March 22, 2023

**GFO-22-305**

**Advanced Pre-Fabricated Zero Carbon Homes**

**Addendum #2**

The purpose of this addendum to GFO-22-607 is to amend the Questions and Answers document to add answers to questions submitted after the question submission deadline. These additions are Q&A 42, 43, 44, 45, 46, and 47. Added language appears in bold underline, and deleted language appears in strikethrough and within square brackets. Added language appears in **bold underline**, and deleted language appears in [~~strikethrough~~] and within square brackets.

**Questions and Answers pages 15-16**

**Q42. I realize this is after the Feb 3 deadline, but I would appreciate it if I can get clarification regarding the definition of Disadvantaged Community, as listed in the Solicitation Manual. Would any federally recognized tribal land be counted as a disadvantaged community, regardless of its CalEnviroScreen score?**

**These are communities that represent the 25% highest scoring census tracts in CalEnviroScreen 4.0, census tracts previously identified in the top 25% in CalEnviroScreen 3.0, census tracts with high amounts of pollution and low populations, and federally recognized tribal areas as identified by the Census in the 2021 American Indian Areas Related National Geodatabase.**

**CEC: All federally recognized tribal areas as identified by the Census in the 2021 American Indian Areas Related National Geodatabase are considered Disadvantaged Communities in accordance with** [**https://oehha.ca.gov/calenviroscreen/sb535**](https://oehha.ca.gov/calenviroscreen/sb535)

**Federally recognized tribes can be found here:** [**https://tribalaffairs.ca.gov/tribal-information/**](https://tribalaffairs.ca.gov/tribal-information/)

**For other tribes and additional information including the CEC Tribal Liaison contact information:** [**https://www.energy.ca.gov/programs-and-topics/programs/tribal-program**](https://www.energy.ca.gov/programs-and-topics/programs/tribal-program)

**Q43. Can you give me more information on post-grant certification as per FAQ: Q14.**

**Does it require having the California Department of Housing & Community Development (HCD) factory-built housing certification? If so, can we get it later (and can the review and certification process be part of the grant costs?) - the answer is unclear.**

**We just want to make sure that we do not need to have HCD certification at the time of RFP grant application**

**CEC:** **The HCD certification is required after the design is finalized and before it is built. It is not needed during the application phase. As stated in Q14, the cost of certification cannot be covered with grant funds.**

**Q44. I am hoping you will be able to provide some clarity regarding the Advanced Pre-Fabricated Zero Carbon Homes Grant. I'm clear that our innovation defines the meaning of the circular economy and allows the Tribes to gain affordable access to the industry - without the expense of creating a large-scale manufacturing plant. The grant states "This group funds advancements in improving manufacturing capabilities at the factory to improve efficiency and reduce cost of construction and using the funds to upgrade efficiencies..". Is it fair to say that creating an onsite factory that is conducive to the tribe's way of life is in alignment with the intent of this grant?**

**CEC:** **Creating a new factory on tribal lands is possible however the grant funds must be used to fund manufacturing process advancements that will reduce the construction costs and greenhouse gas emissions of the homes. The funds cannot be used to pay for constructing a new factory and installing code compliant requirements, such as lighting, HVAC, envelope, plumbing, electrical, etc. As the amount of funds available for this grant is limited, it is unlikely that there would be sufficient grant funds to create a new factory while also meeting the requirements of the solicitation. Thus, the focus should be on modifying an existing factory so that more cost efficient, zero carbon homes can be produced. The factory must meet all local air pollution requirements.**

**Q45.** **I have a question regarding paying for the property and actual cost of the homes. A) Can it be paid for with this grant or not? The difference between the home without the upgrades and with is not going to be that much, but the hard part is going to be purchasing the land and paying for either the modular homes or manufactured ones. B) If it can't be paid for with this, do you have any suggestions or funding ideas? C) Also, does the land have to be in the areas on that map or can it just be in a low income area?**

**CEC:**

1. **No, the grant does not fund the purchasing of property. Refer to the responses to Q2, Q5, Q16 and Q21.**
2. **No, we cannot advise on this. However, responses to Q23, Q27 and Q32 could be helpful.**
3. **As indicated in the response to Q24, all homes resulting from this solicitation must be in an under resourced community. Under-resourced communities can include disadvantaged/ low-income communities and/or Tribes, as defined in Sections I.B. and II.A.5. in the solicitation manual. The project location can be in one of these types of communities.**

**Section I.C. of the solicitation manual indicates that if the homes are not located in climate zones 10,11,12,13 or 14, you are to provide a justification in the Technical Approach section of the Project Narrative (Attachment 3).** **This is described in the response to Q39.**

**Q46. Is there technical assistance available?**

**CEC: No**

**Q47. Does the manufacturer of the energy efficient home need to be CB certified?**

**CEC: If CB refers to certification by the California Department of Housing & Community Development (HCD), then this certification is not needed at the time of application. Please refer to the responses to Q14 and Q43.**

**Brad Worster,**

**Commission Agreement Officer**