

To: feedback <feedback@CalHFA.ca.gov>

Subject: [External] - Written Public Comment for September 17, 2026 Board Meeting – Request for Independent Review of Undelivered \$40,000 ADU Grant Award

CAUTION: This email was sent from a non-CalHFA email address. Please do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear CalHFA Board Members and Board Staff,

My name is [REDACTED FOR PRIVACY]. I am submitting this written public comment in advance of the **September 17, 2026 CalHFA Board Meeting** regarding our **2022 CalHFA ADU Grant administered through HPP CARES**.

The attached packet contains contemporaneous written evidence showing that:

1. In December 2022, HPP CARES expressly identified us as a **“CALHFA ADU Grant Awardee.”**
2. HPP CARES stated that our **“Application [was] complete and approved – DONE”** and our **Fund Control Agreement – DONE**.
3. HPP CARES separately notified us: **“You are officially an Awardee”** and referred specifically to **“\$40K granted to you in the 2022 calendar year.”**

Despite these written award and approval records, **we never received the \$40,000 grant assistance**.

After years of attempting to resolve this matter through HPP CARES and CalHFA staff, I am respectfully asking CalHFA for an **independent, document-based review and complete accounting of this grant file**.

Specifically, I respectfully request that CalHFA determine:

- What happened to the documented \$40,000 award;
- Whether any grant funds or related fees were reserved, transferred, drawn, withheld, cancelled, returned, or reallocated;
- Whether and when the award was ever formally cancelled or closed, and what notice was provided to us; and
- What corrective or administrative remedy remains available.

The attached PDF includes my formal request and **Exhibits A–G containing the supporting evidence**. I respectfully ask that this submission be included with the written public comments/materials associated with the September 17 Board meeting and forwarded to the appropriate CalHFA official for independent review.

I plan to attend the September 17 meeting in person and make a brief public comment.

Please confirm receipt of this email and attachment and, if possible, provide a reference number or the name of the staff member assigned for follow-up.

Thank you for your time and consideration.

Sincerely,

[REDACTED FOR PRIVACY]

REQUEST FOR INDEPENDENT ACCOUNTING AND ADMINISTRATIVE REVIEW

Documented 2022 \$40,000 CalHFA ADU Grant Award Administered Through HPP CARES

CalHFA Matter Only | Name Redacted for Privacy | September 2026

Core Issue

WHAT HAPPENED TO THE DOCUMENTED \$40,000 AWARD?

HPP CARES' contemporaneous written communications identified us as a CalHFA ADU Grant Awardee, stated that our application was complete and approved, stated that our Fund Control Agreement had been executed, and separately referred to "\$40K granted to you in the 2022 calendar year." Yet the awarded assistance was never delivered to us.

Requested Action

1. Conduct an independent review of the complete 2022 grant file.
2. Reconcile CalHFA's official records with HPP CARES' written award and approval representations.
3. Provide a complete accounting of funds or fees reserved, authorized, transferred, advanced, reimbursed, drawn, withheld, cancelled, returned, reallocated, or otherwise associated with this file.
4. Explain whether the award was ever closed, cancelled, expired, forfeited, or otherwise changed, including date, authority, and notice.
5. Identify any re-review, restitution, corrective action, exception, settlement, or other remedy still available.

The undelivered award materially affected the project's ability to move forward.

Documentation of resulting costs can be provided upon request; this submission does not ask the Board to adjudicate a personal damages claim.

Questions Requiring Written Answers

6. Was the 2022 ADU Grant formally approved/reserved, and what amount was associated with the award?
7. What application, award, reservation, or file number corresponds to this case?
8. Did CalHFA reserve, encumber, authorize, advance, transfer, reimburse, or otherwise account for funds connected to this file?
9. Did HPP CARES, La Mesa Fund Control, or another entity receive, control, request, draw, or deduct funds or fees connected to this file?
10. Were any HPP CARES or fund-control fees charged, accrued, withheld, or paid?
11. Was the award ever cancelled, closed, expired, forfeited, returned, or reallocated? If so, when, why, by whom, and how was the applicant notified?
12. What documentation did HPP CARES provide CalHFA concerning the applicant/project status?
13. What records did CalHFA rely upon when responding to later requests for help?
14. What administrative remedy remains available today?

Records Requested

- Complete application, eligibility, approval, reservation, award, fund-control, invoice, draw, payment, reconciliation, and close-out records.
- All CalHFA–HPP CARES communications concerning the applicant, property, grant file, or award status.
- Records involving La Mesa Fund Control or another escrow/fund-control entity for this file.
- Internal complaint notes, escalations, determinations, and later communications concerning this matter.
- Applicable program guidelines and relevant program-partner agreement provisions, subject to lawful redactions.

Concise Timeline

Date	Documented Event	Significance
Dec. 22, 2022	HPP email: “CALHFA ADU Grant Awardee”; application approved; Fund Control Agreement completed.	Direct award/approval evidence.
2022/2023	HPP notice: “You are officially an Awardee”; “\$40K granted ... in 2022.”	Direct statement of amount/status.
2022/2023	HPP guide describes approval, fund control, fees, and disbursement steps.	Operational grant-processing framework.
2023–2025	Awarded assistance not delivered; repeated requests for help.	Unresolved non-delivery.
2025	HPP founder discussed later labor assistance; text addressed applicant-provided materials/equipment and HPP availability.	Later attempted assistance.
2026	Request for independent CalHFA accounting and review.	Current escalation.

Written Comment Before Board Meeting

CalHFA's public meeting guide states that written comments may be emailed to feedback@calhfa.ca.gov until 5:00 p.m. the day before the meeting. I intend to send this request in advance and state during public comment that written materials were also submitted.

Suggested subject: Public Comment – 2022 ADU Grant File / Request for Independent Accounting

Board Administrator: Courtney Pond | (916) 326-8084

90-Second Public Comment

Good morning. My name is NAME REDACTED FOR PRIVACY I am asking for an independent review of my 2022 CalHFA ADU Grant file. HPP CARES' written communications identified us as a CalHFA ADU Grant Awardee, stated that our application was complete and approved, stated that our Fund Control Agreement had been executed, and separately told us that we were officially an awardee for a \$40,000 grant. Yet we never received the awarded grant assistance.

I am respectfully asking for a complete accounting: Was the \$40,000 reserved or otherwise recorded for our file? Were any funds or fees transferred, drawn, reimbursed, cancelled, returned, or reallocated? If the award was closed, when and why? And what remedy is available now?

I have brought the written evidence. I am not asking the Board to assume wrongdoing or decide a damages claim today. I am asking for an independent, document-based review, a named case owner, and a written determination. Thank you.

Evidence Appendix

Attached separately: Exhibits A–G. Each exhibit page places the explanation directly with the corresponding evidence.

EXHIBIT A

December 22, 2022 HPP CARES Account Manager email identifying the recipient as an HPP CARES CalHFA ADU Grant Awardee.

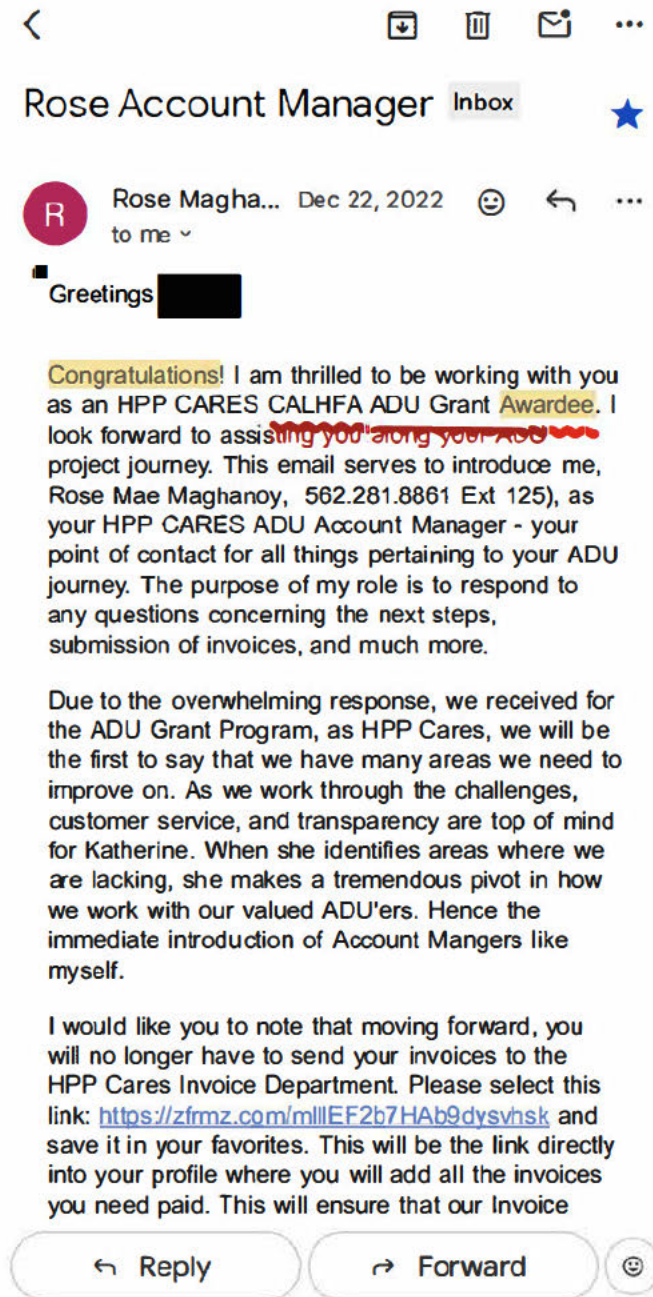


EXHIBIT B

Continuation of the December 22 email showing “Application complete and approved - DONE,” Fund Control Agreement - DONE, and fee/disbursement information.

~~into your email where you will find all the invoices~~

you need paid. This will ensure that our Invoice Department gets your invoices quickly, and start processing them.

A recurring theme we get from many new **awardees** is: What is my next step? Great question.

1. APPLICATION
Application complete and approved **DONE**
2. DOCUSIGN
DocuSign 'Ed your Fund Control Agreement **DONE**

2(a) TAX MATTERS
We hope by now you have consulted your Tax advisor regarding the 1099 that will be issued for the 2022 calendar year. If you STOP here and consult the Tax Advisor. No, the 1099 cannot be held until the 2023 calendar year. The award is issued this year, therefore the 1099 will be for the 2022 calendar year.

2(b) FEES
HPP Cares fee is \$2500.00 disbursed at the initial draw from the Grant proceeds, La Mesa Fund Control fee is \$2000.00. La Mesa's fee is split as follows: \$650.00 at the first draw of the funds from the grant, and the final draw \$1350.00. Since many of our Grant recipients have selected not the best Contractors and Professionals to complete their projects, we hold back \$2500.00 to be used in the event we need to assist you with your project should you select shoddy contractors.

2 (c) SET UP DEPARTMENT
The Set Up Department has and/or will contact you regarding completing forms for

← Reply
→ Forward
😊

EXHIBIT C

HPP CARES notice stating “You are officially an Awardee” and referring to “\$40K granted to you in the 2022 calendar year.”

CONGRATULATIONS!

You are officially an Awardee! This means that you have executed your Fund Control Agreement.

If you are receiving this communication and have yet to receive your award letter or a Fund Control Agreement, please email adu@hppcares.org. In the subject box put: ASAP Announcement Last name, First name, and Address. In the body advise what you are missing. If you have canceled your grant or grant application, please disregard this email.

Thank-you for your patience, as we had to work through a large volume of applications. We expect to provide you with a smoother experience as you transition into the next phase of the process.

Please be reminded to consult your tax adviser about the 1099 that will be issued in the 2023 calendar year for the \$40K granted to you in the 2022 calendar year.

EXHIBIT D

HPP CARES grant-processing guide stating the application was approved and the Fund Control Agreement executed, with setup, fees, and disbursement steps.

We hope this guide can help ease some of your questions and concerns. For more information, please email adu@hppcares.org or call (562) 281-8861

STEP 1



Congratulations!

Your application was approved, and your Fund Control Agreement has been executed.

Before accepting your award, we recommend consulting with a Tax Advisor about receiving a 1099 for 2022. Be advised, if the award is issued in 2022 then you will receive a 1099, no exceptions.

STEP 2

Setup & Fees



HPP Cares charges a fee of \$2500.00, La Mesa Fund Control fee is \$2000.00, a 1st Draw of \$650.00, and the Final Draw of \$1350.00. \$2500.00 is a holdback in the event we need to get your assistance with your project due to decisions that have negatively impacted your projects progress. Daphne and our Setup Department will request for you to complete your opening paperwork, essentially setting you up with our Invoice Department. Please ensure to have all paperwork completed in order to begin disbursing grant funds. Email setup@hppcares.org to receive opening paperwork.

STEP 3

Who is working on your project?



In order to proceed, you must have a solid idea of who will be working on your ADU. If you have not decided yet, then you will not be able to advance until you do so. If you do, you will need to submit a Scope of Work from your contractor. Once we have the itemized breakdown of your project then you are another step closer to using your grant funds for your project. If you're not sure where to start, schedule an appointment with your Account Manager today!

STEP 4

How are you funding your project?



CASH - with no mortgage on the property
Do not pay any predevelopment expenses out of pocket as you will not be reimbursed. You will need to fully fund the project for the entire cost of the project. You will then submit invoices with the link provided below.

CASH - with a mortgage on the property 1st mortgage, 2nd mortgage, HELOC. You are welcome to pay all predevelopment expenses. When you are ready to receive the reimbursement, you will need to fully fund the managed escrow account with the

EXHIBIT E

May 31, 2025 contemporaneous text to Katherine attaching the updated work plan after the parties' discussion. The attached note records proposed project-management steps, skilled workers, and an understanding of approximately 105 labor-days. This exhibit documents the applicant's contemporaneous understanding of the proposed labor assistance.

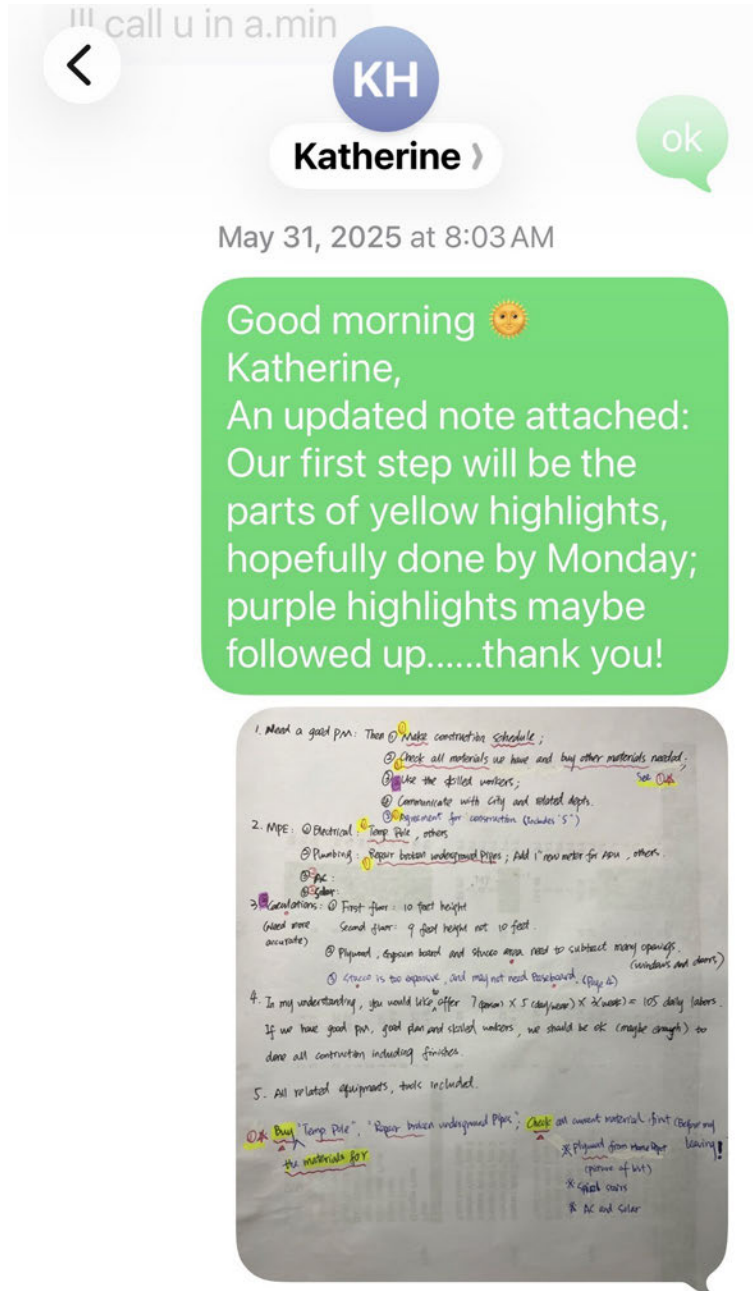


EXHIBIT F

November 22, 2025 direct text exchange. After the applicant asked Katherine to arrange “your people” to begin work, Katherine replied that materials and equipment would need to be covered by the applicant and stated, “Our availability the 1st week of December.” This is offered as evidence of the continuing labor-assistance discussion, without asserting that the text alone establishes a binding contract.



EXHIBIT G

November 10, 2025 contemporaneous email to Katherine Peoples at her HPP CARES email address expressly thanking her for “supporting free labor” for the remaining construction work after framing and plumbing were cleared. Read together with Exhibits E and F, it documents the applicant’s contemporaneous understanding of the 2025 labor-assistance discussions.



me Nov 10, 2025
to Katherine ^



From

[REDACTED]

To

Katherine Peoples
katherine@hppcares.org

Date

Nov 10, 2025 at 12:31PM

Hi Katherine,

Thank you for your supporting free labor for left construction work after framing and plumbing are cleared and ready for next step. By the way, Our city is City of Fullerton not Orange. 😊

Have a good day!

[REDACTED]