Grantee: California

Grant: B-11-DN-06-0001

April 1, 2026 thru June 30, 2026 Performance Report

Grant Number:
B-11-DN-06-0001

Obligation Date:

Award Date:

Grantee Name:
California

Contract End Date:

Review by HUD:
Submitted - Await for Review

Grant Award Amount:
$11,872,089.00

Grant Status:
Active

QPR Contact:
Rukshana Begum

LOCCS Authorized Amount:
$11,872,089.00

Estimated PI/RL Funds:
$6,000,000.00

Total Budget:
$17,872,089.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

December, 2013:
In order to respond to shifts in current market conditions and foreclosure impacts, and to allow the jurisdictions to more substantially stabilize their neighborhoods, HCD will allow the NSP3 grantees to expand their existing, approved Areas of Greatest Need. The expanded areas must reflect similar housing stock, neighborhood and demographic makeup and must be consistent to the current approved Areas of Greatest Need, and must receive the federal minimum needs score of 17 in the NSP Mapping Tool, and must be approved by HCD.
If any of the NSP-3 grantees identify unused or disencumbered NSP-3 funds, HCD will work to re-distribute the funds to the other NSP-3 grantees.
The State held the comment period for the changes proposed (1/2/14- 1/17/14) and received no comments.
2025 Substantial Action Plan Amendment:
The state of California was allocated about $11.8 million in NSP3 funding in 2011. The state was able to encumber and spend down all but about $1.1 million in funding within the parameters of the NSP3 requirements. The remaining $1.1 million in funding is the result of project cost savings where projects were completed below budget resulting in left-over funds, and funding remainders due to project awards not perfectly matching funding allocations. The State met all of HUD's performance requirements for the NSP3 program In September of 2019 HUD published a Federal Register Notice regarding the NSP funds that reduced some of the restrictions on how the funds could be spent. The intent of the reduced restrictions is to help grantees, like California, spend down the remaining grant and program income funds they have in the NSP programs so that the programs can be officially completed and closed out. In the years since the NSP1 and NSP3 program was essentially completed, the State has received substantial program income payments from grantees whose NSP1 funds were invested in loans. Program income is traditionally bound by the same rules and regulations that governed the original NSP1 program. HCD has identified an additional$1.1 million in program income funds available to be used on NSP1 activities. The purpose of this amendment is to allocate the remaining $3.8 million in open grant funds combined with $1.2 million in program income to a NSP1 eligible activity in City of Livermore, in compliance with HUD regulations and in recognition of community need.

How Fund Use Addresses Market Conditions:

The purchase and rehabilitation of foreclosed single family residential (SFR) units for homeownership or rental housing for inccome qualified households will eliminate vacancies within the identified areas of greatest need, while providing affordable housing to low and moderate income households, an often underserved population. The rehabilitation work will be targeted to local workers within the defined area. This 3-pronged approach will help remove vacancies, provide affordable housing and provide employment opportunities within the neighborhood.
NSP3 grantees will be able to include vacant lots for rehabilitation as an eligible property within the Areas of Greatest Need.
2025 Substantial Action Plan Amendment
Areas of Greatest Need
HCD has completed administration of the NSP1 and NSP3 grant with all the original activities and funding provided under the original Notice of Funding Availability (NOFA). HCD is completing closing out all the agreements awarded under the NOFA. There is a balance of approximately $2.8 million in NSP1 and $1.1 million in NSP3 funding left in the HUD grant agreement. In addition, HCD has received repayments of NSP1 assistance as program income. In order to expend the final NSP1 and NSP3 funding and program income in a timely fashion, HCD has identified a new project area. The target area was selected based on guidance provided in the latest HUD NSP Federal Register Notice (84 FR 48165).
Recovery Needs: According to the HUD 2019 Federal Register Notice (84 FR 48165), HUD prescribed the option of identifying new target areas of need to more quickly expand funding and facilitate closeout under the NSP3 program. This substantial action plan amendment uses this guidance to establish a new target area for the remaining NSP3 agreement funding and program income. The new target area identified by the State is the City of Livermore. The project will be located at the

intersection of N L St. and Railroad Ave. It is a central location convenient to downtown and to key amenities. The project will provide affordable housing for low-income families. Due to the year over year increase in the demand for affordable in California, and due to the rise in housing costs in the communities around the San Francisco Bay Area and Silicon Valley, including Livermore, the need for affordable housing available for low-income families has continued to increase. The project will add critical units to a high amenity area with the goal of helping vulnerable individuals and families stabilize through reliable, safe, affordable housing.

Ensuring Continued Affordability:

Each unit will have a minimum affordability period, based on activity (sale or rental). The HOME affordability standards will be used as the minimum requirements (resale and single family rental housing will have a maximum term of 15 years, based on the amount of assistance provided).
2025 Substantial Action Plan Amendment
Distribution and Uses of Funds

HCD is currently working with Eden Housing on a low-income affordable housing project. Eden Housing’s proposed project will provide 130 new income-restricted affordable units for low-income families. These new additions will include one- to three-bedroom apartment homes located at the southeast corner of the Railroad Avenue and L Street intersection. The community will include two buildings, each four stories tall. The buildings will feature a resident meeting space, onsite laundry
facilities, management offices, units for onsite management and maintenance personnel, and a private playground for residents in addition to the public park’s playground. HCD is working with the City of Livermore and anticipates using the remaining balance of HUD NSP1 and NSP3 grant funds, approximately $3.8 million, and approximately $1.2 million in NSP1 program income. The funds will be used to facilitate the construction of the new housing units. The funds will be paired with National Housing Trust Fund resources, along with projected tax credits and potential state housing resources to fully fund the construction of the project. The funds will be committed under a standard agreement contract, as well as a loan agreement, and will include a long-term regulatory agreement committing the project to affordability for a minimum of 55 years. No more than 10% of available funding will be used as general administrative funds.
Definitions and Descriptions
Downtown Livermore Apartments is a 130-unit new construction Supportive Housing project with 41 one-bedrooms, 55 two-bedrooms, 33 three-bedrooms serving households with incomes ranging from 30-60 percent of Area Median Income (AMI), and 2 two-bedroom manager's unit(s). Thirty-two units will be NHTF assisted at 30 percent of AMI. Each unit will have air conditioning, dishwasher, walk-in closet, and storage area. On-site amenities include washer, dryer, community room, computer labs, meeting space, and outdoor play/recreational area for children of all ages. Off-site amenities, located within 2 miles of the project include Veterans Park, a large public park (with art programming and a playground), schools, grocery stores and shopping.

Definition of Blighted Structure:

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This definition is consistent with California Health & Safety Code definition of a substandard structure under Section 17920.

Definition of Affordable Rents:

At minimum, all properties assisted with NSP funds will be subject to the HOME requirements of continued affordability as outlined in the retulations for the HOME Investment Partnership Program, Final Rule, 24 CFR Part 92. These regulations are available at the following sites: HOME affordability rental housing 92.242:
http://edocket.access.gpo.gov/cfr_2004/aprqtr/pdf/24cfr92.252.pdf and HOME affordability periods-Homeownership 92.254:
http://edocket.access.gpo.gov/cfr_2004/aprqtr/pdf/24cfr92.254.pdf.
2025 Substantial Action Plan Amendment
Low Income Targeting

Downtown Livermore will offer Onsite resident services and will be coordinated by Alameda County Health Care Services Agency (HCSA). Resident services include an onsite service coordinator; health and wellness services and program; onsite case manager; referrals to public and private agencies that provide food, clothing, financial assistance, educational, and vocational training services, health and counseling services; working closely with residents to encourage/plan activities that foster community. Supportive services include case management with individualized service plans; peer support activities including outreach, advocacy, and mentoring; mental health care including individual and group counseling, psychiatric care, referrals, and advocacy; benefits counseling and advocacy for tenants to apply for programs, assistance with budgeting, and credit counseling; basic housing retention skills including living skills assistance, conflict resolution, financial literacy, and eviction prevention
Acquisition and Relocation
The proposed Downtown Livermore site is vacant with no structures or persons on the property, so no relocation is required. The project developer, Eden Housing, already has site control and does not require additional acquisition at this time.

Housing Rehabilitation/New Construction Standards:

All grantees will be required to submit their local Rehabilitation Standards for Department review prior to activity work. Each project work write up must be developed as outlined by the Rehabilitation Standards and must be submitted to the Department. At completion, all properties must meet local and state building codes, be free of all health and safety hazards and include energy efficient system if remaining economic life is less than 20 years.

Vicinity Hiring:

Each grantee will be required to provide hiring of employees who reside within the vicinity defined, and contract with small businesses that are owned and operated by persons residing within the vicinity of the projects to the maximum extent feasible. Each jurisdiction must provide their outreach plan for contacting eligible residences for Department review. The "Vicinity Hiring" requirement is in addition to all responsibilities and requirements of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and 24 CFR Part 135, as long as no obligation is in direct conflict.

Procedures for Preferences for Affordable Rental Dev.:

All NSP3 funds will be used to acquire and rehabilitate foreclosed single family residential units (1-4) to be sold or rented to income eligible households. A minimum of 25% of all the total NSP3 funds will be used to assist households at or below the 50% AMI level.

Grantees originally drew funds from the non-set aside funds until they were aware of the household's income limits. The State must move the funds, associated address and beneficary data to the set aside activity to have the results be properly relect our accomplishments (without reporting the <50%AMI households with the set aside activity the households do not appear). The State has requested HUD TA on how to adjust the records within DRGR.

Grantee Contact Information:

Rukshana Begum Fiscal Specialist 916-659-2822
State of California Department of Housing & Community Development
Division of Financial Assistance
2020 West El Camino Avenue, Suite 500
P. O. Box 952054
Sacramento, CA 94252-2054

Overall	This Report Period	To Date
Total Projected Budget from All Sources	$0.00	$14,340,385.12
Total Budget	$0.00	$14,340,385.12
Total Obligated	$0.00	$14,340,385.12
Total Funds Drawdown	$0.00	$13,210,147.12
Program Funds Drawdown	$0.00	$10,741,850.12
Program Income Drawdown	$0.00	$2,468,297.00
Program Income Received	$0.00	$2,468,297.00
Total Funds Expended	$0.00	$13,200,373.39
HUD Identified Most Impacted and Distressed	$0.00	$0.00
Other Funds	$ 0.00	$ 0.00
Match Funds	$ 0.00	$ 0.00
Non-Match Funds	$ 0.00	$ 0.00

Funds Expended

Overall	This Period	To Date
City of West Sacramento	$ 0.00	$ 3,157,850.00
City of Yuba City	$ 0.00	$ 3,972,424.00
County of Yuba	$ 0.00	$ 5,508,481.00
Eden Housing Inc	$ 0.00	$ 0.00
State of California	$ 0.00	$ 0.00
State of California - CDBG Administration	$ 0.00	$ 561,618.39

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	$.00	$.00	$.00
Overall Benefit Amount	$16,896,845.03	$.00	$.00
Limit on Public Services	$1,780,813.35	$.00	$.00
Limit on Admin/Planning	$1,187,208.90	$973,554.12	$973,554.12
Limit on Admin	$.00	$973,554.12	$973,554.12
Most Impacted and Distressed	$.00	$.00	$.00
Progress towards LH25 Requirement	$4,468,022.25		$4,807,805.00

Overall Progress Narrative:

No new activities or expenditures this quarter.

Project Summary

Project #, Project Title	This Report Program Funds Drawdown	To Date Project Funds Budgeted	To Date Program Funds Drawdown

11-NSP3-001, Admin	$0.00	$2,175,602.00	$909,421.12
11-NSP3-002, 25% Set Aside	$0.00	$6,000,000.00	$4,678,523.00
11-NSP3-003, Acq/Rehab/Disposition	$0.00	$9,397,568.00	$5,153,906.00
9999, Restricted Balance	$0.00	$0.00	$0.00

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	1	2
Monitoring Visits	0	0
Audit Visits	0	0
Technical Assistance Visits	1	2
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	0