

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

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July 13, 2017

Mr. Albert Robles
Mayor
City of Carson
701 East Carson Street
Carson, CA 90745

**RE: Award Announcement – City of Carson
Contract #: 16-HOME-11382**

Dear Mr. Robles:

The Department of Housing and Community Development (Department) is pleased to announce that the City of Carson has been awarded \$500,000 for the 2016 application for Home Investment Partnerships Program (HOME) funding. This letter constitutes notice of the award of HOME funds for use in the City of Carson in Los Angeles County.

The City of Carson will be able to draw down funds when the Standard Agreement is fully executed, and the Department has cleared all general and special conditions in writing. In addition, grant expenditures may not be incurred prior to the execution of the Standard Agreement.

Please be advised that this award is subject to the terms and conditions of the Standard Agreement, which must be fully executed within ninety (90) days of the date of this award letter. Failure by the City of Carson to sign and return the Standard Agreement upon receipt from the Department within this timeframe may result in award cancellation.

Congratulations on your successful application. A Fact Sheet depicting your 2016 award activities and funding information is enclosed. For further information, please contact Sabrina Sassman, NOFA Section Chief, at (916) 263-2742 or Sabrina.Sassman@hcd.ca.gov. The Department looks forward to working with you to promote the success of your affordable housing activities.

Sincerely,

Laura A. Whittall-Scherfee
Deputy Director

Enclosure

community facilities which are located in separate buildings containing no residential units are ineligible HOME costs, and cannot be paid for with HOME funds.

Note: In order for space within residential buildings, such as laundry facilities or a community room, to be paid for with HOME funds that space has to be for the exclusive use of project residents and their guests. It cannot be space available for use by the general public.

- For further ineligible uses of HOME Funds, refer to 24 C.F.R. 92.214 of the federal regulations.

If an application is submitted proposing an ineligible use, only that portion of the application proposing eligible uses will be rated and eligible for funds.

VII. FORMS OF HOME ASSISTANCE

- A. HOME Loans: HOME assistance shall be in the form of loans to be repaid to local HOME accounts controlled by State Recipients, qualified CHDOs, or the State's HOME account, except for the uses of funds specifically defined under HOME Grants. Loans provided to homebuyers must meet the requirements set forth in Section XIII.
- B. HOME Grants: HOME assistance must be provided in the form of a grant for relocation payments, lead-based paint hazard evaluation and reduction activities, and Tenant-Based Rental Assistance.

HOME assistance may be provided in the form of a grant for rehabilitation activities performed under a first-time homebuyer or owner-occupied rehabilitation program if necessary to complete the project when the total of all project indebtedness equals or exceeds the projected after-rehabilitation appraised value.

The grant amount for rehabilitation activities is limited to up to 25 percent of the applicable HUD per-unit subsidy limit for the project. This amount is in addition to any grant funds currently permitted for relocation, lead-based paint remediation, and activity delivery costs for the project.

HOME assistance may also be used for Activity Delivery Cost grants. Activity Delivery Costs are further defined by the term "related soft costs" in the HOME Final Rule at 92.206(d) except that customary closing costs for home acquisition activities may be charged either as a loan or part of the 6.5 percent funding for Activity Delivery Costs. Note: Homebuyer Education Costs may be reimbursed through only Activity Delivery Costs and cannot be passed on to the homebuyer.

IMPORTANT: All project-related soft costs associated with an owner-occupied project must be included in the 24 percent funding maximum available for Activity Delivery Costs.

HOME funds for Activity Delivery Costs must be drawn down at the same time HOME funds for Activity Costs are drawn down. If the activity is not completed and a Project Completion Report for the full amount drawn down is not filed, all HOME

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