

PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

COMMUNICATIONS DIVISION

RESOLUTION T-17928

August 13, 2026

R E S O L U T I O N

Resolution T-17928 Approval of four (4) public housing infrastructure projects for grant funding from the California Advanced Services Fund Broadband Public Housing Account totaling up to \$595,911.11.

PROPOSED OUTCOME:

- Approves up to \$595,911.11 in funding from the California Advanced Services Fund (CASF) Broadband Public Housing Account (BPHA) for four infrastructure projects from People's Self-Help Housing (1 project), Self-Help Enterprises (2 projects), and La Vista Apartments LP (1 project).
- Deploys wireless point to multi-point connection, outside fiber, CAT6¹ inside-wiring, and wireless broadband network infrastructure utilizing Wi-Fi capable of 100 Megabits per second (Mbps) download and 20 Mbps upload for 315 residential units in these four publicly supported housing developments.
- Allows for free broadband service to those that lack such service. Access to broadband service will improve public safety and enable access to government, e-health, and online education opportunities.

SAFETY CONSIDERATIONS:

- Access to broadband service will improve public safety and enable access to government, e-health, and online education opportunities.

ESTIMATED COST:

- There are no costs associated with this Resolution.

¹ A twisted pair copper cable for ethernet and other networking physical layer under the standard TIA/EIA-568-B.2-1, which was ratified by the TIA/EIA in June 2002. CAT6 provides higher performance than CAT5e and features more stringent specifications for crosstalk and system noise.

SUMMARY

This Resolution approves up to \$595,911.11 in funding from the California Advanced Services Fund (CASF) Broadband Public Housing Account (BPHA) for four infrastructure projects: one project from People's Self-Help Housing (PSHH), two projects from Self-Help Enterprises (SHE), and one project from La Vista Apartments LP (La Vista). These four infrastructure projects will deploy wireless point to multi-point connection, outside fiber, CAT6 inside-wiring, and wireless broadband network infrastructure utilizing Wi-Fi capable of 100 Megabits per second (Mbps) download and 20 Mbps upload² for 315 residential units in these publicly supported housing developments located in Santa Barbara, Madera, Merced, and Contra Costa counties. The deployment of broadband service in public housing will bring free broadband service to those that lack such service. Access to broadband service will improve public safety and enable access to government, e-health, and online education opportunities.

Table 1, below, lists four recommended public housing infrastructure projects. Maps associated with each project are found in Appendix A.

Table 1 – Public Housing Infrastructure Projects						
Applicant	Project Name	Address	City	Zip	Grant	Residential Units
People's Self-Help Housing	Mariposa Townhomes	290 Parkview South	Orcutt	93455	\$148,000.00	80
Self-Help Enterprises	Maple Meadows I	1618 Meadows St	Chowchilla	93610	\$140,800.00	80
Self-Help Enterprises	River Glen	400 B Street	Livingston	95334	\$148,800.00	80
La Vista Apartments LP	La Vista Apartments	3838 Clayton Road	Concord	94521	\$158,311.11	75
				TOTAL	\$595,911.11	315

² The applications were submitted on January 1, 2026, 21 months after the Federal Communications Commission's (FCC) adoption of increased broadband speed benchmark of 100 megabits per second download speeds and 20 megabits per second upload speeds on March 14, 2024, and are subject to the increased speed benchmark speeds per Decision (D.) 24-03-041.

BACKGROUND

On March 7, 2024, the Commission approved D.24-03-041, Decision Adopting Modifications to Broadband Public Housing Account and Tribal Technical Assistance Program Rules and Guidelines (Decision). The rules and guidelines adopted in that decision modified the CASF BPHA Rules and Guidelines expanding eligibility for non-publicly supported housing developments and for project costs.³ In Resolution T-17884, the Commission allocated \$30.141 million in CASF funding for the BPHA for Fiscal Year 2025-2026.

Key provisions of the Decision relevant to this Resolution include:

- Eligible applicants may submit applications for BPHA Infrastructure and BPHA Internet Extension projects.
- The Commission authorized Communications Division (CD) staff (Staff) to review and approve infrastructure and internet extension applications through ministerial review that meet all of the ministerial review criteria. Applications not meeting the ministerial review criteria may only be approved by the Commission via Resolution.
- Grants can be awarded to finance up to 100 percent of the installation costs to install last mile infrastructure, inside wiring and broadband network equipment, but not maintenance or operation costs.
- Projects must be CEQA exempt to be eligible for BPHA funding.
- Grantees must maintain and operate the network for five years after project completion.
- Infrastructure projects proposed network is capable of offering residents the state standard for broadband service or the most current broadband speed standard set by the FCC.⁴
- Applicant attests the low-income community the project seeks to serve does not have access to a broadband service provider that offers free service that meets state standards, as defined in Section III of the BPHA Guidelines.
- Applicant attests that it will not charge residents for broadband internet services.
- Applicant for an Infrastructure project agrees to complete the project within 12 months from the date of Commission approval.
- Applicant identified an internet service provider with the required internet bandwidth capacity at the Minimum Point of Entry (MPOE).

³ D.24-03-041 approved modifications for low-income, mobile home, mobile home park, other housing developments, sovereign tribal government and tribally designated housing entity to establish eligibility criteria for non-publicly supported housing developments.

⁴ See fn 2; FCC's current adopted broadband speed benchmark is 100 megabits per second download speeds and 20 megabits per second upload speeds.

- Applicant attests that it expects the property will be in residential use as low-income community for at least 10 years.
- Applicants other than publicly supported and tribal housing developments and farmworker housing attests to stated tenant protection requirements.

NOTICE

On January 15, 2026, Staff posted the proposed project descriptions for each application submitted in the January 2026 BPHA application round on the Commission's BPHA webpage.⁵

DISCUSSION

A. Applicants' Request

On January 1, 2026, People's Self-Help Housing(1 project), Self-Help Enterprises (2 projects), and La Vista Apartments LP (1 project) submitted applications for CASF BPHA funding. All four projects exceed the cost per unit benchmark established in D.24-03-041 and therefore are ineligible for ministerial review and may only be approved by the Commission via Resolution.⁶ Table 2, below, lists the per unit cost established in D.24-03-041 and the per unit cost per proposed project.

Table 2 – Cost Per Unit Comparison					
Applicant	Project Name	Grant	Units	Per Unit Cost per D.24-03-041	Per Unit Cost
People's Self-Help Housing	Mariposa Townhomes	\$148,000.00	80	\$1,500 or less	\$1,850.00
Self-Help Enterprises	Maple Meadows I	\$140,800.00	80	\$1,500 or less	\$1,760.00
Self-Help Enterprises	River Glen	\$148,800.00	80	\$1,500 or less	\$1,860.00
La Vista Apartments LP	La Vista Apartments	\$158,311.11	75	\$1,500 or less	\$2,110.81

⁵ <https://www.cpuc.ca.gov/-/media/cpuc-website/divisions/communications-division/documents/casf-adoption-and-access/bpha/january-2026-round.pdf>

⁶ D.24-03-041, Appendix 1, p. 27.

Applicants: All three applicants are eligible applicants as defined in Section III and IV of D.24-03-041.⁷ These applicants serve low-income communities⁸ that are either a household at or below 250% for the federal poverty guidelines for the 48 Contiguous States and the District of Columbia, or a household income at or below 80 percent of the statewide median income, or at or below the county-specific threshold designated as “low-income” by the Department of Housing and Community Development’s list of state income limits adopted pursuant to Section 50093 of the Health and Safety Code, or A household with at least one (1) person in the household currently enrolled in an acceptable public assistance programs.

People’s Self-Help Housing (PSHH) has been approved by the Internal Revenue Service (IRS) as a 501(c)(3) nonprofit organization for providing affordable housing since 1971. PSHH serves low-income households, families, farmworkers, seniors, and veterans and currently manages over 2,000 rental units.

Self-Help Enterprises (SHE) has been approved by the IRS as a 501(c)(3) nonprofit organization for providing affordable housing since 1965. SHE is a nationally recognized community development organization whose mission is to work together with low-income families to build and sustain healthy homes and communities. Since 1965, Self-Help Enterprises’ efforts have affected over 55,000 families.

La Vista Apartments LP (La Vista) is an income-restricted housing community. The site assists low-income residents through the federal Housing and Urban Development (HUD) program.

Projects: All four projects are eligible projects as defined in D.24-03-041.

PSHH requests funding of \$148,000.00 for the installation of a point-to-multipoint mesh broadband network architecture utilizing Siklu radios, Cisco Switches, Ruckus access points, and SonicWall Firewall, to provide wireless 2.4GHz and 5GHz Wi-Fi 802.11AX broadband coverage to 80 residential units for the Mariposa Townhomes project.

According to PSHH, these installations will be able to provide a minimum download speed of 100 Mbps and minimum upload speed of 20 Mbps during peak use hours.

SHE requests funding of \$140,800.00 for the installation of a wireless broadband network utilizing Cisco Switches, SonicWall Firewall, and Ruckus Access Points to

⁷ D.24-03-041, Appendix A, p. 14.

⁸ Id at p. 9.

provide wireless 2.4GHz and 5GHz Wi-Fi 802.11AX broadband coverage to 80 residential units for the Maple Meadows I project.

According to SHE, these installations will be able to provide a minimum download speed of 100 Mbps and minimum upload speed of 20 Mbps during peak use hours for 80 residential units.

SHE requests funding of \$148,800.00 for the installation of a wireless broadband network utilizing Cisco Switches, SonicWall Firewall, and Ruckus Access Points to provide wireless 2.4GHz and 5GHz Wi-Fi 802.11AX broadband coverage to 80 residential units for the River Glen project.

According to SHE, these installations will be able to provide a minimum download speed of 100 Mbps and minimum upload speed of 20 Mbps during peak use hours for 80 residential units.

La Vista requests funding of \$158,311.11 for the installation of broadband infrastructure utilizing outside Fiber in between buildings and CAT6 based switched ethernet network for inside-wiring connecting TrendNet Network Switches and Mikrotik Wi-Fi Wireless routers for 75 residential units in their project La Vista Apartments.

According to La Vista, these installations will be able to provide a minimum download speed of 100 Mbps and minimum upload speed of 20 Mbps during peak use hours.

Projects include equipment for broadband traffic management, deployment, security, monitoring and reporting, consisting of layer 2 or layer 3 switches and a firewall that interfaces to the Wide Area Network Internet Service Provider (ISP) equipment providing the broadband service.

B. Project Review

The wireless installation of PSHH Mariposa Townhomes uses point-to-multipoint radio mesh network to connect 14 buildings covering a large area approximately 10.2 acres. Due to the large separations, each of the 14 buildings has its own Intermediate Distribution Frame (IDF)⁹ with dedicated Network Switch. The 14 buildings require a

⁹ Intermediate Distribution Frame (IDF) is a localized hub and a cable distribution point, typically a rack or a cabinet, which collects and brings internal lines of all locally distributed computing devices to the Main Distribution Frame.

total of 31 Ruckus Access Points to ensure proper Wi-Fi 6 coverage of up to 1.7Gbps capability through each Access Point. The required Ruckus warranty for the Access Points also contributes to the total cost. Large separations between buildings also increase the Low Voltage Contracting work. The backhaul with minimum speed of 1Gbps for each building is meshed (connected) by Siklu multi-Gbps radios to the Main Distribution Frame (MDF)¹⁰ which houses the main Switch and Firewall before connecting to ISP.

For such a relatively large area of 10.2 acres, the proposed project uses optimal technologies and provides adequate network speed that meets the 100 Mbps/20 Mbps requirement while providing headroom for future grow.

The complexity, labor, and material cost of covering a large area increases the project costs but remains a viable and optimal engineering option of system deployment.

The wireless installation of SHE Maple Meadow I and River Glen projects use Cisco Switches, SonicWall Firewall, and Ruckus Access Points to provide wireless 2.4GHz and 5GHz Wi-Fi 802.11AX broadband coverage to 160 residential units. To ensure robust and reliable Wi-Fi coverage, one Ruckus Access Point is used for each residential unit. Each of the 20 buildings has its own IDF with dedicated Network Switch. Large number of Access Points and the IDFs drive up the costs for both parts and labor. The required Ruckus warranty for the Access Points also contributes to the total cost. The Low Voltage Contracting work installs a minimum of one Gbps backhaul for each building. The backhaul for each building is connected by CAT6 cables to the MDF which houses the main Switch and Firewall before connecting to ISP.

The proposed projects use optimal technologies and provide robust and reliable networks with internet speed that meets and exceeds the 100 Mbps/20 Mbps requirement while providing headroom for future grow.

The complexity, labor, material and warranty increase the project cost¹¹ but remains a viable and optimal engineering option of system deployment.

La Vista Apartments is a 3.73-acre housing development with 10 apartment buildings and one office building. This project uses outside Optical Fiber to connect the apartment buildings to the Office building's MDF, and from the Office building to the MPOE (Minimum Point of Entry). The MDF houses the main Network Switch and Firewall equipment. Each apartment building has its IDF that houses a Network Switch. CAT6

¹⁰ The Main Distribution Frame (MDF) is the centralized distribution point for all IDFs and is the terminating point for all of the computing devices within the local network. The MDF connects and manages telecommunications between the local facility and the outside world.

¹¹ Applicants have indicated in their applications that projects are experiencing high material costs.

cables are run from the IDFs to each of the 75 residential units equipped with a wireless router.

To connect the 10 buildings, over 3,000 feet of outside fiber installation is needed. Parts and labor for fiber installation drive up the cost. CAT6 cable connecting each residential unit, IDFs for each building, wireless routers for each of the 75 residential units also contribute to the total cost of this project. Such costs are legitimate for the deployment of the network under this normal engineering practice. The project network will meet the minimum state standard of 100Mbps/20Mbps download/upload speed.

Based on the above, Staff determined that the extra cost per unit is reasonable and recommends approval.

C. Compliance Requirements

PSSH, SHE, and La Vista are required to comply with all the guidelines, requirements, and conditions associated with the grant of CASF funds as specified in D.24-03-041. Compliance includes, but is not limited to the following:

i. California Environmental Quality Act (CEQA)

All CASF grants are subject to CEQA requirements unless the projects are statutorily or categorically exempt pursuant to the CEQA Guidelines.

All BPHA projects must be CEQA exempt projects.

All 4 projects require minimal modifications of existing structures.

These projects use wireless network architecture that consist of ISP connection, point-to-multipoint radios, networking switching equipment and wireless access points or routers, and outside fiber (for La Vista). This requires installation/mounting of equipment in existing structures, such as ceilings or rooftops and installation of CAT6 inside-wiring and conduits on existing structures such as walls, hallways, or in the roof, and minor alteration to land (La Vista outside Fiber).

Based on the above information, these projects meet the criteria of the CEQA categorical exemption for existing facilities (CEQA Guidelines § 15301), new Construction or Conversion of Small Structures, involving construction, installation, and/or conversion of limited numbers of new and/or existing facilities/structures(CEQA Guidelines § 15303), and (for La Vista) minor alteration to land (CEQA Guidelines § 15304).

ii. Execution and Performance

PSSH, SHE, and La Vista must start the projects within 30 days from the date this Resolution is approved and complete the projects within a 12-month timeframe. Should the grantee or Contractor fail to begin work within 30 days of grant approval, the Commission or Director of Communications Division, upon 5 days written notice to the grantee, reserves the right to terminate the award. If the grantee is unable to complete the proposed project within the required 12-month timeframe, it must notify the Director of Communications Division as soon as it becomes aware of this prospect. If such notice is not provided, the Commission may reduce or withhold payment for failure to satisfy this requirement.

Grantees must operate and maintain the network for a minimum of five years after it has been installed. The grantee must complete all the performance on the project before the termination date in accordance with the terms of approval granted by the Commission. In the event that PSSH, SHE, or La Vista fail to complete the projects or subsequently operate and maintain the network service in accordance with the terms of approval granted by the Commission and compliance with the CASF program guidelines, PSSH, SHE, or La Vista must reimburse some or all of the CASF BPHA funds that it has received.

PSSH, SHE, and La Vista must sign a consent form within 30 days from the date of the award agreeing to the terms stated in the Resolution authorizing the CASF award. Should PSSH, SHE, or La Vista not accept the award through failure to submit the consent form within 30 calendar days from the date of the award, the Commission may deem the grant null and void.

Material changes in the entries for this application, such as discontinuing operation or bankruptcy, or change of name (DBA), change of address, telephone, fax number or e-mail address must be reported immediately by a letter to the CPUC, Director of the Communications Division, 505 Van Ness Avenue, San Francisco, CA 94102.

iii. Project Audit

The Commission has the right to conduct any necessary audit, quality check, verification, and discovery during project implementation and post-project completion to ensure that CASF funds are spent in accordance with the terms of approval granted by the Commission. Invoices submitted will be subject to a financial audit by the Commission at any time within 5 years of the release of the final payment.¹²

iv. Reporting

¹² D.24-03-041, Appendix A, p. 35.

PSSH, SHE, and La Vista are required to submit a project status report within six months of the project award date if the project has not been completed, irrespective of whether the grantee requests reimbursement or payment. Project status reporting requirements can be found on the Commission's website.¹³ PSSH, SHE, and La Vista must identify foreseeable risks that might prevent it from meeting future milestones. Before final payment of the project PSSH, SHE, and La Vista must submit a project completion report with all required supporting documentation in order to receive payment. PSSH, SHE, and La Vista must include total project cost, project summary breakdown, project milestone deployment details and speed test results in the completion report.¹⁴ PSSH, SHE, and La Vista must certify that each progress and completion report is true and correct under penalty of perjury.

PSSH, SHE, and La Vista are required to maintain the broadband network for five years after it has been installed and internet services turned on for residential use. After installation, for a five-year period, PSSH, SHE, and La Vista must submit bi-annually reports showing the percentage of up time, the number of unique log-ons (either by individuals or by units) and the amount of data used.¹⁵

v. Payments

PSSH, SHE, and La Vista shall submit invoices and payments requests at completion intervals in accordance with D.24-03-041, Section X, Appendix A and with supporting documentation required in D.24-03-041. Project status and completion reports must be submitted with all required supporting documentation in order to receive payment. Payments are based on submitted receipts, invoices and other supporting documentation showing expenditures incurred and work done on the project in accordance with the approved CASF funding budget included in the application. PSSH, SHE, and La Vista must submit a project completion report before full payment. Final requests for payment must be submitted no later than 90 days after project completion.

Payment to PSSH, SHE, and La Vista will be made in accordance with, and within the time specified in California Government Code § 927 *et seq.*

Payment will not exceed the approved grant amount and any additional costs above the approved amount are the responsibility of PSSH, SHE, and La Vista.

¹³ <https://www.cpuc.ca.gov/industries-and-topics/internet-and-phone/california-advanced-services-fund/casf-public-housing-account>

¹⁴ Project Completion Report templates can be found on the BPHA website.

¹⁵ D.24-03-041 Appendix A, p. 31.

If any portion of reimbursement is found to be out of compliance, PSSH, SHE, and La Vista will be responsible for refunding any disallowed amount along with appropriate interest rates determined in accordance with applicable Commission decisions.

COMMENTS

In compliance with Public Utilities Code, § 311(g)(1) a Notice of Availability was e-mailed on **DATE**, informing all parties on the CASF Distribution List of the availability of the draft of this Resolution for public comments at the Commission's website at <http://www.cpuc.ca.gov/>.

FINDINGS AND CONCLUSIONS

1. On January 1, 2026, PSSH, SHE, and La Vista submitted applications for CASF funding for four projects totaling \$595,911.11.
2. All projects exceed the cost per unit benchmark established in the ministerial review criteria and are therefore ineligible for ministerial review.
3. Based on its review, Staff determined that all four projects meet BPHA eligibility requirements. Staff further determined that all four projects qualify for funding under BPHA guidelines per D.24-03-041 and recommends approval of all four projects.
4. The Commission has determined that these projects are categorically exempt from CEQA review, under section 15301 regarding exemption for existing facilities, section 15303 regarding minor modifications to existing structures, and section 15304 regarding minor alterations to land.
5. A notice letter was e-mailed on **DATE**, informing all applicants filing for CASF funding and parties on the CASF distribution list, of the availability of the draft of this Resolution for public comments at the Commissions website found here <http://www.cpuc.ca.gov/>.

THEREFORE IT IS ORDERED THAT:

1. The Commission shall award the following grant amounts for the projects listed in Table 1:

- \$148,000 to PSSH for its Mariposa Townhomes project;
- \$289,600.00 to SHE for its Maple Meadows I and River Glen projects;
- \$158,311.11 to La Vista for its La Vista Apartments project;

The total grant funding awarded for these projects is up to \$595,911.11. All awards are based on the descriptions of the projects as described in the applications and herein and are predicated on commitments to install and operate broadband infrastructure as expressed in its application and compliance with the requirements in as specified in D.24-03-041 and this Resolution.

2. Grant payments of up to a total of \$595,911.11 for these public housing projects shall be paid out of the CASF Public Housing Account in accordance with the guidelines adopted in D.24-03-041.
3. PSSH, SHE, and La Vista must complete and execute the consent form agreeing to the conditions set forth in this Resolution within 30 calendar days from the date of the award. Failure to submit the consent form within 30 calendar days from the date of the adoption of this Resolution may result in the grant being deemed null and void.
4. PSSH, SHE, and La Vista must submit quarterly progress reports on the status of the project irrespective of whether reimbursement or payment is requested.
5. PSSH, SHE, and La Vista are required to maintain the broadband network for five years after it has been installed.
6. Payments to PSSH, SHE, and La Vista shall be in accordance with D.24-03-041, Section X, Appendix A and in accordance with the process defined in the "Payments" section of this Resolution.
7. PSSH, SHE, and La Vista must complete all performance under the award on or before 12 months from the date this Resolution is approved.
8. By receiving a CASF grant, PSSH, SHE, and La Vista agree to comply with the terms, conditions and requirements of the grant and thus submits to the jurisdiction of the Commission regarding disbursement and administration of the grant.
9. PSSH, SHE, and La Vista are required to comply with all guidelines, requirements and conditions associated with the CASF funds award as specified in D.24-03-041, and in accordance with the terms of the Commission's approval as set forth in this Resolution and be subject to Public Utilities Code sections 2108 and 2111.

10. If PSSH, SHE, and La Vista fail to complete the projects in accordance with the terms outlined in D.24-03-041 and this Resolution, PSSH, SHE, and La Vista must reimburse some or all CASF funds it has received.

This Resolution is effective today.

Commissioner Signature blocks to be added
upon adoption of the resolution

The foregoing resolution was duly introduced, passed and adopted at a conference of the Public Utilities Commission of the State of California held on DATE, the following Commissioners voting favorably thereon:

Dated _____, at <Voting meeting location>, California

APPENDIX A
Resolution T-17928
Public Housing Projects Locations

