

CALIFORNIA PUBLIC UTILITIES COMMISSION



PUBLIC UTILITIES COMMISSION

STATE OF CALIFORNIA

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300 CAPITOL MALL | SACRAMENTO, CALIFORNIA 95814

December 19, 2025

Mark Revis

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650 Imperial Way, Suite 201

Napa, CA 94559

**SUBJECT: CASF PUBLIC HOUSING ACCOUNT GRANT AWARD**

This letter serves to inform you that the California Public Utilities Commission (CPUC) Communications Division (CD) approves California Advanced Services Fund (CASF) Broadband Public Housing Account (BPHA Account) grant funding to the County of Napa (Grantee) of up to \$28,976.69 for the County of Napa Calistoga Farmworker Center - Infrastructure (Project).

| PROJECT NAME  | ADDRESS                                       | GRANT       |
|---|---|-------------|
| County of Napa Calistoga Farmworker Center - Infrastructure | 3996 N. St. Helena Hwy., Calistoga, CA, 94515 | \$28,976.69 |

**Requirements**

The grant award is predicated on the grantee's commitment to install and operate broadband infrastructure as expressed in its application and consistent with the Ministerial Review criteria that Grantee agreed and/or attested to in its application which includes meeting all milestones and goals for each project(s) as well as fulfilling the requirements per Decision (D.) 24-03-041.<sup>1</sup> Key requirements include, among others:

- Grantee agrees to complete the project within 12 months from the date of the Commission approval.
- The proposed network is capable of providing broadband internet service speeds of at least 100 Mbps downstream and 20 Mbps upstream for an average user during peak and off-peak hours, or current state standard, whichever is higher (supported by submitted documentation).
- Grantee attests that it will not charge residents for broadband internet services.

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<sup>1</sup> D.24-03-041, Appendix A, Section VII., authorizes CD Staff to approve applications that meet all the criteria for Ministerial Review.

- Grantee attests that no broadband service provider offers free service that meets state standards, as defined in Section III, to the subject low-income community.
- Grantee agrees to secure project-funded hardware to prevent theft and vandalism.
- Grantee attests that it will operate and maintain project equipment, broadband technology, and internet services for at least five years after successful completion of the project and that it has sufficient funds to do so, and that it will acquire the necessary hardware warranty and service agreement to support the operation of the proposed network for the five-year period.
- Grantee must attest that it expects the property to be in residential use as a low-income community as defined above for at least the next 10 years.
- Grantee has an identified internet service provider with the required internet bandwidth capacity at the MPOE.
- Grantee agrees not to raise rents or charge any costs as a direct result of the broadband infrastructure improvements received under the grant for a period of 5 years after completion of the project.<sup>2</sup>
- Grantee agrees to abide by the CASF program rules the Commission established as well as all other applicable state and federal rules and regulations concerning broadband services.
- Grantee agrees to abide by the Commission's Rules of Practice and Procedure and applicable statutes, and to be subject to Public Utilities Code sections 2108 and 2111.

## Reporting

The grant award is also contingent upon fulfilling the reporting requirements per D.24-03-041, Appendix A. Grantees are required to submit a project status report with all required information<sup>3</sup> within six months of the project award date if the project has not been completed, irrespective of whether the grantee requests reimbursement or payment. Grantees must submit a project completion report with all required supporting documentation to receive final payment<sup>4, 5</sup>.

From the date broadband network and internet services are turned on the grantees are required to submit a KPI (Key Performance Indicator) report bi-annually for a period of five years. The KPI report and its supporting system data can be submitted through an online portal that can be found on the [Commission website](#).

## Payment

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<sup>2</sup> D.24-03-041, Appendix A, p. 19 This applies to applicants other than publicly supported and tribal housing developments and farmworker housing. Applicants must also provide tenants notice of the upgrade as a condition of the grant award.

<sup>333</sup> Id at p. 31.

<sup>4</sup> [Quarterly Report Template](#)

<sup>5</sup> [Completion Report Template](#)

Grantees are eligible to request payment for the expenditures incurred during the first six months if the grantee submits a six-month project status report and certifies that the status report is true and correct under penalty of perjury.

Grantees shall submit final requests for payment no later than 90 days after completion of the project. If the grantee cannot complete the project within the 12-month timeline, the grantee must notify the Director of Communications Division as soon as they become aware that they may not meet the project timeline. In the event the grantee fails to notify the Director of Communications Division, the Commission may withhold or reduce payment.

Grantees must submit the project status and completion reports with all required supporting documentation for the staff to review 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 grantee's application.<sup>6</sup>

Grantees records and invoices are subject to financial audit by the Commission at any time within three years after the final payment is made. If any portion of reimbursement is found to be out of compliance, grantees will be responsible for refunding any disallowed amount along with appropriate interest rates determined in accordance with applicable Commission decisions.

### **Execution and Performance**

The grantee shall start the project within 30 days upon grant approval and complete the project within a 12-month timeframe. Should the grantee or contractor fail to commence work within 30 days of grant approval, the Commission or Director of Communications Division, upon five (5) days written notice to the CASF recipient, reserves the right to terminate the award. If the grantee is unable to complete the project within the required 12-month timeframe, it must notify the Commission as soon as it becomes aware of this prospect. The Commission reserves the right to reduce or withhold payment 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 the grantee fails to complete the project or subsequently operate and maintain the network service in accordance with the terms of approval granted by the Commission and compliance with CASF program guidelines, the grantee must reimburse some or all of the CASF BPHA funds that it has received.

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.

Grantees must notify the Commission about any proposed sale or transfer of ownership of the project property that occurs prior to the completion of the 5-year requirement. Notice is

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<sup>6</sup> D.24-03-041, Appendix A, pp. 35-36.

required in writing to the Director of Communications Division of its intent to transfer assets within five days of becoming aware of these plans, along with an affidavit stating that the new entity will take full responsibility and ownership to comply with the grant terms.<sup>7</sup>

### **Award Acceptance**

Grantees must sign the Consent Form (Attachment 1) and the Payee Record Form (Attachment 2) and email both within 30 days from the date of this award letter to [CPUC\\_Housing@cpuc.ca.gov](mailto:CPUC_Housing@cpuc.ca.gov). If the Grantee does not submit the Consent Form within 30 calendar days from the date of the award, the CPUC may deem the grant null and void.

If you have any questions, please contact [CPUC\\_Housing@cpuc.ca.gov](mailto:CPUC_Housing@cpuc.ca.gov).

Sincerely,

/s/ Maria Ellis

Maria I. Ellis,  
Director for Broadband Initiatives  
Communications Division

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<sup>7</sup> D.24-03-041, Appendix A, pp. 33-34.

ATTACHMENT 1

[Consent Form and Acknowledgement and Acceptance of the  
California Advanced Services Fund Broadband Public Housing Grant  
Award](#)

ATTACHMENT 2

[Payee Record Form](#)