

**NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS
AND FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN
A FLOODPLAIN**

Date of Notice: April 30, 2026

Responsible Entity: California Department of Housing and Community Development
Address: 651 Bannan Street, Sacramento, CA 95811
Telephone Number: (916) 776-7745

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the **California Department of Housing & Community Development (HCD)**.

REQUEST FOR RELEASE OF FUNDS

On or about May 8, 2026, the California Department of Housing and Community Development (HCD) as Responsible Entity (RE) will submit a request to the U.S. Department of Housing and Urban Development (HUD) to allow for the release of \$2,288,539 in the form of HOME funding under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1992, as amended, to undertake a project known as the Exeter Heritage project which is the rehabilitation of 24 units of rental housing for elderly on an approximately 1.17 acre tract of land. The project is located at 501 North B Street, Exeter, CA 93221.

Self-Help Enterprises are renovating and preserving this affordable housing. It is an existing affordable senior housing site originally built in 1978. The site is 1.17 acres designed as three one-story garden style apartment buildings. The structures consist of Concrete Masonry Units (CMU) walls on standard concrete slab foundations. The exterior shell has conventional pitched roof with asphalt shingles and a section of flat roof with membrane type roofing. Each unit has a front porch or patio area. The unit mix consists of twenty-four (24) one-bedroom units ranging from 571 to 606 square feet. One unit will be designated for on-site management. Site amenities include laundry facilities for resident use and an on-site management office. The rehabilitation scope will include sitework such as fence replacement, minor landscaping, signage updates, and repairs to facades and paths of travel. The common areas and management office will have new flooring installed. There will be updates to HVAC units, cabinets, drywall, countertops, flooring, and plumbing fixtures in the residential units. Sliding glass doors will be removed and a CMU wall with a window will be installed in their place, improving egress and mitigating any possible water intrusion. Elderly persons age 55+ with incomes at or below 60% AMI are the primary beneficiaries.

**FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A
FLOODPLAIN**

This is to give notice that HCD under 24 CFR Part 58 has conducted an evaluation as required by Executive Order 11988 and in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management. Exeter Heritage funded under HOME funds is the rehabilitation of 24 units of rental housing for elderly on an approximately 1.17 acre tract of land. The project is located at 501 North B Street, Exeter, CA 93221. According to flood insurance rate maps from FEMA's Map Service Center, there is a 500-year floodplain (or '0.2-percent-annual-chance floodplain') located on the project site as indicated on FEMA Map

06107C0970E, effective 6/16/2009. Therefore, the site is in the FFRMS Floodplain. FEMA Flood Insurance Study (FIS) 06107CV000B revised December 18, 2012 shows no BFE for the 500-year floodplain in the vicinity of the subject property. The subject property is in the City of Exeter, CA, a non-flood prone community per FEMA Flood Insurance Study (FIS) Number 06107CV000B, with no mapped Special Flood Hazard Area (SFHA) or 1-percent-annual-chance (100-year) floodplain on the effective Flood Insurance Rate Map (FIRM). There is a mapped 0.2-percent-annual-chance (500-year) floodplain in the vicinity, but no base flood elevation (BFE) is provided for that zone in the FIS or FIRM, and no actionable Climate-Informed Science Approach (CISA) data is available to define the Federal Flood Risk Management Standard (FFRMS) floodplain under 24 CFR § 55.7(b)(1). Per 24 CFR § 55.7, the FFRMS floodplain is determined using a tiered hierarchy. Since no CISA data is available or actionable, the next approach is the 0.2-Percent-Annual-Chance Flood Approach (0.2PFA) under § 55.7(b)(2), which defines the FFRMS floodplain as the area within the FEMA-mapped 500-year floodplain (and its associated elevation, if defined). Therefore, the subject is in the FFRMS floodplain. Where the 500-year floodplain is mapped but lacks a specific flood elevation (common in shaded Zone X areas without detailed study), and to ensure conservative application of the standard, the Freeboard Value Approach (FVA) under § 55.7(b)(3) is appropriately considered using best available information (§ 55.7(d)). The nearest mapped 1-percent-annual-chance floodplain has established BFEs ranging from 380 to 387 feet. For conservatism in this environmental review, the highest BFE in the referenced 100-year floodplain of 387 feet is used as the reference base flood elevation. Under the FVA for non-critical actions, the FFRMS floodplain elevation is defined as the BFE plus an additional 2 feet of freeboard, resulting in an FFRMS elevation of $387 + 2 = 389$ feet. The finished floor elevations (FFE) of the buildings, as shown on the USGS National Map Viewer are 394.38 feet, 395.18 feet, and 395.35 feet (lowest floor at 394.38 feet). These FFEs are all substantially above the calculated FFRMS elevation of 389 feet. The lowest FFE (394.38 ft) is 5.38 feet above the FFRMS level. Because the lowest floor of the existing buildings is elevated well above the FFRMS floodplain elevation determined via the conservative FVA application, the site will not require mitigation.

HCD considered the following alternatives in reviewing this site:

1. Locations outside and not affecting the FFRMS floodplain This is a rehabilitation of an existing property. Alternative sites were not a viable option, so sites outside the FFRMS were not considered.
2. Alternative methods to serve the identical project objective, including but not limited to design alternatives such as repositioning or reconfiguring proposed siting of structures and improvements or incorporating natural systems, ecosystem processes, and nature-based solutions to avoid floodplain and wetland impacts. During the course of the planning for the development, the site was designed to minimize the floodplain impact. The buildings are over 4 feet above the BFE for the FFRMS floodplain. There will be no new construction in the FFRMS floodplain. The FFE of the existing buildings reduces the potential costs of property losses from flooding and the cost of flood insurance.
3. A determination not to approve any action proposing the occupancy or modification of a floodplain. No alternative action is not practicable because it would not provide assistance for severely needed rental housing in the area.

HCD has reevaluated alternatives to building in the floodplain and has determined that it has no practicable alternative to floodplain development. Environmental files documenting compliance

with Executive Order 11988 and 24 CFR 55 are available for public inspection, review and copying upon request at the times and location delineated in this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comments about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to HCD by emailing NEPAComments@hcd.ca.gov Attn: Jason Bradley. All comments received by May 7, 2026, will be considered by HCD prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

HCD certifies to HUD that Jason Bradley, Project Origination Branch Chief in their capacity consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the HCD to use HOME funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and HCD's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of HCD; (b) HCD has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be emailed to RROFSFRO@hud.gov or mailed to HUD San Francisco Regional Office, One Sansome Street, Suite 1200, San Francisco, CA 94104. Potential objectors should contact HUD at the above address to verify the actual last day of the objection period.

Jason Bradley, DFFA Project Origination Branch Chief
California Department of Housing & Community Development