

2027 RFPs, Applications, and Funding Process Updates

The CDBG/HOME Team has recommended revisions and updates to the 2027 RFP and Application process, for a more streamlined approach to distributing grant funds. This document is in draft form, and we reserve the right to make changes to items until the RFPs are released. Estimated funding amounts are contingent upon the actual federal CDBG and HOME grant award amounts.

Summary of Updates:

- Each RFP/Project Area will have a maximum amount available for that category
- Each RFP/Project Area will indicate a maximum amount that an agency can apply for
 - Public Services will have a maximum of \$35,000 per application
- Applications will be evaluated/ranked with other applications in the same RFP/Project Area
- Highest ranking applicants in each RFP/Project Area will receive their full allowable request
 - When funds fall below full requests, next highest-ranking applicants will receive funding consideration at their minimum allowable request or higher
 - If remaining available funds are below the subsequent ranked applicants' minimum requests, then no grant funding will be recommended for those applications.
 - Public Services applications will not have a minimum request in the application. If remaining funds available are below minimum allowable requests, staff will contact the agency.
- There will be no Applicant Interviews
- An applicant with more than **\$1,000.00 in unexpended funds** in a single project area, from contracts executed **before 2025**, as of **July 1, 2026**, is not eligible to apply for additional funds in that project area.
- An applicant with more than **\$250,000.00 in unexpended funds** in a single project area, as of **July 1, 2026**, is not eligible to apply for additional funds in that project area.

2027 RFPs and Funding Allocations:

1. Prioritize project areas based on Consolidated Plan goals, review of 2025 CAPER outcomes and 2026 funded programs
2. Determine percentages per project area, of total estimated funds (\$1,400,000 = grant award + program income). Estimate maximum funding amount (in dollars) per project area in each RFP
3. There will be a maximum amount that an agency can apply for.
4. **Funding Allocations are estimates and are contingent upon the actual federal 2027 CDBG and HOME grant awards, which are determined by HUD.**

Funding Allocations:

Project Area	Estimated maximum funding amount	Maximum \$ request per application	2027 Funding % RFP or Project Area	Average % (2025, 2026, 2027)	ConPlan % Goal (5 years)
Housing Rehabilitation (Major + Minor)	\$168,000.00	\$110,000.00 / \$ 58,000.00	12%	18%	15%
Mortgage Reduction Assistance	\$350,000.00	\$200,000.00	25%	22%	25%
New Housing Development Only Homebuilding	\$140,000.00	\$140,000.00	10%	4%	5%
Tenant-Based Rental Assistance (TBRA)	\$112,000.00	\$112,000.00	8%	12%	12%
Economic Development Only Microenterprise assistance No job creation/retention requirements	\$168,000.00	\$60,000.00	12%	21%	17%
Public Services	\$165,000.00	\$35,000.00	12%-15%*	14%	15%
Public Infrastructure Only local units of government	\$294,000.00	\$294,000.00	21%	9%	11%
TOTAL (approximate)	\$1,400,000.000		100%		

*15% of CDBG Grant only

Scoring & Ranking Applications by Project Area / RFP

1. Applications will be separated into corresponding project areas; and only ranked among other applications in that same category.
2. Ranking and funding per project area
 - a. Highest ranking applicant(s) per project area receive requested amount (of allowable costs)
 - b. If funds left over, then follow same sequence for next highest applicant, to receive minimum amount requested or higher
 - c. If remaining available funds are below the subsequent ranked applicants' minimum requests, then no grant funding will be recommended for those applications.
 - d. Remaining funds not allocated may be re-assigned to a different project area, or deferred to 2028, depending on status of Consolidated Plan goals, and Staff/ART recommendations.
3. Minimum Funding
 - a. Evaluators will not initially assign funding at the minimum requested amount, until higher ranking applications receive their full requested amounts (as allowable).

- b. RFP will note that if available remaining funding is less than the minimum amount requested, then an applicant will not receive any CDBG or HOME grant funds.
- c. Public Services: will not ask for minimum amount

Funding Recommendations:

1. ART – hold consensus meeting for evaluation discussion and scoring consistency
2. Make an effort to fund 2027 grants on high end, using older prior year resources/funds and program income if available.
3. Contingencies to consider:
 - a. In the event of an increase in federal grant funds, increases would go to a project area based on 2027 Funding Priorities and Consolidated Plan goals; or fund applications up to maximum requested; or issue a new RFP based on project area priorities (Instead of naming specific agencies to fund).
4. Agencies that have grant funding remaining from prior to 2025, may not be eligible for 2027 funds.

Applicant Interviews:

1. Applicant Interviews will not be held for the 2027 RFP/Application Process.

Tentative timeline overview:

- Late April/early May: RFPs are released
- Mid-June: Applications due in OpenGov
- Mid-June – Mid-August: ART reviews & evaluates the applications
- *September 8th or October 6th: ART presents preliminary funding recommendations to the CDBG Commission
- October meeting date* or November 10th: **Public Hearing on 2027 Funding Recommendations for Annual Action Plan**
- December: Resolution approve by Board of Supervisors
- January, 2027: Contracts/Grant Year begins

*NOTE: If Preliminary Funding Recommendations are approved on September 8th, then the October 6th meeting will need to be pushed out a week to October 13th to allow for 30 days public notice.