

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF FINANCIAL ASSISTANCE

GRANT MANAGEMENT

HOME INVESTMENT PARTNERSHIPS PROGRAM

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www.hcd.ca.gov

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COMMUNITY DEVELOPMENT
DEPARTMENT

CITY MANAGER

19 FEB 14 AM 12:15

February 7, 2019

Saied Naaseh, Acting City Manager
 City of Carson
 701 East Carson Street
 Carson, CA 90745

Dear Saied Naaseh:

**RE: Approval of HOME 2016 Contract General Setup Conditions 16-HOME-11382
 Owner-Occupied Rehabilitation Program.**

This letter is to notify you that the City of Carson has satisfied the Standard Agreement contract set-up conditions for its 2016 Owner-Occupied Rehabilitation Program. This includes the June 27, 2018 approval of your Program Guidelines.

The City may now begin submission of project set-ups and draw requests for these HOME Program activities under this contract.

It is important to note that the 2016 Standard Agreement Exhibit D part 11 and NEPA requires approval by the Department of an individual, site-specific Appendix A form (or as applicable Statutory Worksheet), to be completed prior to committing HOME funds to an Owner-Occupied Rehabilitation project.

If you have any questions, please contact me at (916) 263-1076, or by e-mail at Paul.Glushku@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Glushku".

Paul Glushku
 HOME Program Representative

cc: Keith Bennett, Community Development Department City of Carson, via e-mail to kbennett@carson.ca.us

Rehabilitation Environmental Review
(6/04)

This **RER** tiered review format [per 24 CFR §58.15] may only be used for the environmental review of the rehabilitation of existing residential structures [according to §58.35(a)(3)] with or without the acquisition of the existing structure [according to §58.35(a)(5)]. Demolition and reconstruction activities are not rehabilitation activities and cannot use this format.

It may not be used for projects involving changes of use or new construction activities. It may be used for the rehabilitation of individual units in a multi-family structure, but not for the rehabilitation and acquisition of an entire multi-family building, where using a Statutory Worksheet is recommended.

Program/project name and description: "State HOME" Owner-Occupied Rehabilitation (OOR) Program (through California HCD)

During the program period of January 8, 2018 through July 31, 2023, the OOR program will utilize current and future HOME grant funds, HOME program income and recaptured funds, and any other source of federal, state, and local funds as they may become available during the program term. The approximate amount of these funds may be an estimated maximum of \$2,437,500, to provide loans and grants of up to \$50,000 per unit to rehabilitate a maximum of 160 homes.

The Area of Consideration for this program is the city limits of the City of Carson, excluding those areas adjacent to Dominguez Channel designated as Special Flood Hazard Areas by the Federal Emergency Management Agency (FEMA).

The activity proposed is categorically excluded under U. S. Department of Housing and Urban Development requirements at 24 CFR (Code of Federal Regulations) Part 58 from National Environmental Policy Act (NEPA) requirements.

The City of Carson will use the Appendix A format to supplement the ERR with additional site-specific reviews further addressing Historic Preservation, Explosive and Flammable Operations, Airport Clear Zones, Flood Insurance, Toxic Substances and Hazardous Materials prior to approving any loan or grant under the OOR program.

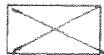
From (month/year):
January 8, 2018

To (month/year):
July 31, 2023

Definition of Area of Consideration:
(Attach a composite map showing area of consideration and floodplains)

Coastal Zone

Management



Check box if no part of the area of consideration is within the Coastal Zone according to the California Coastal Commission, San Francisco Bay Conservation & Development Commission or the Planning Department (if certified Local Coastal Plan).

California Coastal Commission

(Source documentation)

If any part of the area of consideration is within the Coastal Zone, complete Part II: Coastal Zone Management of this form.

NOTES:

1. **Area of consideration** is the geographic portion of a City or County from which applications for rehabilitation/acquisition loans or grants are to be accepted under this HUD-funded program.
2. Ordinarily, the following **laws/authorities listed at 24 CFR 58.5** are not invoked by housing rehabilitation projects under the identified citations or references: Wetland Protection, Executive Order 11990, Sections 1(a) and 2(a); Endangered Species Act, 16 USC 1531 et seq. as amended, particularly 16 USC 1536, 50 CFR 402; Wild and Scenic Rivers Act of 1968, 16 U.S.C. 1271 et. seq., as amended [particularly Sections 7(b) and (c)]; Farmland Protection Act, 7 CFR 658.3(c); Noise Abatement, 24 CFR 51.101(a)(2); Sole Source Aquifers, Memorandum of Agreement between HUD Region IX and U.S. Environmental Protection Agency Region IX, dated 4/30/90, and Executive Order 12898 Environmental Justice. **Should exceptional circumstances require compliance steps with any of these authorities, such compliance must be documented prior to approving the site-specific loan or grant.**

Part I: FLOODPLAIN MANAGEMENT

(This section not applicable, as Special Flood Hazard Areas within the Carson city limits are excluded from the Area of Consideration.)

Complete this part if this program will ever involve any of the following activities within Special Flood Hazard Areas: (1) property acquisition, (2) rehabilitation of single family units exceeding 50% of the market value of the structure before rehabilitation, or (3) rehabilitation of multifamily residential structures.

1. Before approving any minor rehabilitation/acquisition loans or grants within a SFHA, comply with Executive Order 11988 by completing the 8-step-decision-making process for the entire area of consideration, according to 24 CFR §55.20. **ATTACH A COPY OF THIS 8-STEP PROCESS (including copies of all published notices).**

building is **listed or eligible** for inclusion in the National Register of Historic Places (NR).

Is the building listed in or eligible for listing in the NR? Yes No

If No, attach SHPO/THPO concurrence or other evidence of conclusion and STOP here. This part is complete pursuant to 36 CFR §800.4(d).

If Yes, PROCEED.

4. Determine whether **historic properties are affected** per §800.4(d). Has SHPO/THPO concurred with your fully documented determination of "no historic properties affected", or failed to object within 30 days of receipt of such determination?

Yes. Enclose documentation and stop here. Section 106 review is complete.

No. PROCEED

5. **Determine whether the project will have adverse effect** on historic properties according to § 800.5, in consultation with the SHPO/THPO and consulting parties [see §800.2(c)].

Will this project have an adverse effect on historic properties? Yes No

If "no", attach SHPO/THPO concurrence and STOP here. This part is complete per 36 CFR §800.5(d)(1).

If "yes", PROCEED.

6. Resolve Adverse Effects per §800.6 -in consultation with the SHPO/THPO, the Advisory Council on Historic Preservation (ACHP) if participating, and any consulting parties. The loan or grant may not be approved until adverse effects are resolved according to §800.6 or ACHP comment is considered by the Responsible Entity.

NOTES:

1. The determination/consultation of eligibility for the National Register may be sent to SHPO/THPO concurrently with the determination/consultation of effect or no effect and with the determination/consultation of adverse/no adverse effects.
2. The jurisdiction's Chief Executive Officer cannot delegate the decision to approve a project in opposition to Advisory Council comment.
3. Keep copies of this form, all SHPO/THPO and ACHP correspondence in the ERR as evidence of compliance with Section 106 of the National Historic Preservation Act.

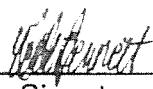
Source of this finding is:

- certified local Planning Department
- California Coastal Commission
- San Francisco Bay Conservation & Development Commission

- a. If question #1 was answered "Yes", STOP HERE. Compliance with the Coastal Zone Management Act is documented.
- b. If question #1 was answered "No", require the acquisition of the coastal zone permit or determination of consistency.

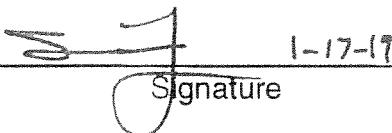
DO NOT APPROVE ANY HUD-FUNDED LOAN OR GRANT WITHIN THE COASTAL ZONE before doing this.

Keith Bennett, HR Classification Housing Analyst
Preparer Name and Title


Signature

1/17/14
Date

Saied Naaseh, Acting City Manager
Responsible Entity Official-Name


Signature

1-17-17
Date