

2027-2028 NOTICE OF FUNDING AVAILABILITY AND APPLICATION INSTRUCTIONS

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
EMERGENCY SOLUTIONS GRANT (ESG)
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

City Manager's Office
Health and Wellness
Housing & Supportive Services
One Civic Center Plaza
Irvine, CA 92606

CITY OF IRVINE
2027-2028 CDBG, ESG, AND HOME
NOTICE OF FUNDING AVAILABILITY

The City of Irvine is currently seeking applications for the 2027-2028 Program Year for Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) funds. These programs are funded through the U.S. Department of Housing and Urban Development (HUD) and are administered locally by the City of Irvine. Subject to HUD funding appropriations and the City of Irvine, this Notice of Funding Availability (NOFA) covers a one-year period for CDBG, ESG, and HOME activities that will begin July 1, 2027. The City anticipates the availability of CDBG, ESG, and HOME funds as follows:

Funding Program	Amount*
Community Development Block Grant (CDBG) Total	**$2,422,466**
CDBG Available for Public Service Activities	$363,369
CDBG Available for CDBG Capital Projects	$1,574,604
HOME Investment Partnerships (HOME) Total	**$1,014,604**
HOME Available for Community Housing Development Organization (CHDO)	$152,190
HOME Available for Rental Housing, Affordable Housing NOFA, or Residential Rehab Program	$760,953
Emergency Solutions Grant (ESG)	**$211,889**
ESG Available for Services	$195,998
TOTAL	**$3,648,959**

*Amounts subject to Change based off HUD official allocation.

CDBG public service programs, CDBG or HOME capital projects, and ESG activities that benefit low- and moderate-income Irvine residents are strongly encouraged.

Additionally, CDBG public service programs and ESG activities applications are encouraged to meet one of the following Health & Wellness initiatives:

- **Food security –** Direct food assistance (Food Banks), Aggregate or community focused meal programs, Emergency food assistance, nutrition education programs

- **Utility assistance –** Direct financial assistance and bill payment assistance for utilities and those in arrears (Electric, gas, water, sewage, trash, phone and internet).

- **Childcare support –** Financial Assistance and access to affordable Childcare options and programs, children supportive services classes, child nutrition courses, etc.

- **Case management –** Referral type liaison services for physical and mental health, case management in efforts to obtaining or maintain housing and address homelessness or those about to be homeless.

- **Rental assistance activities –** Financial Assistance for obtaining or retaining housing. Security deposit assistance, rental assistance moving assistance.

Submission Guidelines

For funding consideration, all proposed programs and/or projects must meet the CDBG ESG, and/or HOME eligibility requirements identified in this NOFA. Respondents to this NOFA must complete the appropriate application noted below:

- Application for CDBG Public Service Programs and ESG Activities
- Application for CDBG/HOME Capital Projects

Beginning November 20, 2026, links to the electronic application portal in Neighborly will be available online at https://cityofirvine.gov/community-development/hud-grant-programs.

The application technical workshop is scheduled to be held on November 19, 2026 at 10:00 a.m. via teleconference. Attendance at the workshop is not mandatory. To register for this event, applicants were instructed to register via the registration link at https://cityofirvine.gov/community-development/hud-grant-programs. All applications for eligible activities submitted by eligible applicants are welcome.

Submission Deadline

Applications shall be accepted in electronic format only, using the provided link via the Neighborly application system by 5:00 p.m. on Friday, December 18, 2026. **Late applications will not be accepted.** Applicants are encouraged to “click submit” well in advance of this deadline to ensure confirmation of receipt prior to the deadline.

This requirement is firm as to date and time. Applications must be submitted via Neighborly. No faxed, emailed, or hardcopy applications will be accepted. The Neighborly system will provide a list of required support documentation to be uploaded with your application. The application form and certification assurances must be signed electronically within the system. Be cognizant of file size limitations and keep files less than 5MB whenever possible or break attachments into more than one file if necessary. Any additional information not requested may be disposed of and not considered as part of the application.

The Neighborly application site will not allow for applications that are incomplete, exceed the prescribed response limits, have content errors or deficiencies, or that are submitted after the deadline. Once submitted, applications may not be amended, unless

the amendment has been requested by the City. The City reserves the right to contact an applicant if additional information is required. The City, at its sole and absolute discretion, with or without cause, and without liability to any applicant, reserves the right to accept or reject any and/or all proposals either in whole or in part, waive any informalities or irregularities of any proposals, cancel this NOFA at any time, and/or take any action in the best interest of the City.

City staff is available to answer questions and provide technical assistance to any agency wishing to submit an application until **December 11, 2026**. Please call the City Manager's Office of Health and Wellness's Management Analyst II, Sarah Escobedo at 949-724-7447 to request technical assistance.

Right to Waive Irregularities

The City of Irvine reserves the right to:

1. Withdraw this solicitation at any time without prior notice and, furthermore, make no representation that any contract occur and that funds will be awarded to any respondent to this solicitation.
2. Waive any irregularities in the NOFA process and to reject any and all submissions not in the best interest of the City.
3. To request additional information and materials.
4. Retain all submitted applications. Selection or rejection of an application does not affect these rights.

Application Review and Decision Process

The application review process has three phases. In the first phase, all applications are reviewed by the City Manager's Office of Health and Wellness Division staff for completeness and eligibility under federal regulations and addressing the needs through one of the identified Health & Wellness initiatives above. Ineligible applications will not be submitted for consideration by the Community & Library Services Commission. Agency capacity, experience and past performance are also considered. Based on this review, the City Manager's Office of Health and Wellness Division staff may prepare general funding recommendations that are provided to the Community & Library Services Commission (Commission).

The second phase of the application review process may include three Commission Meetings. The first meeting provides an overview of the process and includes a public hearing to receive comments from residents and stakeholders concerning housing and community development needs in Irvine and prior year program performance. An overview of the NOFA process is provided to the Commission during this meeting. The second meeting generally provides applicants with the opportunity to make a three-minute presentation to the Commission. The third meeting is when the Commission determines its final funding recommendations to the City Council.

The third phase of the application review process includes a public hearing before the City Council concerning the Annual Action Plan, which will include the Commission's

funding recommendations. The decision of the City Council concerning the CDBG, ESG, and HOME funding allocations shall be final. The action of the City Council adopts the Annual Action Plan, which will be the CDBG, ESG, and HOME program annual budget submission to HUD.

Applications considered at the Commission and City Council public hearings are limited to those submitted according to the rules outlined in this NOFA. Applicants are encouraged to attend and participate at public meetings and public hearings.

If you have questions or require additional information, please contact Sarah Escobedo, Management Analyst II, at 949-724-7447 or by email at SEscobedo@cityofirvine.org.

Appeals

The funding decision of the Irvine City Council shall be final. Appeals of the City Manager's Office of Health and Wellness Division staff determinations of non-eligibility shall be made within 10 working days of receipt of written notification of staff's determination. For the purpose of determining the time period for appeals, written notification of a determination of non-eligibility shall be considered "received" by the applicant on the next business day following an e-mail notification. Appeals shall be made in writing to Sarah Escobedo by e-mail at SEscobedo@cityofirvine.org. The decision of the Housing Manager concerning eligibility appeals shall be final. A written response will be provided via email for any appeal within 10 business days of receipt of the appeal.

Program Year 2027-28 Application Timeline

- November 19, 2026, 10:00 a.m.: **Application Technical Workshop**
- December 18, 2026, 5:00 p.m.: **Applications Due**
- December 19, 2026 – January 2027: City Staff reviews applications to verify threshold eligibility
- January 20, 2027, February 17, 2027, and April 7, 2027: Community & Library Services Commission public meetings*
- May 11, 2027: City Council public hearing*
- July 1, 2027: Program Year begins

* Community & Library Services Commission and City Council meeting dates and times are to-be-determined and shall be provided to applicants when known. Notices of all public meetings will be placed in the local newspapers of general circulation and online at https://cityofirvine.gov/community-development/hud-grant-programs. Please watch for these notices to confirm public meeting dates and times.

♿ It is the intention of the City of Irvine to comply with the Americans with Disabilities Act (ADA). To request special assistance at a City meeting, please contact Sarah Escobedo, Management Analyst II, at 949-724-7447, 711 Relay at 949-724-6607, or via email at SEscobedo@cityofirvine.org. TDD/Voice 949-724-6607.

Income Limits

The purpose of the CDBG, ESG, and HOME programs is to provide housing and community development opportunities for low- and moderate-income individuals and/or households and to address homelessness. HUD establishes income limits annually based upon the Area Median Income (AMI) for eligibility under these programs. The 2026 income limits for Orange County are provided below:

Household Size	Extremely Low Income ≤ 30% of AMI	Low Income 31 - 50% of AMI	Moderate Income 51 - 80% of AMI
1	$39,100	$65,150	$104,200
2	$44,700	$74,450	$119,100
3	$50,300	$83,750	$134,000
4	$55,850	$93,050	$148,850
5	$60,350	$100,500	$160,800
6	$64,800	$107,950	$172,700
7	$69,300	$115,400	$184,600
8	$73,750	$122,850	$196,500

Source: www.hudexchange.info/programs/home/home-income-limits/

Written Agreements

If selected and awarded funding, your agency will be required to execute a written agreement with the City of Irvine. The agreement must be executed and returned to the City within 60 days of the City's transmittal to your agency. Failure to do so may result in termination of the award and loss of funding. The agreement outlines terms and conditions of funding for your agency and the City. The agreement is a legally binding contract and failure to adhere to its terms and conditions may result in the termination and required repayment of the funding award. Each agreement will contain, at a minimum, the following information derived from your agency's application:

Description of Program Services: This provides an overview of the program services or project as described in the application, goals and objectives, and specific services (e.g., working hours, location of services, number of clients to be served) achievable based on the funding level approved by the City Council. The description of program services also describes in detail how the funds will be used to support the program or project.

Project Budget: The budget lists the specific uses of funds approved by the City (e.g., personnel, consultants, utilities, supplies, rental assistance payments). Please note that all CDBG, ESG, and HOME funding is disbursed on a reimbursement basis.

Program Performance Measurement Plan / Schedule of Performance: This schedule outlines the major activities and expected outcomes for each quarter of the year based on HUD and/or City performance indicators and goals specified in your agency's application. For capital projects, this schedule outlines the major milestones through project completion.

General Requirements

Leverage/Match Funds: Applicants for capital projects must demonstrate that CDBG and/or HOME funds will be leveraged or matched with resources from state, local, private, or other non-federal sources by not less than 25 percent (excluding City sponsored projects). Match or leverage may be cash or grant, but should be reasonably expected to be available for the project. For the HOME program, matching funds must be either committed or in-hand at the time of application and must be spent prior to reimbursement from HOME, unless approved by City staff. ESG activities require the applicant to match City ESG funding dollar-for-dollar.

Readiness: Programs and projects must display evidence of readiness to proceed. All leverage and match funding must be in place and all land use requirements met prior to submission of application. Applicants must demonstrate that CDBG and HOME funds will be fully spent within the program year. Applicants for affordable housing construction projects may request a waiver of this requirement. Such waivers may be granted only for affordable housing and/or City sponsored capital improvement projects and at the sole discretion of City staff.

CDBG Public Service Conditions to Disbursement: The written agreement will specify that the disbursement of CDBG Public Service funds to your agency is subject to the following conditions at the time each disbursement is to be made:

- Your agency shall have provided to the City a complete payment request with documentation supporting the eligible CDBG costs incurred;
- Your agency shall have submitted to the City a quarterly report of progress toward achieving the Program Performance Measurement Plan;
- If payment is for the professional services of a consultant or contractor, your agency will be required to provide the City with appropriate evidence that consultant or contractor is not federally debarred or suspended and shall have provided a copy of the executed contract between your agency and the consultant or contractor;
- The ratio of disbursement of CDBG funds to your agency shall not exceed the ratio of progress toward achieving the Program Performance Measurement Plan identified in the written agreement; and
- That City's obligation to provide CDBG funds to your agency shall be subject to the availability of CDBG funds to the City from HUD.

Indemnification: Agencies approved for funding must agree to defend, indemnify, and hold harmless the City, its officers, agents and employees from and against all liability, claims, demand, losses, and expenses, including attorney's fees, original and on appeal, arising out of or related in any way to the performance of the agreement.

Insurance: Agencies approved for funding will be required to maintain the insurance coverages described below, each of which shall contain a provision that forbids any cancellation, changes or material alterations without prior notice to the City at least 30 days in advance. The insurance coverage shall be evidenced by an original certificate of insurance provided through the City's third-party risk management firm prior to the execution of the written agreement. The required insurance (as of July 2027, subject to change in the written agreement) is as follows:

a. Commercial General Liability Insurance – shall be written to cover liability arising from premises and operations, independent contractors, products and completed operations, personal and advertising injury, and contractual liability. The minimum bodily injury and property damage liability limit shall be $1,000,000 per occurrence.

b. Workers' Compensation Insurance – shall cover all employees engaged in work for the agency in accordance with the laws of the State of California. The minimum employer's liability limit shall be $1,000,000 per accident.

c. Auto Insurance – shall be required to cover all employees who may operate a vehicle as part of the proposed program/project. The minimum employer's liability limit shall be $500,000 per accident.

Licenses: Agencies approved for funding will be required to obtain a City of Irvine business license.

Program Monitoring: Agencies approved for funding will be required to maintain and submit adequate information necessary to monitor program accountability and progress in accordance with the terms and conditions of the written agreement.

Fair Housing, Nondiscrimination and Equal Opportunity: The City of Irvine, in accordance with federal and state law and City policy, prohibits discrimination on the basis of race, color, national origin, religion, sex, gender identity, pregnancy, physical or mental disability, medical condition, ancestry, marital status, age, sexual orientation, citizenship or service in the uniformed services. Agencies awarded funding will be required to comply with all applicable fair housing, nondiscrimination and equal opportunity requirements.

Notification: All applicants will be notified between May 21, 2027 and June 30, 2027 of funding determinations. Receipt of an award letter does guarantee funding. Funds may not be obligated until an environmental review has been prepared by City staff and approved by HUD, the written agreement is signed by all parties and a notice to proceed is issued. Please be aware that past funding does not guarantee future funding or funding at the same level.

Compliance with Applicable Laws, Rules and Regulations: Agencies that are awarded CDBG, ESG, and/or HOME funding must act in accordance with all applicable federal, State of California, and City of Irvine laws, rules, and regulations. Applicants are strongly encouraged to be familiar with these requirements prior to submitting a funding request. These include, but are not limited to, the following:

- **24 CFR Part 570, as amended** – The regulations governing the CDBG program.
- **24 CFR Part 576, as amended** – The regulations governing the ESG program.
- **24 CFR Part 92, as amended** – The regulations governing the HOME program.
- **24 CFR Part 1 and 6, Public Law 90-284, Fair Housing Act** – The regulations issued following Title VI of the 1964 Civil Rights Act and Section 109 of the 1975 Housing and Community Development Act that prohibits discrimination in HUD programs based on sex, race, color, national origin, and religion and requires all programs and activities to be administered in a manner to affirmatively further the policies of the Fair Housing Act.
- **24 CFR Part 107 and 108** – The regulations issued following Executive Order 11063 and Executive Order 12892 which prohibit discrimination and promote equal opportunity in housing.
- **Section 504 of the Rehabilitation Act of 1973, 24 CFR Part 40 and 41** – The regulations that set forth policies and procedures for the enforcement of standards and requirements for disabled accessibility. The Architectural Barriers Act of 1968 and the Americans with Disabilities Act provide additional laws on accessibility and civil rights of individuals with disabilities.

- **Age Discrimination Act of 1975 (42 U.S.C. 6101)** – The regulations that prohibit discrimination on the basis of age.

- **29 CFR Parts 3 and 5** – The regulations on labor standard provisions that include the payment of prevailing wages on federally assisted projects as mandated by the Davis-Bacon Act and Contract Work Hours and Safety Standards Act. 24 CFR Part 70 provides information on the use of volunteers.

- **Copeland "Anti-Kickback" Act (18 U.S.C. 874 and 40 U.S.C. 276c)** – The regulations on contracts for construction or repair awarded by subrecipients shall include a provision for compliance.

- **24 CFR Part 58** – The regulations prescribing the Environmental Review procedure under the National Environmental Policy Act of 1969.

- **National Flood Insurance Act of 1968, 24 CFR Part 55 under Executive Order 11988** – The regulations for proposed projects and properties located in a floodplain.

- **36 CFR Part 800** – The regulations outlining the procedures for the protection of historic and cultural properties.

- **Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970** – the policies for displacement, relocation assistance, and real property acquisition as defined by 42 U.S.C. 4601 (URA) and implementing regulations issued by the Department of Transportation at 49 CFR part 24 and section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)).

- **24 CFR Part 7 and 41 CFR Part 60** – The regulations outlining equal employment opportunity without regard to race, sex, color, religion, age, national origin, and disability in federally assisted construction contracts.

  24 CFR Part 75 – This part establishes the requirements to be followed to ensure the objectives of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Section 3) are met. The purpose of Section 3 is to ensure that economic opportunities, most importantly employment, generated by certain HUD financial assistance shall be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing or residents of the community in which the Federal assistance is spent.

- **Residential Lead Based Paint Hazard Reduction Act of 1992** – The regulations implemented by 24 CFR Part 35, Subpart B imposes certain requirements on disclosure of lead based paint hazards.

- **24 CFR Part 24** – The regulations that prohibit use of debarred or suspended contractors on federally assisted projects and Drug Free Workplace requirements, issued according to Executive Order 12459.

- **2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards** – These regulations include requirements for procurement, contracting, cost principles and audit requirements including the Single Audit required for organizations expending $1,000,000 or more derived from federal awards during the organization's fiscal year. This Part replaces former requirements found at 24 CFR Part 84, 24 CFR Part 85, OMB Circular A-87, OMB Circular A-122 and OMB Circular A-133.

- **24 CFR Part 87 and Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)** – The regulations for restrictions on lobbying and required certifications.

- **HUD Requirements** – All other applicable required reports, OMB Circulars, and procedures.

- **Administrative Procedures** – The rules issued by the City of Irvine in relation to contracts, process and procedures.

- **Clean Air Act (42 U.S.C. 7401) and the Federal Water Pollution Control Act (33 U.S.C. 1251 et seq.)** – The regulations that require compliance with all applicable standards, orders or regulations issued following the rule.

The Code of Federal Regulations (CFR) and Executive Orders may be found at:

- CFR: www.ecfr.gov
- Executive Orders: www.archives.gov/federal-register/index.html

Community Development Block Grant (CDBG) Program

Introduction

The Housing and Community Development Act of 1974, as amended, has as its primary objective the development of viable urban communities through the provision of decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low- and moderate-income. Recipients of CDBG funds must certify that their use of funds will address one of three broad objectives – benefit low- and moderate-income families, aid in the elimination of blight, or meet urgent needs which pose a serious threat to the health or welfare of a community.

City of Irvine's CDBG Program

The CDBG Program generally provides for a wide range of eligible activities. This NOFA process shall prioritize allocation of CDBG funds to programs and projects that:

1. Clearly and measurably address the needs of low- and moderate-income Irvine residents;

2. Directly contribute to, or are consistent with, ongoing housing, community and economic development efforts in Irvine;

3. Demonstrate and support the "need" under the Office of Health & Wellness initiative's: food security, utility assistance, childcare support, case management, rental assistance activities. Is

4. Have well-defined sources and uses of funding, including proposed uses that are necessary and reasonable to address identified needs;

5. Identify appropriate leveraged or matching funds that are committed or in-hand at the time of application; and

6. Will be implemented by incorporated public, nonprofit and for-profit entities possessing appropriate capacity relative to the complexity and size of the proposed program or project.

Eligible Applicants

1. Applicants must be incorporated public, nonprofit or for-profit agencies able to implement the approved program or project within the boundaries of the City of Irvine.

2. Applicants must demonstrate the financial management and programmatic expertise to successfully develop, design, implement and monitor the proposed program or project. This expertise can be demonstrated through previous experience in successfully developing programs or projects similar to the one proposed, either by partners or key agency staff.

3. Applicants must be able to meet all federal, State of California, and City of Irvine requirements relative to the CDBG program, specifically those concerning equal opportunity and fair housing, affirmative marketing, environmental review, displacement, relocation, acquisition, labor, lead-based paint, conflict of interest, debarment and suspension and flood insurance. Pertinent requirements are noted in *General Requirements*. All applicants should be aware that if funded, additional requirements will apply.

4. Applicants submitting applications to provide fair housing services on the behalf of the City of Irvine must be able to report on their progress in addressing the impediments identified in the current effective Analysis of Impediments to Fair Housing Choice, available at https://cityofirvine.gov/community-development/hud-grant-programs.

Eligible CDBG Activities

Under current regulations, programs and projects assisted with CDBG funds may include only the following activities. Construction projects must be shovel-ready and able to commence within the program year and be completed within a reasonable and defined schedule thereafter.

1. **Acquisition** of real property for a public purpose. Applications seeking funds for acquisition or rehabilitation of affordable housing units are advised that the minimum affordability period shall be 55 years, secured by a Regulatory Agreement recorded against property title.

2. **Disposition** of real property acquired with CDBG funds.

3. Acquisition, construction, reconstruction, rehabilitation, or installation of **public facilities and improvements** including senior citizen centers, parks, playgrounds, centers for the disabled, neighborhood facilities, solid waste disposal facilities, fire protection facilities and equipment, parking facilities, public utilities, street improvements, water and sewer facilities, foundations and platforms, pedestrian walks and walkways, and flood and drainage facilities. Buildings for the general conduct of business are excluded. *To be eligible, public facility improvements must demonstrate a predominant benefit to seniors, disabled adults and/or low- and moderate-income Irvine residents.*

4. **Clearance, demolition, and removal** of buildings and improvements.

5. **Public services** directed toward improving the community's services concerned with demonstration and support the "need" under the Office of Health & Wellness initiative's: food security, utility assistance, childcare support, case management, rental assistance activities. *There is a minimum $15,000 for all CDBG public services requests. However, please be mindful that there is limited funding anticipated to be available for allocation in this funding category and that there are multiple public service needs identified in the Consolidated Plan.*

6. **Interim assistance** to alleviate harmful conditions in deteriorating areas where permanent improvements will be carried out at a later date.

7. **Relocation payments** and assistance for persons displaced by housing and community development program activities.

8. **Removal architectural barriers** to enhance the mobility and accessibility for elderly and disabled persons to publicly or privately-owned buildings.

9. Acquisition, construction, reconstruction, rehabilitation, or installation of distribution facilities of **privately-owned utilities** where necessary and appropriate to implement revitalization or housing.

10. **Rehabilitation and preservation** of privately-owned buildings, including low-income housing, publicly owned residential and non-residential buildings (except buildings for the general conduct of business), code enforcement and historic preservation.

11. **Microenterprise assistance** to facilitate economic development by:
    - Providing credit, including, but not limited to, grants, loans, loan guarantees, and other forms of financial support, for the establishment, stabilization, and expansion of microenterprises; or
    - Providing technical assistance, advice, and business support services to owners of microenterprises and persons developing microenterprises; or
    - Providing general support, including, but not limited to, peer support programs, counseling, child care, transportation, and other similar services, to owners of microenterprises and persons developing microenterprises.

    For purposes of this activity type, “persons developing microenterprises” means such persons who have expressed interest and who are, or after an initial screening process are expected to be, actively working toward developing businesses, each of which is expected to be a microenterprise at the time it is formed. These persons must be low- and moderate-income Irvine residents qualified using the Part 5 Annual Income determination method. The persons benefitting from the services of the microenterprises shall be Irvine residents.

CDBG National Objectives

Each activity must be eligible and must address one of the three CDBG National Objectives:

1. Benefit persons of low- and moderate-income, including those presumed to be low- and moderate-income as described at 24 CFR Part 570.208(a)(1)(ii)(A) and those who are able to supply appropriate evidence of low- and moderate-income status as described at 24 CFR Part 570.208(a)(1)(ii)(B). For area benefit activities described at 24 CFR Part 570.208(a)(1)(i), the project must have a direct impact on a primarily residential area in which the total population residing in the designated Census Tract block groups is at least 51.00 percent low- and moderate-income. The Census Tract block groups do not need to be coterminous, but must be the entire area served by

the project. Note that the low- and moderate-income percentage is subject to change each year based on data supplied to the City by HUD.

2. Aid in the prevention or elimination of blight.

3. Meet other community development needs of particular urgency (usually the result of a natural disaster).

More detailed information on Eligible Activities and National Objectives can be found in the *Guide to National Objectives and Eligible Activities for Entitlement Communities* handbook. This document can be found on the U.S. Department of Housing and Urban Development web site at: https://www.hudexchange.info/resource/89/community-development-block-grant-program-cdbg-guide-to-national-objectives-and-eligible-activities-for-entitlement-communities/.

Ineligible CDBG Activities

Pursuant to 24 CFR 570.207, the following activities may not be assisted with CDBG funds unless authorized under provisions of 24 CFR 570.203 or as otherwise specifically noted here or when carried out by an entity known as a Community Based Development Organization pursuant to 24 CFR 570.204:

1. Funds spent on buildings used for the general conduct of government, except to remove architectural barriers to the mobility or accessibility of elderly persons or of adults meeting the Bureau of the Census Current Population Report definition of “severely disabled.”

2. General government expenses, which includes expenses required to carry out the regular responsibilities of the unit of general local government.

3. Political activities.

4. Purchase of equipment:
   a. Construction equipment. The purchase of construction equipment is ineligible, but compensation for the use of such equipment through leasing or depreciation pursuant to 2 CFR part 200, subpart E, as applicable for an otherwise eligible activity is an eligible use of CDBG funds. However, the purchase of construction equipment for use as part of a solid waste disposal facility is eligible under §570.201(c).
   b. Fire protection equipment. Fire protection equipment is considered for this purpose to be an integral part of a public facility and thus, purchase of such equipment would be eligible under §570.201(c).
   c. Furnishings and personal property. The purchase of equipment, fixtures, motor vehicles, furnishings, or other personal property not an integral structural fixture is generally ineligible. CDBG funds may be used, however, to purchase or to pay depreciation in accordance with 2 CFR part 200, subpart E, for such items when necessary for use by a recipient or its subrecipients in the administration of activities assisted with CDBG funds, or

when eligible as firefighting equipment, or when such items constitute all or part of a public service pursuant to §570.201(e).

5. Operating and Maintenance Expenses. The general rule is that any expense associated with repairing, operating or maintaining public facilities, improvements and services is ineligible. Specific exceptions to this general rule are operating and maintenance expenses associated with public service activities, interim assistance, and office space for program staff employed in carrying out the CDBG program. For example, the use of CDBG funds to pay the allocable costs of operating and maintaining a facility used in providing a public service would be eligible under §570.201(e), even if no other costs of providing such a service are assisted with such funds. Examples of ineligible operating and maintenance expenses are:
   a. Maintenance and repair of publicly owned streets, parks, playgrounds, water and sewer facilities, neighborhood facilities, senior centers, centers for persons with a disabilities, parking and other public facilities and improvements. Examples of maintenance and repair activities for which CDBG funds may not be used include the filling of potholes in streets, repairing of cracks in sidewalks, the mowing of recreational areas, and the replacement of expended street light bulbs; and
   b. Payment of salaries for staff, utility costs and similar expenses necessary for the operation of public works and facilities.

6. New housing construction, except that certain activities in support of the development of low or moderate income housing may be eligible such as the costs of site assemblage (land acquisition) and the provision of public improvements when those improvements are publicly owned and are undertaken by the City using CDBG funds.

7. Income payments, such as housing allowances, down payments, and mortgage subsidies, except emergency grant payments made over a period of up to three consecutive months to the provider of such items or services on behalf of an individual or family.

Emergency Solutions Grant (ESG) Program

Introduction

The ESG program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. The ESG regulations include the following eligible activities: street outreach, emergency shelter, homelessness prevention, and rapid re-housing. The City will be undertaking program administration and will enter into an agreement with the local operator of the countywide Homelessness Management Information System (HMIS).

HUD requires grantees, including the City of Irvine, to determine the activities to be funded through their local Consolidated Planning process. The Consolidated Planning process includes citizen participation and consultation with various organizations, including the local Continuum of Care (CoC). Similarly, the CoC is required to coordinate with ESG recipients on homeless assistance activities and funding. The City of Irvine conducted consultations with the CoC and current homeless service providers serving Irvine residents during the spring of 2021. Homeless and/or formerly homeless individuals were also consulted.

For the 2027-2028 NOFA, the City will accept applications for any of the eligible ESG activities in the identified NOFA above. The total amount of funds awarded for street outreach and emergency shelter activities may not exceed 60 percent of the City's ESG grant. The minimum application amount (request amount) is $50,000. Applicants must adequately support the need for the proposed activity in Irvine and clearly establish that the activity will benefit those at risk of homelessness in Irvine or those who are currently homeless in Irvine.

Eligible Activities

Street Outreach

In accordance with 24 CFR 576.101, essential services related to reaching out to unsheltered homeless individuals and families, connecting them with emergency shelter, housing, or critical services, and providing them with urgent, non-facility-based care. Eligible costs include engagement, case management, emergency health and mental health services, transportation, and services for special populations.

Emergency Shelter

In accordance with 24 CFR 576.102, renovation, including major rehabilitation or conversion, of a building to serve as an emergency shelter. The emergency shelter must be owned by a government entity or private nonprofit organization. The shelter must serve homeless persons for at least 3 or 10 years, depending on the type of renovation and the value of the building. Note: Property acquisition and new construction are ineligible ESG activities.

Essential Services, including case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations.

Shelter Operations, including maintenance, rent, repair, security, fuel, equipment, insurance, utilities, food, furnishings, and supplies necessary for the operation of the emergency shelter. Where no appropriate emergency shelter is available for a homeless family or individual, eligible costs may also include a hotel or motel voucher for that family or individual.

Homelessness Prevention

In accordance with 24 CFR 576.103, this assistance is intended for households that are currently housed, but that are at-risk of losing their housing, and that earn less than 30 percent of median family income for the area, as determined by HUD. This activity generally entails providing housing relocation and stabilization services and/or short and/or medium-term rental assistance necessary to prevent the individual or family from moving into an emergency shelter or another place described in paragraph (1) of the "homeless" definition in § 576.2.

Component services and assistance categories for homelessness prevention include:

- Short-term (up to three months) and medium-term (four to 24 months) rental assistance for up to 24 months in any three-year period, including up to six months of rental arrears, to individuals and families at imminent risk of homelessness. Housing assistance provided must be in permanent housing.

- Homelessness prevention housing relocation and stabilization services, including financial assistance such as rental application fees, security deposits, advance payment of last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, mediation, legal services, and credit repair.

- HMIS and data collection, including staff costs for contributing data to the HMIS designated by the local CoC, including time to complete data entry, monitoring and reviewing of data quality. If the applicant agency is a victim services provider, funds may be used to establish and operate a City-approved and CoC-consistent comparable database. All ESG-funded activities shall comply with HUD's standards on participation, data collection and reporting under HMIS, including implementation of privacy policies to ensure that a program participant's personal identifying information is protected.

Applicants will be required to document the number of beneficiaries that remain stably housed 12 months subsequent to receiving assistance.

Rapid Re-Housing

In accordance with 24 CFR 576.104, housing relocation and stabilization services and/or short-and/or medium-term rental assistance as necessary to help individuals or families living in shelters or in places not meant for human habitation move as quickly as possible into permanent housing and achieve stability in that housing.

Eligible costs include:

- Rental Assistance: rental assistance and rental arrears
- Financial Assistance: rental application fees, security and utility deposits, utility payments, last month's rent, moving costs
- Services: housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, credit repair

Applicants will be required to document the number of beneficiaries that remain stably housed 12 months subsequent to receiving assistance.

Minimum Requirements

The following threshold requirements shall be used to screen applicant eligibility for ESG funds:

- The application is submitted prior to the Application Deadline.
- The applicant is a nonprofit organization with federal 501(c)(3) tax-exempt status or a government entity.
- The applicant is in good standing with the California Secretary of State and Attorney General.
- The applicant is not debarred or prevented from participating in federally-assisted activities.
- The applicant has at least five (5) years of direct experience assisting the homeless or those at risk of homelessness.
- To the maximum extent practicable, the applicant must involve homeless individuals and families in constructing, renovating, and operating facilities assisted under ESG, in providing services assisted under ESG, and in providing services for occupants of facilities assisted under ESG. This involvement may include employment or volunteer services.
- The application must be for ESG funds to implement activities that are eligible pursuant to 24 CFR Part 576.
- The applicant must address its ability to meet the required dollar-for-dollar funding match of the total grant award.

- The applicant must participate in the CoC's HMIS or, if a victim service provider, be able to maintain an alternative database.

HOME Investment Partnerships (HOME) Program

Introduction

The HOME Investment Partnerships (HOME) program was created under Title II of the National Affordable Housing Act of 1990. The general purposes of HOME are: expanding the supply of decent and affordable housing, particularly rental housing, for low- and very low-income households; strengthening the ability of local government to design and implement strategies for achieving adequate supplies of decent affordable housing; and extending and strengthening partnerships among all levels of government and the private sector, including for-profit and nonprofit agencies, in the production and operation of affordable housing.

Funding applications through the City of Irvine's HOME program will be assessed for conformance with the HOME Program regulations at 24 CFR Part 92, including but not limited to cost reasonableness, market demand, developer capacity and the commitment of other funding sources. Additional considerations include conformance with the City's Housing Strategy and Implementation Plan and the goals, policies and housing programs included on pages 8-1 through 8-28 of the adopted and certified 2021-29 Housing Element of the General Plan. The Housing Strategy and Implementation Plan may be found online at: https://cityofirvine.gov/affordable-housing. The Housing Element of the General Plan may be found online at: http://www.cityofirvine.org/community-development/current-general-plan.

City of Irvine's HOME Program

The HOME program generally provides for a wide range of eligible affordable housing activities. Within that framework, the City established a set of guidelines to assist it in meeting federal and local objectives. These include:

1. Working only with incorporated public, nonprofit and for-profit entities demonstrating appropriate capacity relative to the activity to be undertaken.

2. Requiring applicants to assist in satisfying the City's 25 percent match obligation. Matching contributions must be a permanent contribution to affordable housing and from non-federal sources. Qualifying project match includes, but is not limited to, cash, value of donated land and real property, and value of donated materials and labor. Proposed sources of matching funds must be approved and consistent with program regulations found at 24 CFR 92.220.

Priority Considerations

This NOFA process shall prioritize allocation of HOME funds to programs and projects that:

1. Conform to the City's Housing Strategy and Implementation Plan and the goals, policies and housing programs included on pages 8-1 through 8-28 of the adopted and certified 2021-29 Housing Element of the General Plan.

Eligible Applicants

1. Applicants must be an incorporated public, nonprofit or for-profit agency able to undertake the approved program or project within the boundaries of the City of Irvine.

2. Applicants must demonstrate the financial management and programmatic expertise to successfully develop, design, implement and monitor the proposed program or project. This expertise can be demonstrated through previous experience in successfully developing projects similar to the one proposed, either by partners or key staff within the agency.

3. Applicants must be able to meet all federal, State of California, and City of Irvine requirements relative to the HOME program, specifically those concerning equal opportunity and fair housing, affirmative marketing, environmental review, displacement, relocation, acquisition, labor, lead-based paint, conflict of interest, debarment and suspension and flood insurance. Pertinent federal requirements are noted in *General Requirements*. All applicants should be aware that if funded, additional requirements will apply.

4. Applicants seeking consideration for funds to be reserved for Community Housing Development Organizations (CHDOs) are advised that funds awarded under this category are contingent upon certification as a CHDO by the City. Applicants are advised that additional documentation to support City's determination of your agency's CHDO status shall be requested by the City subsequent to submission of an application. Such additional documentation shall be provided to the City within 14 days of such request or your agency's application may not be considered for HOME funding. A CHDO has among its purposes the provision of decent housing that is affordable to low- and moderate-income persons; has a demonstrated capacity to carry out activities assisted with HOME funds including paid employees with experience implementing the type of project proposed for HOME funding; has a history of serving the community within which the housing to be assisted with HOME funds is located; is organized under state laws; has standards of financial accountability; has tax exemption under section 501(c) of the Internal Revenue Code; and maintains at least one-third of its governing board's membership for residents of low-income neighborhoods, other low-income community residents, or elected representatives of low-income neighborhood organizations.

Eligible Activities

There are two eligible HOME activity types in the City's Consolidated Plan.

1. Affordable Housing Development
2. Affordable Housing Preservation (rehabilitation)

Please note that any activity funded through the HOME program must result in the creation of affordable housing and that any units previously subsidized with HOME funds are not eligible for additional financial assistance under the HOME program for the duration of all HOME affordable housing regulatory controls.

Eligible Costs

1. Rehabilitation
2. Reconstruction
3. Acquisition of housing
4. Acquisition of land for housing (only if construction will begin within 12 months)
5. Demolition (only if construction will begin within 12 months)
6. Relocation
7. Capitalization of project reserves
8. Project-related soft costs

Eligible Activities for CHDOs

1. New construction of rental housing
2. Acquisition and/or rehabilitation of rental housing
3. Acquisition and/or rehabilitation of homebuyer properties
4. New construction of homebuyer properties
5. Direct financial assistance to buyers of housing developed by a CHDO with HOME funds

Evaluation Criteria for CDBG Public Service Program Applications

The Community & Library Services Commission will use the evaluation criteria listed below to inform funding recommendations to be forwarded to the City Council for consideration.

General Requirements **Max Points: 10**

Evaluation Criteria	Points
The application meets all requirements of the NOFA, including but not limited to: • All questions are answered • The application is signed by an authorized official • All required attachments are submitted with the application	10 points

Program Description and Level of Need **Max Points: 50**

Evaluation Criteria	Points
a. The program is clearly defined, including the: • Services to be provided • Population(s) to be served • Implementation schedule • Use of CDBG funds • Start and end dates If the program is for Fair Housing and landlord/tenant mediation services, the application clearly describes how the program will assist the City of Irvine in the implementation of the Fair Housing Plan that is part of the most recent Analysis of Impediments to Fair Housing Choice.	25 points
b. The applicant describes a level of service to be provided that has a relatively high level of benefit in terms of the number of low- and moderate-income people served relative to the request for CDBG funds. The application includes information concerning: • The number of unduplicated Irvine residents to be served during the program year • The rationale for how the level of service was determined • If previously funded with CDBG, the application demonstrates an appropriate enhancement to the scope of service and/or a quantifiable increase in the level service provided to Irvine residents	10 points
c. The proposed marketing/outreach efforts described in the application include sufficient detail concerning how Irvine residents in need of service may learn of the availability of the program, including residents who do not speak English	5 points

Evaluation Criteria	Points
d. The program outcomes and objectives are clearly stated, specific, measurable and realistic. The application describes: • The possible outcomes for Irvine residents receiving service from the program and how outcomes will be measured • The level of impact expected as a result of the anticipated outcomes for the number of people to be served relative to the level of need for the service in Irvine	10 points

Activity Operating Budget **Max Points: 20**

Evaluation Criteria	Points
The program budget is complete and provides sufficient information to conclude that: • The amount of CDBG funds requested is reasonable relative to other leveraged sources that are committed or in-hand • The amount of CDBG funds requested is appropriate relative to the type of service to be provided and the number of people expected to receive services • The activity is supported by multiple funding sources and Irvine CDBG funds represent a reasonable portion of the total program budget	20 points

Agency Experience and Capacity **Max Points: 20**

Evaluation Criteria	Points
The application includes a clear plan of action and demonstrates sufficient organizational capacity to implement the program. The following factors will be considered: • If previously funded with CDBG, the applicant has a successful record of performance with respect to attainment of goals and objectives, effective and timely program implementation, administration, management capacity and responsiveness • The applicant has no audit or monitoring review findings • The applicant has qualified and appropriate staff to implement the program • The applicant has sound procedures in place to verify and document the eligibility of clients to receive services • If the applicant submits multiple applications proposing similar programs, the comparative number of persons that will benefit and results that will be achieved	20 points

Total Points Possible: 100

Evaluation Criteria for ESG Program Applications

The Community & Library Services Commission will use the evaluation criteria listed below to inform funding recommendations to be forwarded to the City Council for consideration.

Max Points: 100

Evaluation Criteria	Points
The applicant's prior experience implementing ESG-funded or similar activities: • The number of years the applicant has successfully implemented ESG-funded or similar activities (such as HUD's former Homelessness Prevention and Rapid Re-Housing Program or CDBG homelessness prevention activities). • The results of monitoring reviews from other public agencies, including other Cities, the County of Orange, or HUD, for the implementation of grant-funded activities.	20 points
The applicant's demonstrated capacity to provide ESG services. • The applicant has staff capacity to implement the proposed program and spend all ESG funds by June 30, 2028. • The applicant has a reasonable plan to serve an appropriate number of Irvine residents in comparison to the amount of funding requested.	20 points
The reasonableness of the proposed program budget and the ability to leverage other homeless assistance funds to meet the 1:1 matching requirement: • The applicant's estimated costs to implement the program (program delivery costs) are reasonable in proportion to the amount of funding that will directly benefit Irvine residents. • The applicant identifies: o One or more firmly committed sources of matching funds for the ESG grant request; or o One or more firmly committed sources and one or more potential sources of matching funds for the ESG grant request; or o One or more potential sources of matching funds for the ESG grant request.	30 points
The applicant's record of helping homeless individuals and families achieve stability subsequent to receiving services: • Results of current program year homeless or homelessness prevention programs.	25 Points

Evaluation Criteria	Points
• The number of households assisted with short- and medium-term rental assistance over the last five (5) years who remained stably housed for at least 12 months subsequent to assistance.	
The extent to which the applicant prioritizes program offerings to those residents most in need of service (targeting). The extent to which the applicant maintains effective relationships and collaborates with other area service providers, the CoC, and mainstream housing and homelessness resources.	5 Points

Total Points Possible: 100

Evaluation Criteria for CDBG, HOME Capital Project Applications

The Community & Library Services Commission will use the evaluation criteria listed below to inform funding recommendations to be forwarded to the City Council for consideration.

General Requirements **Max Points: 10**

Evaluation Criteria	Points
The application meets all requirements of the NOFA, including but not limited to: • All questions are answered • The application is signed by an authorized official • All required attachments are submitted with the application	10 points

Project Type, Description and Level of Need **Max Points: 45**

Evaluation Criteria	Points
The project is clearly defined, including information concerning: • The scope of the project • How the project benefits the community • The target population expected to benefit from the project • The number of unduplicated households or individuals the project will serve • The income characteristics of the households or individuals the project will serve • Other characteristics of the individuals the project will serve, such as special needs • For affordable housing, a description of the number of units, project features and anticipated period of affordability	10 points
A sufficient description of how the project is eligible for CDBG or HOME funds.	N/A – Threshold Requirement
The degree to which the application provides verifiable evidence to support the need for the project and clearly defines those residents, businesses, or stakeholders who will directly benefit from the project. Affordable housing projects shall also conform to the City's Housing Strategy and Implementation Plan as well as the goals, policies and housing programs included on pages 8-1 through 8-28 of the adopted and certified 2021-29 Housing Element of the General Plan.	15 points

Evaluation Criteria	Points
Project-Specific Evaluation Criteria: • All Projects: The project's objectives and outcomes are realistic, measurable and specifically address a target population eligible to benefit from the investment of CDBG and/or HOME funds • Acquisition or New Construction Projects: The application clearly demonstrates a need for new construction of housing, community facilities or infrastructure, demonstrates site control and is realistically expected to be completed within 12 months • Site-Specific Housing Rehabilitation Projects: The application clearly describes the need for rehabilitation including an assessment of required repairs supported with attached documentation such as inspections, work write-ups and photographs • Public Facility Rehabilitation Projects: The application describes the need for the proposed improvements, details on how/when the facility is available to the general public for use, and a discussion of how the general public uses the facility • ADA Public Facility Rehabilitation Projects: The application describes the specific barriers to accessibility to be removed and how the improvements will benefit disabled adults, including the number of disabled adults who will benefit from the project	20 points

Project Schedule and Funding **Max Points: 25**

Evaluation Criteria	Points
The application clearly demonstrates that: • The project is shovel-ready and will be completed within the program year (or within a reasonable period approved by staff) • The project budget is complete and provides sufficient information to conclude that the sources and uses of funds are reasonable and appropriate • Other funding sources needed to complete the project are either secured or are committed and will be available for the project • Project delivery amounts or developer fees specified in the budget are ordinary, reasonable and necessary	25 points

Applicant Capacity **Max Points: 20**

Evaluation Criteria	Points
The application includes a clear plan of action and demonstrates sufficient organizational capacity to implement the project. The following factors, at a minimum, shall be considered: • If previously funded with CDBG, the applicant has a successful record of performance • The applicant has no audit or monitoring review findings • The application demonstrates qualified principal staff and a comprehensive development team to implement and complete the project • The applicant demonstrates successful previous experience implementing and managing projects of similar scope, size and complexity • The applicant has a track record of successfully implementing projects requiring compliance with local, state and federal procurement and labor standards requirements	20 points

Total Points Possible: 100