Community Development Block Grant 2027-2028 Applicant Workshop

November 17, 2026

CDBG OVERVIEW

- The Community Block Grant (CDBG) Program is authorized under the Housing and Community Development Act of 1974.
- The primary objective of Title 1 of the Housing and Community Development Act of 1974 is the development of viable urban communities.
- These viable communities are achieved by providing the following primarily to persons of low and moderate income:
  - Decent housing;
  - A suitable living environment; and
  - Expanded economic opportunities
- To achieve these goals, recipients of CDBG funds are charged with meeting national objectives that are supported by eligible activities

CDBG NATIONAL OBJECTIVES

- The CDBG statute requires that each activity funded, except for program administration and planning activities, must meet one of the three national objectives. The three national objectives are:
  - Benefit to low-moderate income (LMI) persons;
  - Aid in the prevention or elimination of slums or blight; and
  - Meet a need having a particular urgency

NATIONAL OBJECTIVE 1
ACTIVITIES BENEFITING LOWER-MODERATE INCOME PERSONS/HOUSEHOLDS

- Lower income person or household is defined by having an income equal to or less than 80% of the Madera County median income as established by HUD.
- HUD requires grantees to use census data to determine income eligibility. An interactive map application can be found at: https://www.hudexchange.info/programs/cdbg/cdbg-low-moderate-income-data/#:~:text=Determine%20Service%20Area&text=Grantees%20may%20choose%20to%20take,LMI%20persons%20that%20would%20benefit.
- Activities benefiting lower income persons/households fall within four categories:
  - Area wide activities;
  - Limited clientele activities;
  - Housing activities; and
  - Job activities

CATEGORIES OF ACTIVITIES SERVING LOWER INCOME PERSONS/HOUSEHOLDS

- Area Wide Activities: Serve a geographic area in which at least 51% of households in a primarily residential neighborhood are considered low-moderate income based on census data.
- Limited Clientele Activities: To qualify as a limited clientele activity, there must be documentation that the service of project directly benefits a low-income clientele or a presumable low-income clientele.
- Housing Activities: These activities include acquisition or rehabilitation of properties. CDBG funds may not be used for new housing construction.
- Job Activities: CDBG funds may be used for economic activities that create and/or retain jobs for low-moderate income persons.

NATIONAL OBJECTIVE 2
ACTIVITIES THAT AID IN THE PREVENTION OF ELIMINATION OF SLUMS

- State or local laws define slum and blighted areas as those that contain a high number of deteriorating or dilapidated buildings or infrastructure.
- To meet this objective, the activity must be located in an area where there is a substantial number of deteriorated buildings.
- Projects may qualify outside a slum or blighted area on a spot blight basis. Activities include acquisition, demolition, rehabilitation, relocation, and historic preservation.

NATIONAL OBJECTIVE 3
ACTIVITIES DESIGNED TO MEET COMMUNITY DEVELOPMENT NEEDS

- Activities must be designed to alleviate exiting conditions that pose a serious and immediate threat to the health or welfare of the community that became urgent within the past 18 months.

CDBG ELIGIBLE ACTIVITIES

Examples of Eligible CDBG Activities	
Acquisition, design, construction, and/or rehab of a structure that will conduct a CDBG activity	Removal of architectural barriers that restrict mobility or persons with disabilities
Public facility improvements	Conservation and improvement of the housing stock through rehabilitation
Street improvements	Assistance to lower income first time homebuyers
Water system improvements	Rehabilitation and preservation of buildings/improvements (public/private)
Flood, drainage, or sever facilities	Eligible planning and environmental design cost
Acquisition of property that is of historic value	Eligible economic development of activities
Elimination of conditions that are detrimental to health	Public services
Interim assistance to alleviate harmful conditions	

CDBG INELIGIBLE ACTIVITIES

Examples of ineligible activities	
Use of building for general conduct of government	Local public schools
General government services programs	Public transportation
General operating and maintenance expense for public facilities, improvements, and services	Direct income payments to clients (except emergency subsistence payments)
Political activities	Medical facilities
Construction of new housing units	Purchase of equipment or furnishings for a property

2027/28 CDBG ALLOCATION

Estimated 2027/28 Available CDBG Funding	
2022-2023 CDBG Allocation	$990,000 (estimated value)
Administration Proposals (20%)	$198,000
Public Services (15%)	$148,500
Capital Projects/Public Improvements	$643,500

APPLICATION PROCESS

- Submit the appropriate CDBG application and attachments via *one* PDF file:

Application Opens:	November 2, 2026
Application Deadline:	January 29, 2027 by 5:00 p.m.
Application Delivery:	Applications will only be accepted electronically via email at **grantsinfo@madera.gov.**
City Contact:	Marcela Zuniga, (559) 661-3692, mzuniga@madera.gov

APPLICATION PROCESS

- Applicants are encouraged to attend the CDBG Block Grant Commission meeting on March 16, 2027.
- March 20, 2027: 30-Day Public Comment period opens.
- April 21, 2027: Public Hearing considering the draft Action Plan as presented to Council
- May 5, 2027: Council consideration of the final Action Plan for HUD submission.
- June 16, 2027: Council consideration of approval of CDBG Subrecipient Agreements.

WHAT TO EXPECT IF AWARDED

- At least one mandatory subrecipient meeting throughout the program year.
- Possibility of a Quarterly site monitoring visit
- Quarterly reporting is due on the 15th of the month following the end of the quarter. This includes a progress and financial report. Templates will be provided.

Quarter 1 Reporting Due: Oct. 15th
Quarter 2 Reporting Due: Jan. 15th
Quarter 3 Reporting Due: April 15th
Quarter 4 Reporting Due: July 15th

RESOURCES

- Playing by the Rules: https://www.hudexchange.info/resource/687/playing-by-the-rules-a-handbook-for-cdbg-subrecipients-on-administrative-systems/
- Overview of CDBG Entitlement Program: https://www.hudexchange.info/resource/19/basically-cdbg-training-guidebook-and-slides/
- Guide to National Objectives and Eligible Activities for CDBG Entitlement Communities: https://www.hudexchange.info/resource/89/community-development-block-grant-program-cdbg-guide-to-national-objectives-and-eligible-activities-for-entitlement-communities/
- CDBG Low-and Moderate- Income Data and Designation: https://www.hudexchange.info/programs/cdbg/cdbg-low-moderate-income-data/