

Gloria Olmos, Mayor
Gracie Retamoza, Mayor Pro Tem
Manuel Acosta, Councilmember
Richard Angel, Councilmember
Hector Delgado, Councilmember



Anthony R. Taylor, City Attorney
Rachel Barbosa, City Manager
Donna G. Schwartz, City Clerk

CALL AND NOTICE OF SPECIAL MEETING

CITY OF SOUTH EL MONTE

CALLED BY MAYOR GLORIA OLMOS

NOTICE IS HEREBY GIVEN That a Special Meeting of the City Council of the City of El Monte will be held on Tuesday, October 27, 2020 at 7:00 p.m. at City Hall Council Chambers, 1415 N. Santa Anita, Avenue, South El Monte, CA 91733

AGENDA

EFFECTIVE SEPTEMBER 8, 2020

City Councilmembers have returned to City Hall to Conduct City Council Meetings. These Meetings are not Open to the Public until Further Notice.

SPECIAL NOTICE REGARDING COVID-19

On March 17, 2020, Governor Newsom issued Executive Order N-29-20 in response to the COVID-19 pandemic, which authorizes the City Council to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. All requirements of the Brown Act requiring the physical presence of Council Members, staff, or the public as a condition of participation in or quorum for a public meeting have been waived. Public participation will be allowed via the information below.

TELECONFERENCE

Members of the public will have access to listen to and participate in the meeting by calling-in at the information below. Teleconference participation shall be available to the public at the following USA Toll-Free number, 1-888-204-5987, Access Code: 9671457.

LIVE TELECAST

The public may also view a live telecast online at www.cityofsouthelmonte.org/129/City-Council-Agendas-Minutes

GENERAL COMMENT

Members of the public wishing to submit a general comment or a comment on an agenda item, can email dschwartz@soelmonte.org or call (626) 579-6540 to leave a voicemail message. All comments received an hour before the scheduled meeting will be added to the City Council agenda as part of the public comment.

MEETINGS

The City Council holds regular meetings on the second and fourth Tuesday of every month. Regular meetings start at 6 p.m. in the Council Chambers at City Hall, 1415 N Santa Anita Avenue, South El Monte, California. Special and Adjourned Regular meetings start time are to be determined.

POSTING LOCATIONS OF AGENDA AND/OR CANCELLATION NOTICES

Regular and Adjourned Regular meeting agendas will be posted at least 72 hours before the meeting (GC 54954(a)(1)).

Agenda and Cancellation Notices can be viewed online and are also posted at the following three (3) locations: City Hall located at 1415 Santa Anita Avenue, Senior Center located at 1556 Central Avenue and the Community Center located at 1530 Central Avenue, South El Monte, California.

VIEWING OF AGENDA PACKETS

Full agenda packet can be viewed either at www.cityofsouthelmonte.org/129/City-Council-Agendas-Minutes or in the City Clerk's Office during normal business hours Monday through Thursday 7:00 a.m. to 5:30 p.m. Closed on Fridays and major holidays.

ISSUES RELATED TO AGENDA

For issues related to the agenda, including a disability-related accommodation necessary to participate in this meeting, please contact Donna G. Schwartz, CMC, City Clerk at (626) 579-6540 ext. 3280 or (626) 274-0412 Cell or Paola Lara, Deputy City Clerk at (626) 579-6540 ext. 3220 or (626) 522-5341 Cell.

[Agenda Begins on the Following Page]

1. **ROLL CALL** Councilmembers: Acosta, Angel, Delgado, Retamoza, and Mayor Olmos

2. **APPROVAL OF THE AGENDA**

By motion of the City Council, this is the time to notify the public of any changes to the agenda, and/or rearrange the order of the agenda.

3. **PUBLIC COMMENT**

Speakers may provide public comments on any matter that is within the subject matter jurisdiction of the City Council, including items on the agenda. Pursuant to the Brown Act, the City Council cannot discuss or take action on items not on the agenda. Matters brought before the City Council that are not on the agenda may, at the City Council's discretion, be referred to staff or placed on the next agenda.

4. **GENERAL BUSINESS**

4.a. **CONSIDERATION OF RESOLUTION NO. 20-118, AUTHORIZING THE FILING OF AN APPLICATION TO THE STATE OF CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT (HCD) FOR THE CALHOME PROGRAM TO HELP OWNER-OCCUPIED OWNERS WITH HOME REPAIRS AND THE NEW ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) PROGRAM FOR THE DEVELOPMENT OF ACCESSORY DWELLING UNITS AND FIRST-TIME HOMEBUYER PROGRAM**

In an effort to revitalize our community, at no additional cost to the City, and by assisting low and very low-income homeowners to improve their homes, the City is applying for the grant award of \$3,300,000 in CalHome Program funds under the owner-occupied home repair, ADU/JADU and first-time homebuyer for low- or very low-income homeowners. If awarded, the City will make program funds available to eligible homeowners for deferred payment loans and mortgage assistance.

RECOMMENDED ACTION: Staff recommends City Council adopt Resolution No. 20-118, authorizing the City Manager or designee, to apply for the California Department of Housing and Community Development (HCD) CalHome Grant Program in the amount of \$3,300,000 to assist homeowners with home repairs, development of ADUs or JADUs, first time homebuyer down payment assistance and execute an agreement with Becky Caha "Subcontractor" to administer first-time homebuyer mortgage assistance funds, and if awarded, authorize the City Manager or designee to execute the standard agreement, subject to approval by the City Attorney.

5. ADJOURNMENT

I Donna G. Schwartz, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 24 hours at City of South El Monte City Hall, Senior Center and Community Center and made available at www.cityofsouthelmonte.org on this 26th day of October 2020.

A handwritten signature in blue ink, reading "Donna G. Schwartz", with a large, sweeping flourish extending to the right.

Donna G. Schwartz, CMC, City Clerk



City Council Agenda Report

**Agenda
Item No.
4.a**

DATE: October 27, 2020

TO: Honorable Mayor and Members of the City Council

APPROVED BY: Rachel Barbosa, City Manager

APPROVED AS TO FORM: Anthony R. Taylor, City Attorney

SUBMITTED BY: Colby Cataldi, Community Development Director

SUBJECT: CONSIDERATION OF RESOLUTION NO. 20-118, AUTHORIZING THE FILING OF AN APPLICATION TO THE STATE OF CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT (HCD) FOR THE CALHOME PROGRAM TO HELP OWNER-OCCUPIED OWNERS WITH HOME REPAIRS AND NEW ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) PROGRAM FOR THE DEVELOPMENT OF ACCESSORY DWELLING UNITS AND FIRST-TIME HOMEBUYER PROGRAM.

SUMMARY: In an effort revitalize our community, at no additional cost to the City, and by assisting low and very low-income homeowners to improve their homes, the City is applying for the grant award of \$3,300,000 in CalHome Program funds under the owner-occupied home repair, ADU/JADU and first-time homebuyer for low- or very low-income homeowners. If awarded, the City will make program funds available to eligible homeowners for deferred payment loans and mortgage assistance.

RECOMMENDATION: Staff recommends City Council adopt Resolution No. 20-118, authorizing the City Manager or designee, to apply for the California Department of Housing and Community Development (HCD) CalHome Grant Program in the amount of \$3,300,000 to assist homeowners with home repairs, development of ADUs or JADUs, first time homebuyer down payment assistance and execute an agreement with Becky Caha ("Subcontractor") to administer first-time homebuyer mortgage assistance funds, and if awarded, authorize the City Manager or designee to execute the standard agreement, subject to approval by the City Attorney.

FISCAL IMPACT: The City intends to apply for the CalHome Program for \$3,300,000 to fund the activities as described above. No other City resources, other than staff time, are anticipated. Staff intends to use grant funding up to the amount awarded and does not anticipate the need for any additional City funds. Twenty percent (20%) of the grant funds awarded are eligible to cover costs for staff and consultants needed to administer the programs.

DISCUSSION: The California Department of Housing and Community Development has announced the availability of approximately \$57 million in State CalHome program funds from the Affordable Housing Bond Act Trust Fund of 2018 to fund Local Public Agencies or Nonprofit Corporations for eligible activities under the CalHome program.

In order to remain eligible to apply for CalHome funds, the City Council must approve the submission of the application prior to the application due date of October 29, 2020.

The purpose of CalHome is to support existing homeownership programs aimed at low and very low-income households, and moderate-income households which are impacted by disasters. The goal is to increase homeownership, to encourage neighborhood revitalization and sustainable development and maximize the use of existing housing stock.

The City will apply for the following activities:

- 1) Owner-Occupied Rehabilitation Assistance (including reconstruction and Rehabilitation of Manufactured Housing not on a permanent foundation, and construction, repair, reconstruction, or Rehabilitation of ADUs or JADUs) for a grant award in the amount of \$1,000,000. Loans would help up to 20 homeowners with home repairs.
- 2) ADU/JADU Assistance (including construction, repair, reconstruction, or Rehabilitation of ADUs or JADUs) for the grant amount of \$1,100,000. Loans would help up to 15 homeowners with developing and construction of ADUs.
- 3) First-Time Homebuyer Program for mortgage assistance in the amount of \$1,200,000.

BACKGROUND: During the years between 2015 - 2017, the City was previously awarded funding for First-Time Home Buyer, Manufactured Mobile Home Repair and Owner-Occupied Rehabilitation Programs that totaled \$2.5 million in grant funding. Due to the lack of successful program implementation by 2017, the State required the City to return nearly \$2 million, and thereafter, became ineligible for future CalHome funding until the City completed the General Plan Housing Element update.

The current Notice of Funding Availability for the CalHome Program allows applicants to apply for funding to implement a First-Time Home Buyer Program. The City intended to apply for the funds for a First-Time Home Buyer Program, however, one of the qualifying criteria to apply for these State funds is to have a minimum of two years of experience managing a similar program within the last four years. This lack of experience was due to the City falling out of compliance during the 2015-17 cycle.

Therefore, the City is taking the opportunity to partner with a Subcontractor that has the experience and meets the State's criteria of implementing housing assistance programs over the previous four years. This is another step in the process for the City to restore its good standing with the State and deliver the needed housing assistance programs to its residents.

(Staff Report Prepared By: Angie Hernandez, Community Development Executive Assistant)

ATTACHMENTS:

[Attachment A - Resolution No. 20-118](#)

[Attachment B - Notice of Fund Availability](#)

ATTACHMENT A

RESOLUTION NO. 20-118

A RESOLUTION OF THE SOUTH EL MONTE CITY COUNCIL
AUTHORIZING APPLICATION FOR CALHOME PROGRAM FUNDS,
EXECUTION OF RELATED DOCUMENTS AND CITY RECEIPT OF FUNDS

WHEREAS, the State of California, Department of Housing and Community Development (HCD) has issued a Notice of Funding Availability (NOFA) dated **August 31, 2020**, the CalHome program established by Chapter 84, Statutes of 2000 (SB 1656 Alarcon), and codified in Chapter 6 (commencing with Section 50650) of Part 2 of Division 31 of Health and Safety Code (the “statute”). Pursuant to the statute, HCD is authorized to approve funding allocations utilizing monies made available by the State Legislature to the CalHome program, subject to the terms and conditions of the statute and the CalHome Program Regulations adopted by HCD in April 2004; and

WHEREAS, the City Council of the City of South El Monte wishes to submit an application to obtain funding from HCD an allocation of CalHome funds in the amount of \$3,300,000; and

WHEREAS, the City Council of the City of South El Monte seeks to submit to HCD an application to participate in the CalHome Program in response to the NOFA issued on August 31, 2020.

THE SOUTH EL MONTE CITY COUNCIL HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The City Council hereby authorizes and directs the City Manager or her designee to apply for and submit to HCD, the 2020 CalHome application seeking the amount of \$3,300,000 which will request funding allocation for the following activities:

1. Owner-Occupied Rehabilitation Assistance (including reconstruction and Rehabilitation of Manufactured Housing not on a permanent foundation, and construction, repair, reconstruction, or Rehabilitation of ADUs or JADUs) in the amount of \$1,000,000; and
2. ADU/JADU Assistance (including construction, repair, reconstruction, or Rehabilitation of ADUs or JADUs) in the amount of \$1,100,000 located in the City of South El Monte; and
3. First Time Homebuyer Program for mortgage assistance for the grant amount of \$1,200,000.

SECTION 2. In connection with the CalHome grant, if the application is approved by the HCD, the City Manager or her designee is authorized to enter into, execute, and deliver (subject to approval by the City Attorney) a State of California Agreement (Standard Agreement) for the amount of \$3,300,000 and any and all other documents required or deemed necessary or appropriate to evidence and secure the CalHome grant, the City’s obligations related thereto, and all amendments thereto (collectively, the “CalHome Grant Documents”).

PASSED, APPROVED AND ADOPTED this 27th day of October 2020.

Gloria Olmos, Mayor

ATTEST:

Donna G. Schwartz, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF SOUTH EL MONTE)

I, Donna G. Schwartz, City Clerk of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 20-118 was passed and approved by the City Council of the City of South El Monte, at a special meeting of said Council held on October 27, 2020 and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donna G. Schwartz, City Clerk

ATTACHMENT B

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF FINANCIAL ASSISTANCE**

2020 W. El Camino Ave, Suite 670
P. O. Box 952054
Sacramento, CA 94252-2054
(916) 263-2771
www.hcd.ca.gov



August 31, 2020

MEMORANDUM FOR: POTENTIAL APPLICANTS

FROM: Jennifer Seeger, Acting Deputy Director
Division of Financial Assistance

SUBJECT: **CalHome Program
Notice of Funding Availability**

A handwritten signature in blue ink that reads "Jennifer Seeger".

The California Department of Housing and Community Development (Department) is pleased to announce the availability of approximately \$57 million in state CalHome program funds from the Affordable Housing Bond Act Trust Fund of 2018 to fund Local Public Agencies or Nonprofit Corporations for eligible activities under the CalHome program.

The Department will rate applications in accordance with Guidelines Section 7755, subdivision (b). CalHome program funds will be allocated through a competitive process based on the merits of the application. The 2020 NOFA includes geographic targets of up to 45 percent of available funds for Southern California, up to 30 percent for Northern California and up to 15 percent for rural applications (see page 2, Table 1). Please also note to be eligible for funding under the 2020 NOFA, all outstanding reports due during the past two years under any previously awarded CalHome award, including CalHome Disaster funding awards, must be submitted to the HCD prior to the application due date. Current status of outstanding reports can be obtained by sending an inquire to CalHomereports@hcd.ca.gov.

The Department will hold one recorded live webinar to review the CalHome program 2020 Notice of Funding Availability (NOFA) and application. The recorded webinar will be posted on the CalHome program webpage. For the webinar date and time, please go to the Department's website at <http://www.hcd.ca.gov/grants-funding/active-no-funding/calhome.shtml>. Please contact CalHome@hcd.ca.gov for registration.

Application materials must be submitted electronically through the Department's website. Requirements for uploading the Application Workbook and required supporting documentation, including naming conventions, are described in the application instructions available at <https://www.hcd.ca.gov/grants-funding/active-no-funding/calhome.shtml>. The application instructions and submittal portal will be available beginning September 8, 2020. The Department no longer requires a hardcopy submittal of the Application Workbooks or supplemental documentation.

Applicants must upload all application materials to the Department's website no later than 11:59 p.m. Pacific Standard Time on October 29, 2020.

Personal deliveries will not be accepted. No facsimiles, incomplete applications, application revisions, or walk-in application packages will be accepted. Applications that do not meet the filing deadline requirements will not be eligible for funding.

CalHome Program 2020 NOFA

August 31, 2020

Page 2

To receive information on the webinar and other updates, please subscribe to the CalHome listserv. [http://www.hcd.ca.gov/HCD_SSI/subscribe-form.html].

If you have any questions, please contact Mauro Lara, CalHome Program Manager, at (916) 263-1168 or CalHome@hcd.ca.gov.

Attachment

CALHOME PROGRAM

2020 Notice of Funding Availability



**Gavin Newsom, Governor
State of California**

**Lourdes M. Castro Ramírez, Secretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
California Department of Housing and Community
Development**

2020 W. El Camino Ave, Suite 500, Sacramento, CA 95833
Phone: (916) 263-2771

Website: <http://www.hcd.ca.gov/grants-funding/active-no-funding/calhome.shtml>

Email address: CalHome@hcd.ca.gov

August 31, 2020

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CALHOME PROGRAM NOTICE OF FUNDING AVAILABILITY

I. Overview

A. Notice of Funding Availability

The California Department of Housing and Community Development (Department) is pleased to announce that it is accepting applications for funds from the CalHome program. The Department is making approximately \$57 million available to fund Local Public Agencies or Nonprofit Corporations for the following activities within the CalHome program:

- First-Time Homebuyer Mortgage Assistance (including the purchase of a home with an Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU))
- Owner-Occupied Rehabilitation Assistance (including reconstruction and Rehabilitation of Manufactured Housing not on a permanent foundation, and construction, repair, reconstruction, or Rehabilitation of ADUs or JADUs)
- Technical Assistance for Self-Help Housing Projects
- Technical Assistance for Shared Housing Programs
- ADU/JADU Assistance (including construction, repair, reconstruction, or Rehabilitation of ADUs or JADUs)
- Homeownership Development Project Loans (including Predevelopment Costs and carrying costs during construction related to ADUs and JADUs)

The NOFA shall have geographic targets of up to 45 percent of available funds for Southern California, up to 30 percent for Northern California, and up to 15 percent for rural jurisdictions.

NOFA release	August 31, 2020
Application due date	October 29, 2020 by 11:59 P.M.
Award announcements	February 2021

B. Program Summary and Authorizing Legislation

This NOFA is subject to the requirements of the CalHome program as authorized by Chapter 6, commencing with § 50650) of Part 2 of Division 31 of the HSC (Statute). The purpose of CalHome is to support existing homeownership programs aimed at low and very low-income households, and moderate-income households which are impacted by disasters. The goal is to increase homeownership, encourage neighborhood revitalization and sustainable development, and maximize the use of existing housing stock.

Chapter 365, Statutes 2017 (SB 3), which was adopted by voters on November 6, 2018, as Proposition 1, provided funding for CalHome and authorized the Department to administer the program through Guidelines. These guidelines were explicitly exempt from the requirements of the Administrative Procedures Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code) and were adopted on November 27, 2019 (Guidelines).

This NOFA will be governed by the Guidelines, which are available on the Department’s website at ([link](#)). Applications must be completed pursuant to the Guideline requirements.

II. Program requirements

The following is provided as a summary and is not to be considered a complete representation of the entirety of the eligibility, threshold, and other requirements or terms and conditions of the CalHome program. References should be made to all applicable statutes and Guidelines, which shall in all events control.

A. Eligible Applicants

Table 1 – Eligibility Requirements for Local Public Agencies and Nonprofit Corporations

	Local Public Agencies	Nonprofit Corporation
Geographic Eligibility	<p>A Local Public Agency shall only be eligible to apply for an award of CalHome funds for a Local Program or project located within its jurisdictional boundaries. A Local Public Agency may hire nonprofit and for-profit consultants located and/or registered within or outside its jurisdictional boundaries, including other counties within the state. Out-of-county consultants shall meet the same requirements as in-county consultants. Local Public Agencies may establish a consortium (provided there is a Memorandum of Understanding between the parties) with a single administrator. One Local Public Agency shall apply on behalf of other entities in a consortium and may serve all jurisdictions. (Guidelines Section 7717, subd. (a)(1)).</p>	<p>A Nonprofit Corporation shall only be eligible to apply for an award of CalHome funds for a program or project if it has developed a project or operated a housing program in California within the past two years, or if the Nonprofit Corporation has an existing 523 Self-Help Technical Assistance Grant Agreement with the United States Department of Agriculture (Guidelines Section 7717, subd. (a)(2)).</p>
Geographic Targets	<p>To the extent the Department receives sufficient eligible applications, funds will be allocated based on the following targets:</p> <ul style="list-style-type: none"> • up to 45 percent of funds to Southern California including Kern, San Luis Obispo, San Bernardino, and all other counties to the south. • up to 35 percent to Northern California (all other counties) • up to 15 percent to rural as defined in Guidelines Section 7716 subdivision bbb 	

Mortgage Assistance Experience (threshold requirement for this activity)	Applicants or their Administrative Subcontractors shall have successfully administered a homebuyer program for a <u>minimum of two years within the four years</u> immediately preceding the application (Guidelines Section 7728).
Housing Rehabilitation Experience (threshold requirement for this activity)	Applicants or their Administrative Subcontractors shall have successfully administered a local Owner-Occupied Rehabilitation Program for a <u>minimum of two years within the four years</u> immediately preceding the application (Guidelines Section 7732).
Technical Assistance for Self-Help Housing Projects Experience (threshold requirement for this activity)	Applicants shall have successfully completed a <u>minimum of two Self-Help, new construction projects within the four years</u> immediately preceding the application (Guidelines Section 7736).
Technical Assistance for Shared Housing Program Experience (threshold requirement for this activity)	Applicants or their Administrative Subcontractors shall have successfully administered a Shared Housing program for renters or homeowners for a <u>minimum of two years</u> immediately preceding the application (Guidelines Section 7739).
Accessory Dwelling Units/Junior Accessory Dwelling Units Program Experience (threshold requirement for this activity)	Applicants or their Administrative Subcontractors shall have successfully administered a local Owner-Occupied Rehabilitation Program, new construction development involving multiple Homeownership units (including single-family subdivisions), or an ADU/JADU program for a <u>minimum of two years within the four years</u> immediately preceding the application (Guidelines Section 7742).
Homeownership Development Project Experience (threshold requirement for this activity)	Applicants shall have successfully developed a <u>minimum of two similar projects within the last four years</u> and the Applicant shall have staff that will be committed to the proposed project that possess the knowledge, skills, and ability to perform the tasks required in a Homeownership Development Project (Guidelines Section 7746).

Applicants (Guidelines Section 7716, subd. (h)) shall also demonstrate the following requirements, as applicable (Guidelines Section 7717, subd. (b)):

1. Local public agencies

- a. Sufficient organizational stability and capacity to administer the Local Programs and/or projects. This requirement may be satisfied through documents such as organizational charts, resumes, statements of qualifications, or other documentation, as specified in the application. If applicable, the Applicant shall also provide a Loan servicing plan.
- b. Sufficient organizational stability by demonstrating that the Applicant has operated as a housing developer or housing program administrator for a minimum of two years prior to the date of application. A Local Public Agency may subcontract with an Administrative Subcontractor to qualify toward the organizational stability and experience requirement.

2. Nonprofit corporations

- a. Sufficient organizational stability and capacity to administer the Local Programs and/or projects. This requirement may be satisfied through documents such as organizational charts, resumes, statements of qualifications, or other documentation, as specified in the application. If applicable, the Applicant shall also provide a Loan servicing plan.
- b. Sufficient organizational stability by demonstrating that the Applicant has operated as a housing developer or housing program administrator for a minimum of two years prior to the date of application.
- c. Proof that the Nonprofit Corporation is a corporation whose exempt purpose for the two years prior to the date of application included the activity for which it is applying.
- d. Proof that the Nonprofit Corporation is financially stable. Financial stability may be demonstrated through audited financial statements, or other documentation submitted with the application for funding.

Applicants that were previously awarded CalHome Grants shall submit all outstanding reports from the past two years to the Department by the application date. Failure to submit the reports by the application date will result in the Applicant being ineligible for a CalHome award under this NOFA (Guidelines Section 7717, subd. (c)). Applicants may email: CalHomeReports@hcd.ca.gov to obtain status on previous reports.

B. Eligible activities

The Department is making CalHome funds available as Grants to eligible Local Public Agencies and Nonprofit Corporations for the following activities:

1. **First-Time Homebuyer Mortgage Assistance** (including the purchase of homes with ADUs or JADUs) (commencing with Guidelines Section 7728) for Loans to Households at or below 80 percent of Area Median Income (AMI) (HSC § [50052.5, subd. \(b\)](#)).

CalHome funds, for the purposes of this activity, can only be used as gap financing (Guidelines Section 7725, subd. (a)(1)).

Homebuyer Education (Guidelines Section, 7729 subd. (b)) will be reimbursed in the form of a Grant from the Department to the Recipient in an amount not to exceed \$250 per assisted unit.

2. **Owner-Occupied Rehabilitation Assistance** (including repair, full reconstruction, or the addition of an ADU or JADU) (commencing with Guidelines Section 7732) for Loans to Households at or below 80 percent of AMI (in compliance with HSC § [50052.5, subd. \(b\)](#)).

Manufactured Housing is also eligible, including replacement of a Manufactured House, whether located in a Mobilehome Park or elsewhere (Guidelines Sections 7716, subd. (s)(3) and 7733, subd. (e)).

CalHome funds, for the purposes of this activity, can only be used as gap financing (Guidelines Section 7725, subd. (a)(2)).

3. **Technical Assistance for Self-Help Housing Projects** (commencing with Guidelines Section 7736) in which the Applicant organization will be directly providing the services required in Guidelines Section 7738.

Homebuyer Education (Guidelines Section 7729, subd. (b)) will be reimbursed in the form of a Grant from the Department to the Recipient in an amount not to exceed \$250 per assisted unit.

4. **Technical Assistance for Shared Housing Programs** (commencing with Guidelines Section 7739) to operators of Shared Housing Programs that will directly provide match services where the providers are homeowners who occupy their homes as their principal place of residence.
5. **ADU/JADU Programs** (commencing with Guidelines Section 7742) for Loans for ADU/JADU construction, reconstruction, repair, or Rehabilitation to Households at or below 80 percent of AMI (in compliance with HSC § [50052.5, subd. \(b\)](#)).

CalHome funds, for the purposes of this activity, can only be used as gap financing (Guidelines Section 7725, subd. (a)(3)).

6. **Homeownership Development Project Loans** (Guidelines Section 7746) for conditional awards of development Loans to the Applicants to be used for land acquisition, Predevelopment Costs, and on-site improvements, including costs related to ADUs and JADUs (unit construction is not an eligible expense).

CalHome funds, for the purposes of this activity, can only be used as gap financing (Guidelines Section 7749).

Note: Proposed projects are ineligible to receive CalHome funds if construction work has begun or will begin prior to the date the Department executes the Standard Agreement, as defined in Guidelines Section 7716, subd. (jjj) (Standard Agreement) with the Recipient and all conditions have been satisfied. Construction work includes grading, site preparation (with the exception of demolition or clearing properties), or site improvements intended for public dedication (Guideline Section 7718, subd. (c)).

C. Compliance requirements

Recipients funded pursuant to this NOFA shall meet the following requirements:

1. First-Time Homebuyer Mortgage Assistance

- a. Recipients shall comply with the Local Program administration requirements listed in Guidelines Section 7730.
- b. Recipients shall comply with the underwriting requirements listed in Guidelines Section 7731 and any other additional program requirements. Recipients may use the most recent median sales price, by county, posted at the California Association

of Realtors website at <https://www.car.org/en/marketdata/data/countysalesactivity>. However, if prices have significantly changed, Recipients may request the Department approval to use different limits based on a local calculation of median values (Guidelines Section 7731, subd. (b)).

2. Owner-Occupied Rehabilitation Assistance

- a. All assisted units shall have After-Rehabilitation Values (Guidelines Section 7716, subd. (f)) at or below the current local median sales price of a single-family home (Guidelines Section 7734, subd. (a)). Recipients may use the most recent median sales price, by county, posted at the California Association of Realtors website at <https://www.car.org/en/marketdata/data/countysalesactivity>. However, if prices have significantly changed, Recipients may request the Department approval to use different limits based on a local calculation of median values (Guidelines Section 7735, subd. (b)).
- b. Recipients shall comply with the Local Program administration requirements listed in Guidelines Section 7734.
- c. Recipients shall comply with the underwriting and construction requirements listed in Guidelines Section 7735 and any other additional program requirements.

3. Technical Assistance for Self-Help Housing Projects

- a. Recipients shall comply with the Technical Assistance requirements listed in Guidelines Section 7738 and any other additional program requirements.

4. Technical Assistance for Shared Housing Programs

- a. Recipients shall comply with the program administration requirements listed in Guidelines Section 7741.

5. ADU/JADU Assistance

- a. Recipients shall comply with the Local Program administration requirements listed in Guidelines Section 7744 and any other additional program requirements.
- b. Recipients shall comply with the underwriting and construction requirements listed in Guidelines Section 7745 and any other additional program requirements.

6. Homeownership Development Project Loans

- a. Recipients shall comply with the Site Control requirements listed in Guidelines Section 7748.
- b. Recipients shall comply with the development requirements listed in Guidelines Section 7752 and any other additional program requirements. Recipients may use the most recent median sales price, by county, posted at the California Association of Realtors website at <https://www.car.org/en/marketdata/data/countysalesactivity>. However, if prices have significantly changed, Recipients may request the Department approval to use different limits based on a local calculation of median values (Guidelines Section 7731, subd. (b)).

D. Funding amounts and limits

1. **Minimum and Maximum Application Amounts.** The minimum application amount for any single activity or program (except if the activity or program is Technical Assistance for Self-Help Housing Projects or Technical Assistance for Shared Housing Programs) is \$500,000. The minimum application amount for any single activity or program (if the activity/program is Technical Assistance for Self-Help Housing Projects or Technical Assistance for Shared Housing Programs) is \$100,000. If applying for more than one activity, the minimum application amount for those activities is \$600,000.

The maximum application amount for one or more activities is \$5 million. If applying only for Technical Assistance for Self-Help Housing Projects, the maximum application amount is \$500,000. If applying only for Technical Assistance for Shared Housing Programs, the maximum application amount is \$300,000.

2. **Minimum and maximum per-unit funding limits**

- a. **Grant Activities**

For the purposes of this NOFA, the minimum and maximum amount of funding to individual Borrowers will be:

First-Time Homebuyer Assistance, including for mortgage assistance provided as a part of a Homeownership Development Project Loan

The maximum Loan amount by an award recipient to an eligible Borrower will be 40 percent of the Borrower's purchase price for the property, up to a maximum of \$100,000. The minimum Loan to a Borrower will be not less than \$1,000.

Where an Applicant is applying to perform a Homeownership Development Project Loan with a self-help housing component, the Applicant may additionally apply for Technical Assistance of \$15,000 per-unit in addition to the Loan amount requested in the application for the Homeownership Development Project.

Owner-Occupied Rehabilitation Assistance

The maximum Loan amount by an award recipient to an eligible Borrower will be \$75,000, unless the home is in need of reconstruction. If the home is in need of reconstruction, the maximum Loan amount will be \$125,000. The minimum Loan to a Borrower will be not less than \$1,000.

ADU/JADU Assistance

The maximum Loan amount by an award recipient to an eligible Borrower for ADU/JADU construction will be \$100,000. The minimum Loan to a Borrower will be not less than \$1,000.

b. Loan Activities

Homeownership Development Project

The maximum per-unit Loan amount for Homeownership Development Project Loans will be \$100,000. As discussed above, if an Applicant is applying to fund Homeownership Development Project with a Self-Help Housing Project, the Applicant may additionally apply for Technical Assistance of \$15,000 per-unit on top of the application amount requested for Homeownership Development Project.

c. Funding limits for Technical Assistance

The minimum Technical Assistance Grant to a Recipient will be not less than \$1,000. For the purposes of this NOFA, the maximum CalHome Grant per-unit will be:

Technical Assistance for Self-Help Housing Projects

The maximum per-unit Grant amount will be \$15,000. All expenses shall be documented.

Technical Assistance for Shared Housing Programs

The maximum activity amount for Shared Housing Programs is established in Section (D)(1) of this NOFA.

E. Eligible uses of funds

1. Mortgage Assistance and Rehabilitation Loans to Eligible Households. Funds provided to CalHome Recipients shall be used by individual Households (Guidelines Section 7720) at or below 80 percent of the AMI (HSC § [50052.5, subd. \(b\)](#)). AMI limits are updated annually and are available on the Department's [website](#).

a. Financial assistance provided to qualified individual homeowners for Mortgage Assistance , shall be in the form of deferred payment Loans, repayable upon the sale or transfer of the homes, when the home ceases to be owner-occupied, or upon the Loan maturity date, whichever occurs first (HSC § 50650.3, subd. (c)(1)). The Loan shall be up to a 30-year term (Guidelines Section 7726, subd. (c)(5-6)). The interest rate is set by the Recipient at up to 3 percent simple interest per annum (Guidelines Section 7726, subd. (d)). Borrowers (Guidelines Section 7716, subd. (k)) shall occupy units as their principal place of residence for the term of the Loan (Guidelines Section 7720, subd. (d)). If the Borrower will occupy an ADU or JADU, then residents of the primary unit shall not be considered as part of the household receiving CalHome funding. Loans shall also be made in a manner consistent with the purposes described in Section II. B., Eligible Activities, as well as with the CalHome Guidelines and applicable statutes.

Recipients shall comply with the Homeowner/Homebuyer Loan-to-Value Limits for Mortgage Assistance CalHome program Loans defined in Guidelines Section 7727.

2. Owner-Occupied Rehabilitation Loans to Eligible Households. Funds provided to CalHome Recipients shall be used by individual Households (Guidelines Section 7720) at or below 80 percent of the AMI (HSC § 50052.5, subd. (b)). AMI limits are updated annually and are available on the Department's [website](#).

- a. Financial assistance provided to qualified individual homeowners for Owner-Occupied Rehabilitation shall be in the form of deferred payment loans, repayable upon the sale or transfer of the homes, when the home ceases to be owner-occupied, or upon the loan maturity date, whichever occurs first (HSC § 50650.3(c)(1)). The Loan shall be up to a 30-year term (Guidelines Section 7726, subd. (c)(5-6)). The interest rate is set by the Recipient up to 3 percent simple interest per annum (Guidelines Section 7726, subd. (d)). Borrowers must occupy units as their principal place of residence for the term of the loan (Guidelines Sections 7716, subd, (k) and 7720, subd. (c)). If the Borrower will occupy an ADU or JADU, then residents of the primary unit shall not be considered as part of the household receiving CalHome funding (Guidelines Section 7720).
- b. Recipients shall comply with the Homeowner/Homebuyer loan-to-value limits for Owner-Occupied Rehabilitation CalHome program loans defined in Guidelines Section 7727.
- c. Financial assistance provided to individual households to rehabilitate, repair, or replace Manufactured Housing located in a Mobilehome Park and not permanently affixed to a foundation shall be in the form of a secured forgivable loan, which must also be made in a manner consistent with the Regulations and Statutes. The loan shall be due and payable in 20 years, with 10 percent of the original principal to be forgiven annually for each additional year beyond the 10th year that the home is owned and continuously occupied by the Borrower.
- d. Financial assistance provided to individual Households to rehabilitate, repair, or replace Manufactured Housing located in a Mobilehome Park and not permanently affixed to a foundation shall be in the form of a secured forgivable loan, which shall also be made in a manner consistent with the Guidelines and applicable Statutes (HSC § 50650.3, subd. (c) and Guidelines Section 7733 subd. (e)).

Note: The Loan shall be due and payable in 20 years, with 10 percent of the original principal to be forgiven annually for each additional year beyond the 10th year that the home is owned and continuously occupied by the Borrower (HSC § 50650.3, subd. (c)).

Pursuant to HSC § 50650.3(c)), not more than 10 percent of the funds available in a given fiscal year shall be used for financial assistance in the form of secured forgivable loans.

3. ADU/JADUs. Funds in support of an ADU/JADU Program shall be used for:

- a. Construction, reconstruction, repair, conversion, or rehabilitation
- b. Structural modifications to the existing home necessary to accommodate an ADU or a JADU
- c. Building permits and other related government fees, including all fees necessary to build and occupy the ADU/JADU

- d. Consulting services which are directly related to construction, such as appraisal, architectural, or engineering services
- e. Non-recurring loan costs
- f. CalHome activity delivery fees

4. **Technical Assistance for Self-Help Housing Projects.** Recipients shall comply with the eligible costs for Self-Help Technical Assistance defined in Guidelines Section 7737.
5. **Technical Assistance for Shared Housing.** Recipients shall comply with the eligible costs for Shared Housing Technical Assistance defined in Guidelines Section 7740.
6. **Homeownership Development Project Loans.** Homeownership Development Project Loans will be funded pursuant to the development Loan terms specified in Guidelines Section 7750. The portion of a development Loan, which is used to provide Mortgage Assistance to qualified First-Time Homebuyers, is converted to a Grant. Recipients shall comply with the development Loan-to-Value Limits defined in Guidelines Section 7751.

Homeownership Development Projects must have a minimum of five units (Guidelines Section 7753).

Note: Projects are only eligible if construction work has not begun prior to the date that the Department awards a commitment of program funds. Construction work includes: (1) site improvements intended for public dedication, (2) site preparation, or (3) grading (Guidelines Section 7718, subd. (c)).

7. Activity Delivery Fees

Mortgage Assistance Loans. The Department may provide funding to cover Activity Delivery Fees (ADFs) of up to 10 percent of the total award. Up to 5 percent of the total award may be provided within 90 days after the execution of the Standard Agreement for program development expenses, and up to 5 percent of the total award may be reimbursed on a per-Loan basis. The per-Loan reimbursement maximum will be 5 percent of the total award divided by the estimated number of Loans to be made under the contract.

Owner-Occupied Rehabilitation Loans. The Department may provide funding to cover ADFs of up to 20 percent of the total award. Up to 10 percent of the total award may be provided within 90 days after the execution of the Standard Agreement for program development expenses, and up to 10 percent of the total award may be reimbursed on a per-Loan basis. The per-Loan reimbursement maximum will be 10 percent of the total award divided by the estimated number of Loans to be made under the contract.

ADU/JADU Loans. The Department may provide funding to cover ADFs of up to 20 percent of the total award. Up to 10 percent of the total award may be provided within 90 days after the execution of the Standard Agreement for program development expenses, and up to 10 percent of the total award may be reimbursed on a per-Loan

basis. The per-Loan reimbursement maximum will be 10 percent of the total award divided by the estimated number of Loans to be made under the contract.

Applicants need to provide documentation verifying their Activity Delivery expenses. This requirement may be satisfied through documents such as invoices, receipts, time tracking, or other documentation of valid program expenses.

F. Eligibility and threshold evaluation criteria

Applications will not be considered for funding unless the application is received by the deadline as stated in this NOFA, and demonstrates compliance with all CalHome program statutes and Guidelines, including the following conditions:

- a. The Applicant meets geographic restrictions per CalHome Guidelines (Guidelines Section 7717 subd. (a))
- b. The Applicant is an eligible Local Public Agency or Nonprofit Corporation (Guidelines Section 7717)
- c. The Applicant has complied with reporting requirements (Guidelines Section 7717, subd. (c))
- d. The activity is eligible (Guidelines Section 7718)
- e. The proposed use of funds is eligible (Guidelines Section 7719)
- f. The Applicant meets the eligibility requirements for the activity or activities for which they are applying:
 - i. First-Time Homebuyer Mortgage Assistance (Guidelines Section 7728)
 - ii. Owner-Occupied Rehabilitation Assistance (Guidelines Section 7732)
 - iii. Technical Assistance for Self-Help Housing Projects (Guidelines Section 7736)
 - iv. Technical Assistance for Shared Housing Programs (Guidelines Section 7739)
 - v. ADU/JADU Assistance (Guidelines Section 7742)
 - vi. Homeownership Development Project Loans (Guidelines Section 7746)
- g. The application is complete (Guidelines Section 7754)
- h. The application shall be on the Department forms and cannot be altered or modified by the Applicant
- i. The application is signed by the party authorized in a complete and proper resolution (Guidelines Section 7754)
- j. The Applicant does not have any unresolved audit findings for prior the Department or federally funded housing or community development projects or programs (Guidelines Section 7755)
- k. The Applicant has no pending lawsuits that would impede the implementation of the program (Guidelines Section 7755)

G. Rating

Evaluation criteria. All eligible Applicants that have met eligibility and threshold requirements shall receive a minimum score of 55 points to be considered for funding (Guidelines Section 7755, subd. (b)). All applications passing eligibility and threshold criteria will be evaluated on the following factors (Table 2). If there are more eligible Applicants than can be funded, the Department will award funding by descending order

of points. For more detail on each of the rating factors, please see Appendix A and Guidelines Section 7755, subd. (b).

§ Table 2 – Evaluation Criteria

Evaluation Criteria	Maximum Points
Capability	40
Community Need	15
Feasibility	25
Community Revitalization	10
Volunteer Labor, Self-Help Labor or Youth Construction Skills Training Program	10
Total	100

Applicants may apply to fund up to two programs (First-Time Homebuyer Mortgage Assistance Program, Owner-Occupied Rehabilitation Program, Shared Housing Program, and/or ADU/JADU Program) in a single application. Each program will be scored separately; therefore, an Applicant applying to fund two programs will have two separate scores. The two scores will be averaged into one score. Applicants may apply to fund a Homeownership Development Project with or without a Self-Help Housing Project. If the Homeownership Development Project proposes to do a Self-Help Housing Project, the Applicant may additionally apply for Technical Assistance funding. Applicants cannot apply to fund both a program and a project (Guidelines Section 7753, subd (a)) in a single application. However, Applicants may submit separate applications for Programs and projects. In addition, Applicants may submit separate applications to apply for multiple projects.

Applicants cannot apply for more than the maximum application amount of \$5 million across all applications submitted per a CalHome funding round. Applicants can only apply for one assisted county per application. Applicants may serve as Administrative Subcontractors for localities. However, Applicants cannot serve as Administrative Subcontractors in the areas where they are awarded CalHome funds to develop a CalHome Program or a project. Applicants are required to provide Service Area Maps with their Applications.

- 1. Performance penalty.** Applicants that have previously received a CalHome Grant will be reviewed for performance (Guidelines Section 7755, subd. (c)).

Failure to have expended at least 95 percent of the most recently awarded Grant by the 36th month of the prior CalHome contract (with the exception of funds awarded under the April 11, 2018 CalHome Disaster NOFA and May 3, 2019 CalHome Disaster NOFA) may result in a five point penalty deduction from the score of the application (Guidelines Section 7759, subd. (a)(1)(B)).

An Applicant with any project currently in the Department’s compliance resolution unit shall not be eligible to apply (Guidelines Section 7717, subd. (b)(1)).

III. State requirements

A. Climate adaptation

[Executive Order B-30-15](#) addressing the need for climate adaptation ordered that:

1. All state agencies with jurisdiction over sources of greenhouse gas emissions shall implement measures, pursuant to statutory authority, to achieve reductions of greenhouse gas emissions to meet the 2030 and 2050 greenhouse gas emissions reductions targets.
2. State agencies shall take climate change into account in their planning and investment decisions and employ full life-cycle cost accounting to evaluate and compare infrastructure investments and alternatives.

In response to the Governor's Executive Order, the Department strongly encourages CalHome Recipients to implement CalHome funded activities in a manner that reduces greenhouse gas emissions and adapts to climate change.

For additional information and guidance, please contact Nuin Tara-Key with the Governor's Office of Planning and Research at Nuin-Tara.Key@opr.ca.gov.

IV. Application procedures and deadline

A. Application packaging and submittal

The application form is available on the Department's website under the CalHome program, <http://www.hcd.ca.gov/grants-funding/active-no-funding/calhome.shtml>.

Application materials must be submitted electronically to the Department's website. Requirements for uploading the Application Workbook and required supporting documentation, including naming conventions, are described in the application instructions available at <https://www.hcd.ca.gov/grantsfunding/active-funding/lhtf.shtml>. The application instructions and submittal portal will be available beginning August 31, 2020. The Department no longer requires a hardcopy submittal of the Application Workbooks or supplemental documentation.

Applicants must upload all application materials to the Department's website no later than 11:59 p.m. Pacific Standard Time on October 29, 2020.

Personal deliveries will not be accepted. No facsimiles, incomplete applications, application revisions, or walk-in application packages will be accepted. Applications that do not meet the filing deadline will not be eligible for funding.

B. Application webinar

The Department will hold a live, recorded webinar to review the CalHome NOFA and application. The recorded webinar will be posted on the CalHome program webpage. For the webinar date and time, please go to the Department's website at <http://www.hcd.ca.gov/grants-funding/active-no-funding/calhome.shtml>. Please contact CalHome@hcd.ca.gov for webinar registration.

C. Disclosure of application

Information provided in the application will become a public record available for review by the public, pursuant to the California Public Records Act (Chapter 1473, Statutes of 1968). As such, any materials provided will be disclosable to any person making a request under this Act. The Department cautions Applicants to use discretion in providing information not specifically requested, including, but not limited to, bank account numbers, personal phone numbers and home addresses. By providing this information to the Department, the Applicant is waiving any claim of confidentiality and consents to the disclosure of submitted material upon request.

V. Appeal and award process

A. Appeals

Pursuant to Guidelines Section 7755, subd. (d), Applicants will be subject to the appeal process as detailed in this NOFA:

1. Basis of appeals

- a. Upon being noticed in writing that its application is incomplete, fails threshold requirements, or has a reduced preliminary point score, applicants may appeal these decisions pursuant to Section V of this NOFA. Upon receipt of the Department's notice that an application has been determined to be incomplete, fail threshold, or have a reduction to the preliminary point score, Applicants under this NOFA may appeal such decision(s) to the Department pursuant to this section.
- b. No Applicant shall have the right to appeal a decision of the Department relating to another Applicant's eligibility, point score, award, denial of award, or any other matter related thereto.
- c. Prior program NOFAs: The appeal process provided herein applies solely to the Department decisions made in this NOFA and does not apply to any decisions made respecting any previously issued NOFAs or decisions to be made respecting future NOFAs.

2. Appeal process and deadlines

- a. Process: In order to lodge an appeal, Applicants shall submit to the Department, by the deadline set forth in subsection (b) below, a written appeal that states all relevant facts, arguments, and evidence upon which the appeal is based. Furthermore, the Applicant shall provide a detailed reference to the area or areas of the application that provide clarification and substantiation for the basis of the

appeal. No new or additional information will be accepted if this information would result in a competitive advantage to an Applicant. Once the written appeal is submitted to the Department, no further information or materials will be accepted or considered thereafter. Appeals are to be submitted to the Department either via email at CalHome@hcd.ca.gov or at the following address:

California Department of Housing and Community Development
Attn: Division of Financial Assistance
Program Design and Implementation Section
2020 W. El Camino Ave, Suite 500
Sacramento, California 95833

The Department will accept appeals through a carrier service that provides date stamp verification of delivery such as the U.S. Postal Service, UPS, and FedEx. Deliveries shall be received during the Department weekday (non-state holiday) business hours of 9:00 a.m. to 5:00 p.m. Pacific Standard Time. Emails to the email address listed above will be accepted as long as the email time stamp is prior to the appeal deadline.

- b. Filing Deadline: Appeals shall be received by the Department no later than five (5) business days from the date of the Department's eligibility, threshold review, or determination letters, representing the Department's decision made in response to the application.

3. Decision

Any request to amend the Department's decision shall be reviewed for compliance with the Statute, the Guidelines, the August 31, 2020, CalHome program NOFA, and any subsequent clarifying documents, each of which as may have been amended from time to time. It is the Department's intent to render its decision in writing within 15 business days of receipt of the Applicant's written appeal. All decisions rendered shall be final, binding, and conclusive, and shall constitute the final action of the Department with respect to the appeal.

4. Effectiveness

In the event that the statute, regulations, or Guidelines governing this program contain an existing process for appealing the Department decisions with respect to NOFA awards made under such programs, then this section shall be inapplicable, and all appeals shall be governed by such existing authority.

B. Awards

Awards made by the Department shall not be deemed final until such time as the Department has resolved any appeals filed by Applicants pursuant to the appeal process provided for in Section V. A. hereof. At such time as the Department has completed the appeal process and made its determinations, it will issue the final awards and post notification thereof on the Department's website.

VI. Standard Agreements and release of funds

A. Standard Agreements

Recipient(s) will enter into a Standard Agreement with the Department. The Standard Agreement will contain relevant state contracting and program requirements, specific information about the award, the work to be performed, a project/program timeline, and any special conditions required to make the project feasible (Guidelines Sections 7752, subd. (a)(4) and 7756, subd. (a)(12)).

The Recipient(s) shall remain a party to the Standard Agreement for the agreement's entire term.

The Standard Agreement allows a maximum of 36-months from the date of the award letter to expend funds (Guidelines Section 7759, subd. (a)(1)). The Department may exercise its reasonable discretion to disencumber funds or to grant an extension of time for completion (Guidelines Section 7759, subd. (d)). Any extensions are subject to any and all applicable encumbrances, deadlines, and limitations, including, but not limited to, HSC § 54006, subd. (g). Documentation to support the Recipient's expenditure of funds shall be received prior to the contract expiration date. The Standard Agreement expires at the end of 42 months from the award letter date, unless extended. Recipients remain subject to the terms of the 20-year Monitoring Agreement (Guidelines Section 7756, subd. (b)).

B. Release of funds

Funds shall not be obligated to a Borrower prior to the date a Standard Agreement contract is fully executed between the Recipient and the Department. Funds will be released after the Standard Agreement execution, and after the Department has reviewed and approved the following Recipient submissions (Guidelines Section 7756, subd. (a)(5)):

- a. Loan servicing plan (Guidelines Section 7723, subd. (a))
- b. Program guidelines
- c. Loan document templates
- d. Reuse Agreement with verification of established Reuse Account (Guidelines Section 7724)
- e. Fully executed 20-year Monitoring Agreement (Guidelines Section 7756, subd. (b))
- f. If a Recipient contracts with a third party for the above functions, the Recipient shall submit the original contract and any amendments for the Department review

Funds may be requested as either a reimbursement or as an advance. Pursuant to Guidelines Section 7757, subd. (a), advances may include, but are not limited to, any of the following:

- a. Homeownership Development Project Loan disbursements
- b. Advances of up to 25 percent of the award for Self-Help and Shared Housing Technical Assistance
- c. Advances for Owner-Occupied Rehabilitation or ADU/JADU Programs up to the Recipient's anticipated volume of closed Loans for the following 60-day period
- d. Advances to escrow for Mortgage Assistance Loans

All Recipients shall reconcile advances within 90 days. Documentation showing at least two-thirds of the funds previously released for program activities were expended shall be submitted to the Department before another advance request will be processed. Recipients shall also consistently complete quarterly performance reports and be up to date on their submissions before another advance request will be processed (Guidelines Section 7758, subd. (a)).

VII. Other terms and conditions

A. Right to modify or suspend

The Department reserves the right, at its sole discretion, to suspend, amend, or modify the provisions of this supplement at any time, including, without limitation, the amount of funds available hereunder. If such an action occurs, the Department will notify all interested parties via listserv and will post the revisions to the CalHome website. Subscription to the CalHome listserv is available at https://www.hcd.ca.gov/HCD_SSI/subscribe-form.html.

B. Conflicts

In the event of any conflict between the terms of this supplement and either applicable state or federal law or regulation, the terms of the applicable state or federal law or regulation shall control. Applicants are deemed to have fully read and understand any and all applicable state and federal laws, regulations, and Guidelines pertaining to CalHome. By applying under this NOFA, Applicants acknowledge and agree that the Department shall not be responsible for any errors or omissions in the preparation of this NOFA.

APPENDIX A

RATING FACTORS

The list below is a summary. For more specific information, please refer to Guidelines Section 7755, subd. (b).

Criteria Defined	Maximum Points
<p>Capability to operate the proposed program, administer and conduct the Self-Help Technical Assistance Project, or develop the type of Homeownership Project proposed in the application:</p> <ul style="list-style-type: none"> • Number of Mortgage Assistance units assisted within the last four years: <ul style="list-style-type: none"> ▪ 2 – 5 ~ 20 points ▪ 6 – 10 ~ 30 points ▪ 11 or more ~ 40 points • Number of Rehabilitation/Reconstructed units assisted within the last four years: <ul style="list-style-type: none"> ▪ 2 – 5 ~ 20 points ▪ 6 – 10 ~ 30 points ▪ 11 or more ~ 40 points • Number of Self-Help, new construction units within the last four years: <ul style="list-style-type: none"> ▪ 2 – 10 ~ 20 points ▪ 11 – 20 ~ 30 points ▪ 21 or more ~ 40 points • Number of Shared Housing units assisted within the last two years: <ul style="list-style-type: none"> ▪ 2 ~ 20 points ▪ 3 – 4 ~ 30 points ▪ 5 or more ~ 40 points • Number of ADU/JADU or Rehabilitation/Reconstructed units assisted within the last four years: <ul style="list-style-type: none"> ▪ 2 – 5 ~ 20 points ▪ 6 – 10 ~ 30 points ▪ 11 or more ~ 40 points • Number of Homeownership Development Projects within the last four years: <ul style="list-style-type: none"> ▪ 2 ~ 20 points ▪ 3 – 4 ~ 30 points ▪ 5 or more ~ 40 points 	<p>40</p>

<p>Community Need in a geographic area for the proposed Local Program or project will be based on the following factors:</p> <p>For Mortgage Assistance Programs, Technical Assistance for Self-Help Housing Projects, Technical Assistance for Shared Housing Programs, ADU/JADU Programs, and Homeownership Development Project Loans:</p> <ul style="list-style-type: none"> • Housing affordability in the geographic area: The ratio of the current median sales price of a single-family home to the AMI for a 4-person Household, in the county in which the CalHome program or project is located. The current median sales price is the most recent available from the California Association of Realtors as of the NOFA date, and the AMI is updated on an annual basis by the Department; • Percent of renter Households that are Low Income: The percent of Households in renter-occupied housing with incomes below 80 percent of AMI, as reported in the most recent HUD Comprehensive Housing Affordability Strategy U.S. Census Bureau American Community Survey (HUD CHAS) data; • Percent of renter Households occupying overcrowded housing: The percent of renter-occupied housing units with more than 1.5 occupants per room, as reported in the most recent HUD CHAS data; and • Rental vacancy rate: The percent of rental housing units that are currently vacant, as reported in the most recent HUD CHAS data. <p>For Rehabilitation Programs:</p> <ul style="list-style-type: none"> • Age of the housing stock: The percent of owner-occupied housing units over 30 years old, as reported in the most recent U.S. Census Bureau American Community Survey (ACS) data; • Percent of homeowner Households that are in poverty: The percent of families in owner-occupied housing with incomes below the federal poverty line, as reported in the most recent ACS data; • Percent of homeowner Households that are Low Income: The percent of Households in owner-occupied housing with incomes below 80 percent of AMI, as reported in the most recent HUD CHAS data; and • Percent of homeowner Households occupying overcrowded housing: The percent of owner-occupied housing units with more than 1.5 occupants per room, as reported in the most recent HUD CHAS data. 	<p>15</p>
<p>Feasibility in a geographic area for the proposed Local Program or project will be based on the following factors:</p> <p>For Mortgage Assistance Programs:</p> <ul style="list-style-type: none"> • Affordability of Homeownership relative to renting: The ratio of median Monthly Housing Costs for owner-occupied housing units with a Mortgage, to median Monthly Housing Costs for renter-occupied housing units, as reported in the most recent ACS data; 	<p>25</p>

- Availability of homes for sale relative to the proposed lending activity: The ratio of the following:
 - The number of home sales in the previous year priced below *either* the current median sales price of a single-family home in the county in which the CalHome program is located, *or* \$500,000, whichever is less;
 - The number of Loans that the Applicant expects to provide in the program.
 - The Applicant will provide home sales information based on publicly available real estate transactions data (e.g., Zillow.com, Redfin.com).

For Owner-Occupied Rehabilitation Programs and ADU Programs:

- Age of the housing stock: The percent of owner-occupied housing units over 30 years old, as reported in the most recent ACS data; and
- Percent of homeowner Households occupying overcrowded housing: The percent of owner-occupied housing units with more than 1.5 occupants per room, as reported in the most recent HUD CHAS data.

For Technical Assistance for Shared Housing Programs:

- Incidence of severe cost burden for low-income renters: The percent of Households in renter-occupied housing units spending 50 percent or more of income on housing expenses, as reported in the most recent HUD CHAS data; and
- Rental vacancy rate: The percent of rental housing units that are currently vacant, as reported in the most recent HUD CHAS data.

For Technical Assistance for Self-Help Housing Programs and Homeownership Development Project Loans:

- The readiness of the project development to proceed as evidenced by the status of local government approvals, project financing commitments, and resolution to impediments to development;
- Evidence of ability to serve Low- and Very Low-Income Households pursuant to the Mortgage Assistance underwriting requirements stated in Section 7731, as evidenced by the development budget and proposed unit sales prices; and
- Affordability of Homeownership relative to renting: The ratio of median Monthly Housing Costs for owner-occupied housing units with a Mortgage, to median Monthly Housing Costs for renter-occupied housing units, as reported in the most recent ACS data.
- Availability of homes for sale relative to the proposed lending activity: The ratio of the following:
 - The number of home sales in the previous year priced below *either* the current median sales price of a single-family home in the county in which the CalHome program is located, *or* \$500,000, whichever is less; to

<ul style="list-style-type: none"> ○ The number of Loans that the Applicant expects to provide in the program. ○ The Applicant will provide home sales information based on publicly available real estate transactions data (e.g., Zillow.com, Redfin.com). 	
<p>Contributes to Community Revitalization as defined in Section 7716(l), or meets a legislatively mandated priority for funds allocated to the CalHome program, or develops a Rehabilitation Program that addresses climate adaptation or resiliency consistent with the Hazard Mitigation Plan or the Safety Element of the General Plan adopted by the jurisdiction in which the program will be offered.</p>	10
<p>Volunteer Labor, Self-Help Labor or Youth Construction Skills Training Program: Applicants applying for Homeownership Development Project, Self-Help Technical Assistance Homeownership Projects, or a Mortgage Assistance Local Program for new construction housing or acquisition with substantial Rehabilitation, when the Recipient is acquiring and substantially rehabilitating properties for sale to first-time homebuyers, will receive up to 10 points to the extent that:</p> <ul style="list-style-type: none"> • The Applicant utilizes Volunteer Labor or Self-Help Construction labor, where a minimum of five hundred (500) hours of on-site construction labor per assisted unit is provided; or • The Applicant utilizes labor provided by youth participating in a construction skills training program, where a minimum of five hundred (500) hours of on-site construction labor per assisted unit is provided. The five hundred (500) hours of construction training labor shall be provided by the 16- to 24-year old program participants; • 15 percent of units to be developed include an ADU or a JADU. • Homeownership development projects are located in a High Resource or Highest Resource area, as identified on the TCAC/the Department Opportunity Area Map. 	10
<p>MAXIMUM TOTAL POINTS</p>	100

For the Applicants who already received CalHome funds, up to 5 points may be deducted for failure to meet CalHome Program Performance Goals pursuant to Section 7759 in the Guidelines.

APPENDIX B

Outstanding Past Due CalHome Reports

CALHOME & BEGIN ANNUAL REUSE ACCOUNT REPORTS DUE

Program	Contract Number	Contract Name	Project Name	FY
CALHOME	12-CALHOME-8703	Alameda County Community Development Agency	Alameda County Community Development Agency	2019
CALHOME	12-CALHOME-8703	Alameda County Community Development Agency	Alameda County Community Development Agency	2018
CALHOME	06-CALHOME-0230	Anaheim Housing Authority	Anaheim Housing Authority	2019
CALHOME	08-CALHOME-4962	Anaheim Housing Authority	Anaheim Housing Authority	2019
CALHOME	11-CALHOME-8191	Anaheim Housing Authority	Anaheim Housing Authority	2019
CALHOME	10-CALHOME-6654	Burbank Housing Development Corporation	Catalina Homes, Phase I	2018
CALHOME	01-CALHOME-0107	Cabrillo Economic Development Corporation	Cabrillo Economic Development Corporation	2018
CALHOME	03-CALHOME-0041	Cabrillo Economic Development Corporation	Cabrillo Economic Development Corporation	2019
CALHOME	03-CALHOME-0041	Cabrillo Economic Development Corporation	Cabrillo Economic Development Corporation	2018
CALHOME	03-CALHOME-0071	California City Redevelopment Agency	California City Redevelopment Agency	2019
CALHOME	03-CALHOME-0071	California City Redevelopment Agency	California City Redevelopment Agency	2018
CALHOME	03-CALHOME-0055	City and County of San Francisco, Recreation and Park Department	City and County of San Francisco	2019
BEGIN	03-BEGIN-0003	City of Anaheim	The Boulevard	2019
BEGIN	03-BEGIN-0009	City of Anaheim	Presidential Tract	2019
BEGIN	03-BEGIN-0010	City of Anaheim	Cantada Square	2019
BEGIN	05-BEGIN-0059	City of Anaheim	The Boulevard	2019
BEGIN	06-BEGIN-0072	City of Anaheim	Olive Street	2019
BEGIN	08-BEGIN-5203	City of Anaheim	Harbor Lofts on the Promenade Dev. Project	2019
BEGIN	08-BEGIN-5203	City of Anaheim	Harbor Lofts on the Promenade Dev. Project	2018
BEGIN	08-BEGIN-5462	City of Anaheim	Colony Park (Phase II)	2019
BEGIN	08-BEGIN-5462	City of Anaheim	Colony Park (Phase II)	2018
BEGIN	10-BEGIN-6619	City of Anaheim	Kwikset - Laing Condominiums	2019
BEGIN	10-BEGIN-6620	City of Anaheim	Colony Park Phase 3	2019
BEGIN	10-BEGIN-6623	City of Anaheim	Anaheim Packing House	2019
BEGIN	11-BEGIN-7895	City of Anaheim	Colony Park Phase 4	2019
CALHOME	03-CALHOME-0053	City of Baldwin Park	City of Baldwin Park	2019
CALHOME	03-CALHOME-0053	City of Baldwin Park	City of Baldwin Park	2018
CALHOME	03-CALHOME-0021	City of Barstow	City of Barstow	2019
CALHOME	03-CALHOME-0021	City of Barstow	City of Barstow	2018
CALHOME	04-CALHOME-0115	City of Bell	City of Bell	2019
CALHOME	04-CALHOME-0115	City of Bell	City of Bell	2018
CALHOME	06-CALHOME-0206	City of Calexico	City of Calexico	2018
CALHOME	09-CALHOME-6523	City of Calexico	City of Calexico	2018
CALHOME	00-CALHOME-0053	City of Coachella	City of Coachella	2019
BEGIN	03-BEGIN-0011	City of Concord	Willow Walk	2019
BEGIN	03-BEGIN-0012	City of Concord	Sycamore Grove	2019
BEGIN	04-BEGIN-0036	City of Corcoran	Dewey Estates	2019
CALHOME	00-CALHOME-0067	City of Cudahy	City of Cudahy	2019
CALHOME	00-CALHOME-0067	City of Cudahy	City of Cudahy	2018
CALHOME	03-CALHOME-0070	City of Davis	City of Davis CalHome	2019
CALHOME	03-CALHOME-0070	City of Davis	City of Davis CalHome	2018
CALHOME	03-CALHOME-0065	City of Emeryville	City of Emeryville	2019
CALHOME	08-CALHOME-4934	City of Emeryville	City of Emeryville	2019
CALHOME	06-CALHOME-0198	City of Eureka	City of Eureka	2019
BEGIN	03-BEGIN-0015	City of Exeter	Maple Place	2019
BEGIN	04-BEGIN-0038	City of Fairfield	Providence Walk II	2018
CALHOME	00-CALHOME-0039	City of Fairfield	City of Fairfield	2018
CALHOME	06-CALHOME-0197	City of Fairfield	City of Fairfield	2018
CALHOME	06-CALHOME-0262	City of Gardena	City of Gardena	2019
CALHOME	06-CALHOME-0262	City of Gardena	City of Gardena	2018
BEGIN	08-BEGIN-5322	City of Glendale	Doran Gardens	2019
BEGIN	08-BEGIN-5322	City of Glendale	Doran Gardens	2018
CALHOME	12-CALHOME-8701	City of Gridley	City of Gridley	2019
CALHOME	12-CALHOME-8701	City of Gridley	City of Gridley	2018
BEGIN	03-BEGIN-0017	City of Hercules	Refugio Neighborhood Baywood Development	2019
CALHOME	00-CALHOME-0043	City of Hughson	City of Hughson	2019
CALHOME	00-CALHOME-0043	City of Hughson	City of Hughson	2018
BEGIN	05-BEGIN-0060	City of Huron	Huron Park Estates	2019
BEGIN	05-BEGIN-0060	City of Huron	Huron Park Estates	2018
CALHOME	06-CALHOME-0227	City of Huron	City of Huron	2019
CALHOME	06-CALHOME-0227	City of Huron	City of Huron	2018
CALHOME	08-CALHOME-4911	City of Huron	City of Huron	2019
CALHOME	08-CALHOME-4911	City of Huron	City of Huron	2018

CALHOME & BEGIN ANNUAL REUSE ACCOUNT REPORTS DUE

Program	Contract Number	Contract Name	Project Name	FY
CALHOME	03-CALHOME-0019	City of Lancaster	City of Lancaster	2019
BEGIN	05-BEGIN-0050	City of Los Angeles - Housing Department	Townhome Ownership Program	2019
BEGIN	09-BEGIN-6551	City of Los Angeles - Housing Department	Scattered Sites	2019
BEGIN	10-BEGIN-6621	City of Los Angeles - Housing Department	Alta Lofts	2019
CALHOME	10-CALHOME-6683	City of Lynwood	Lynwood Redevelopment Agency	2019
CALHOME	00-CALHOME-0052	City of Oakdale	City of Oakdale	2019
BEGIN	04-BEGIN-0037	City of Oakley	Norcross Lane	2018
BEGIN	07-BEGIN-0085	City of Palmdale	Palmdale Transit Village	2018
CALHOME	03-CALHOME-0050	City of Pasadena	City of Pasadena	2019
CALHOME	03-CALHOME-0050	City of Pasadena	City of Pasadena	2018
CALHOME	04-CALHOME-0073	City of Pico Rivera	City of Pico Rivera	2019
CALHOME	10-CALHOME-6678	City of Pico Rivera	City of Pico Rivera	2019
CALHOME	06-CALHOME-0179	City of Port Hueneme	City of Port Hueneme	2019
CALHOME	04-CALHOME-0079	City of Santa Paula	City of Santa Paula	2019
CALHOME	04-CALHOME-0079	City of Santa Paula	City of Santa Paula	2018
BEGIN	08-BEGIN-5073	City of Sebastopol	Hollyhock Mutual Self-Help Homes	2019
BEGIN	08-BEGIN-5326	City of Sebastopol	Daybreak at the Sequoia Village	2019
BEGIN	07-BEGIN-0089	City of Wasco	The Roses of Barcelona	2018
CALHOME	00-CALHOME-0060	City of Wasco	City of Wasco	2018
CALHOME	03-CALHOME-0029	City of Wasco	City of Wasco	2018
CALHOME	04-CALHOME-0088	City of Wasco	City of Wasco	2018
CALHOME	05-CALHOME-0136	City of Wasco	City of Wasco	2018
CALHOME	06-CALHOME-0250	City of Wasco	City of Wasco	2018
CALHOME	00-CALHOME-0078	City of West Sacramento	City of West Sacramento	2019
CALHOME	03-CALHOME-0037	City of West Sacramento	City of West Sacramento	2019
CALHOME	00-CALHOME-0092	Community Housing Opportunities Corporation	Community Housing Opportunities Corporation	2019
CALHOME	00-CALHOME-0092	Community Housing Opportunities Corporation	Community Housing Opportunities Corporation	2018
CALHOME	08-CALHOME-4892	County of Alameda	Alameda County	2019
CALHOME	08-CALHOME-4892	County of Alameda	Alameda County	2018
CALHOME	00-CALHOME-0047	County of Mendocino	County of Mendocino	2019
CALHOME	00-CALHOME-0047	County of Mendocino	County of Mendocino	2018
CALHOME	06-CALHOME-0187	County of San Diego Housing and Community Development Services	County of San Diego Housing and Community Development	2019
CALHOME	11-CALHOME-8215	County of San Diego Housing and Community Development Services	County of San Diego Housing and Community Development	2019
CALHOME	08-CALHOME-4938	County of Santa Clara	County of Santa Clara	2019
CALHOME	08-CALHOME-4938	County of Santa Clara	County of Santa Clara	2018
BEGIN	04-BEGIN-0024	County of Sonoma	Meadowlark Homes	2019
CALHOME	06-CALHOME-0208	County of Trinity	County of Trinity	2019
CALHOME	06-CALHOME-0208	County of Trinity	County of Trinity	2018
CALHOME	10-CALHOME-6660	Habitat for Humanity for San Luis Obispo County	Habitat for Humanity for San Luis Obispo County	2019
CALHOME	08-CALHOME-5900	Habitat for Humanity of San Joaquin County, Inc.	Little Johns Creek South	2019
CALHOME	08-CALHOME-5905	Habitat for Humanity of Sonoma County	Scattered Sites	2019
CALHOME	11-CALHOME-8353	Habitat for Humanity of Tulare County, Inc.	Habitat for Humanity Tulare County	2019
CALHOME	03-CALHOME-0056	Habitat for Humanity of Ventura County, Incorporated	Habitat for Humanity of Ventura	2019
CALHOME	00-CALHOME-0034	Inglewood Neighborhood Housing Services	Inglewood Neighborhood Housing Services 2000	2019
CALHOME	00-CALHOME-0034	Inglewood Neighborhood Housing Services	Inglewood Neighborhood Housing Services 2000	2018
CALHOME	03-CALHOME-0036	Inglewood Neighborhood Housing Services	Inglewood Neighborhood Housing Services	2019
CALHOME	03-CALHOME-0036	Inglewood Neighborhood Housing Services	Inglewood Neighborhood Housing Services	2018
CALHOME	04-CALHOME-0086	Los Angeles Neighborhood Housing Services, Inc.	Los Angeles Neighborhood Housing Services, Inc.	2019
CALHOME	14-CALHOME-9833	Mammoth Lakes Housing, Inc.	Mammoth Lakes Housing, Inc.	2019
CALHOME	01-CALHOME-0106	Mercy Housing California	Surreal Estates	2019
CALHOME	01-CALHOME-0106	Mercy Housing California	Surreal Estates	2018
CALHOME	04-CALHOME-0114	Mercy Housing California	Mercy Housing California	2019
CALHOME	04-CALHOME-0114	Mercy Housing California	Mercy Housing California	2018
CALHOME	05-CALHOME-0171	Mercy Housing California	Mercy Housing California	2019
CALHOME	05-CALHOME-0171	Mercy Housing California	Mercy Housing California	2018
CALHOME	12-CALHOME-8704	Montebello Housing Development Corporation	Montebello Housing Development Corporation	2019
CALHOME	04-CALHOME-0075	Nevada County Habitat for Humanity	Nevada County Habitat for Humanity	2019
CALHOME	00-CALHOME-0066	Pasadena Community Development Commission	Pasadena Community Development Commission	2019
CALHOME	00-CALHOME-0088	Redwood Community Action Agency	Redwood Community Action Agency	2019
CALHOME	03-CALHOME-0034	Redwood Community Action Agency	Redwood Community Action Agency	2019
CALHOME	06-CALHOME-0172	Redwood Community Action Agency	Redwood Community Action Agency	2018
CALHOME	08-CALHOME-4925	Redwood Community Action Agency	Redwood Community Action Agency	2019
CALHOME	03-CALHOME-0031	Rialto Housing Authority	City of Rialto	2019

CALHOME & BEGIN ANNUAL REUSE ACCOUNT REPORTS DUE

Program	Contract Number	Contract Name	Project Name	FY
CALHOME	03-CALHOME-0031	Rialto Housing Authority	City of Rialto	2018
CALHOME	05-CALHOME-0153	Rialto Housing Authority	City of Rialto	2019
CALHOME	05-CALHOME-0153	Rialto Housing Authority	City of Rialto	2018
CALHOME	14-CALHOME-9859	Rialto Housing Authority	Rialto Housing Authority	2019
CALHOME	14-CALHOME-9859	Rialto Housing Authority	Rialto Housing Authority	2018
CALHOME	00-CALHOME-0084	Sacramento Valley Organizing Community Affordable Housing	Sacramento Valley Organizing Community Affordable Homes	2019
CALHOME	00-CALHOME-0084	Sacramento Valley Organizing Community Affordable Housing	Sacramento Valley Organizing Community Affordable Homes	2018
CALHOME	06-CALHOME-0268	San Gabriel Valley Habitat for Humanity	San Gabriel Valley Habitat for Humanity	2019
CALHOME	10-CALHOME-6803	San Gabriel Valley Habitat for Humanity	Geneva Homes	2019
CALHOME	14-CALHOME-9844	Self-Help Enterprises	Self-Help Enterprises	2018
CALHOME	08-CALHOME-5896	Solano-Napa Habitat for Humanity, Inc.	Habitat Corner	2019
CALHOME	06-CALHOME-0243	Sonoma County Community Development Commission	Sonoma County Community Development Commission	2019
CALHOME	11-CALHOME-8355	Sonoma County Community Development Commission	Sonoma County Community Development Commission	2019
CALHOME	10-CALHOME-6632	South County Housing Corporation	Alexander Place	2019
CALHOME	10-CALHOME-6632	South County Housing Corporation	Alexander Place	2018
CALHOME	11-CALHOME-8076	South County Housing Corporation	Hillview II (Two)	2019
CALHOME	11-CALHOME-8076	South County Housing Corporation	Hillview II (Two)	2018
BEGIN	04-BEGIN-0018	The City of Los Angeles	Avenue 26 Condominiums	2019
BEGIN	04-BEGIN-0026	The City of Los Angeles	Plaza Del Amo Phase I & II	2019
BEGIN	04-BEGIN-0027	The City of Los Angeles	Harborside Terrace Phase I & II	2019
BEGIN	04-BEGIN-0028	The City of Los Angeles	Las Casitas	2019
BEGIN	04-BEGIN-0029	The City of Los Angeles	Vermont Villas Phase I & II	2019
BEGIN	04-BEGIN-0030	The City of Los Angeles	Santa Ana Pines - Phases IV-VII	2019
BEGIN	06-BEGIN-0067	The City of Los Angeles	TOP / Scattered Site II	2019
BEGIN	06-BEGIN-0068	The City of Los Angeles	North Hills Villas	2019
BEGIN	09-BEGIN-6552	The City of Los Angeles	TOP/Scattered Sites	2019
CALHOME	06-CALHOME-0212	The Coachella Valley Housing Coalition	Coachella Valley Housing Coalition	2019
CALHOME	04-CALHOME-0103	Town of Apple Valley	Town of Apple Valley	2019
CALHOME	04-CALHOME-0103	Town of Apple Valley	Town of Apple Valley	2018
CALHOME	10-CALHOME-6694	Town of Apple Valley	Town of Apple Valley	2019
CALHOME	10-CALHOME-6694	Town of Apple Valley	Town of Apple Valley	2018
CALHOME	11-CALHOME-8229	Town of Apple Valley	Town of Apple Valley	2019
CALHOME	11-CALHOME-8229	Town of Apple Valley	Town of Apple Valley	2018
CALHOME	12-CALHOME-8696	Town of Apple Valley	Town of Apple Valley	2019
CALHOME	12-CALHOME-8696	Town of Apple Valley	Town of Apple Valley	2018
BEGIN	05-BEGIN-0057	Town of Windsor	Los Amigos Self Help Homes Project	2019
BEGIN	05-BEGIN-0057	Town of Windsor	Los Amigos Self Help Homes Project	2018
BEGIN	08-BEGIN-5463	Town of Windsor	Manzanita Self-Help Homes	2019
BEGIN	08-BEGIN-5463	Town of Windsor	Manzanita Self-Help Homes	2018

CALHOME ANNUAL REPORTS DUE

Program	Contract Number	Contractor Name	Project Name	FY
CALHOME	16-CALHOME-11253	Hammers for Hope	Hammers for Hope	2019