Upgrade Program

Ancillary Activities

None

Projected Beneficiaries

of structures harden against future flood events

Total	Low	Mod	Low/Mod%
4	2	2	100.00

Projected Accomplishments

of Targeted Section 3 Labor Hours

of Section 3 Labor Hours

of Total Labor Hours

% decrease in NFIP CRS score

of storm water projects implemented

of small water retention devices/systems installed

of reduced hours streets are flooded

of linear feet of shoreline restored

cubic feet of stormwater storage added

of non-invasive species trees planted on project sites

acres of newly added or improved green space

of properties with access above 100-yr flood level

of fewer outages of critical facilities and utilities



of acres no longer vulnerable to flood events
of green infrastructure projects constructed
of acres green infrastructure created
% reduction of water surface elevation level
% reduction of sanitary sewer overflows
% reduction in loss of service
% reduction in energy costs
% increase in pumping capacity
% increase in number of acres converted to open space
% increase in groundwater infiltration
% increase in acres of cropland protected from flooding
% decrease water surface elevation level during a flood with a qualifying event
% decrease in road closures in target area during a flood event
% decrease in disruption hours to residents and businesses from impacts of
% decrease in area inundated by flooding
% decrease in affluent discharged
% reduction in emergency maintenance costs
of water control structures repaired/replaced
of pump stations repaired/replaced
of linear feet of stream restored
of containment systems constructed
of brownfield acres converted to wetland
of acres with improved multiple hazard risk mapping
of acres of native vegetation planted
of residents protected from future flooding
of properties protected from future flooding
of acres green space preserved
of acres green space created
of vacant lots repurposed
occupied structures in floodplain
linear feet of streams restored
acres of wetlands created
\$ estimated flood loss avoidance
of linear feet of trails constructed
of greenspace users
\$ Funds allocated for water-quality improvements
\$ Funds allocated for water management/flood mitigation improvements
% reduction of watershed nitrate loading
of Elevated Structures
of Linear Feet of Water Lines
of Linear Feet of Sewer Lines
of Linear miles of Public Improvement
of Linear feet of Public Improvement



of Non-business Organizations benefitting

of public facilities

4

of buildings (non-residential)

LMI%:

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
State of California	State	\$ 15,003,000.00

Location Description:

Activity Description:

The proposed mitigation program for this grant is intended to implement a variety of physical and infrastructure improvements to enhance the ability of Office of Migrant Services (OMS) centers to host disaster survivors and act as Community Resiliency Centers.

Environmental Assessment:

Environmental Reviews: None

Activity Attributes

Disaster Type:	Flood
Facility Type:	Public Building
Critical Facility or Infrastructure Sector:	No
Improve Critical Government Functions:	No
Covered Project:	No
Opportunity Zone Investment:	No

Activity Supporting Documents: None

Action Plan History

Version	Date
B-23-DG-06-0001 AP#2	10/02/2024

