

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM



BALTIMORE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CDBG OFFICE

THE CDBG PROGRAM

General Overview

CDBG is a Federally funded program, designed to assist local jurisdictions implement community development initiatives that address the core goals of Title I of the Housing and Community Development Act of 1974, as amended. These goals are to develop viable communities by providing:

- Decent housing;
- A suitable living environment; and
- Expanding economic opportunities



CDBG NATIONAL OBJECTIVES

General Overview (contd.)

In order to qualify for CDBG funding, each activity must be eligible and address one of the following national objectives as established by the Act:

- Providing benefit to low- and moderate-income persons; or
- Aiding in the prevention or elimination of slums and blight; or
- Addressing an Urgent Need (earthquakes, floods, severe hurricanes)



ELIGIBLE ACTIVITIES

Activities that are eligible for CDBG funding include, but are not limited to:

- Acquisition of real property
- Relocation and demolition
- Stabilization and rehabilitation of residential and non-residential structures
- Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes
- Public services, within certain limits
- Activities relating to energy conservation and renewable energy resources
- Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities



INELIGIBLE ACTIVITIES

Ineligible activities include, but are not limited to:

- Fundraising
- Political activities
- Expenses required to carry out the regular responsibilities of local government
- Income payments
- Construction/Rehabilitation of buildings or portions thereof, used for general conduct of government
- Purchase of equipment, fixtures, motor vehicles, furnishings or other personal property



UNALLOWABLE COSTS

Costs that are unallowable under the CDBG Program include, but are not limited to:

Bad Debts

Contributions

Entertainment Costs

Fines and Penalties

Fundraising

Losses on other awards

Contingencies

Donations

Gifts and awards

Interest

Litigation Expenses



LIMITS ON THE USE OF FUNDS

Attention should be paid to the following limits on the use of CDBG funds:

- Separate applications must be completed for operating funding and capital project support.
- CDBG funds cannot be used to acquire property that will be used primarily for religious purposes or to promote religious interests.
- For capital projects, religious organizations and their affiliates may use CDBG funds for minor repairs to a facility that is used to house eligible public services.
- Funding requests to acquire property for an eligible use must identify site, sales price and estimated value based on comparable market values.
- Capital cost must be supported by cost estimates.
- If funds are awarded for construction projects, a small percentage of the grant will be retained for City inspection and monitoring costs.



HUD OUTCOME-BASED PERFORMANCE MEASUREMENT

HUD has established an Outcome-Based Performance Measurement System to address the “Objectives” and “Outcomes” of the CDBG program.

The **Objectives** are:

- **CREATING A SUITABLE LIVING ENVIRONMENT** – relates to activities that provide benefit to communities, families or individuals by addressing issues in their living environment such as poor infrastructure, crime, literacy, etc.
- **PROVIDING DECENT HOUSING** – relates to any housing activity designed to meet the housing needs of individuals and families.
- **CREATING ECONOMIC OPPORTUNITIES** – applies to activities related to economic development, commercial revitalization or job creation.



HUD OUTCOME-BASED PERFORMANCE MEASUREMENT (contd.)

The **Outcomes** are:

- **AVAILABILITY/ACCESSIBILITY** - applies to activities that make services, infrastructure, public services, housing or shelter available or accessible to low- and moderate-income people, including persons with disabilities.
- **AFFORDABILITY** - applies to activities that provide affordability in a variety of ways to low- and moderate-income persons such as affordable housing or services such as transportation or employment training.
- **SUSTAINABILITY: PROMOTING LIVABLE AND VIABLE COMMUNITIES** – applies to activities that are aimed at improving communities of neighborhoods helping to make them livable or viable by providing benefit to low- and moderate-income persons, or by eliminating slums or blighted areas or by providing services that sustain communities.



MAYORAL & CONSOLIDATED PLAN PRIORITIES

Each program or project to be funded under the CDBG Program must be designed to address one or more of the Federally-mandated Outcome-Based Performance Measures listed above. Applicants should also indicate how their programs or activities would meet a Mayoral Pillar and one of the objectives outlined in the City of Baltimore 5-year Consolidated Plan (2020-2024).



MAYORAL PRIORITIES

Mayoral Pillars:

- **BUILDING PUBLIC SAFETY**
- **PRIORITIZING YOUTH**
- **CLEAN AND HEALTHY COMMUNITIES**
- **EQUITABLE NEIGHBORHOOD DEVELOPMENT**
- **RESPONSIBLE STEWARDSHIP OF CITY RESOURCES**



CDBG OBJECTIVES OUTLINED IN THE 5-YEAR PLAN

1

Rehabilitation of primarily vacant/abandoned structures for homeownership

- Provision of funds to support affordable homeownership units
-

2

New Construction of homeownership units

- Provision of funds to support new affordable homeownership units
-

3

Strengthen Homeownership Markets

- Support housing counseling services
 - Provide closing cost assistance to LMI households
-

CDBG OBJECTIVES – contd.

4 Help Homeowners and landlords to Maintain Homes/Healthy Home

- Provide funds to assist owner-occupants maintain their homes through home repairs and rehabilitation
 - Provide services to remediate exposure to lead and other toxins in homes with small children and pregnant women
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5 Create/Increase Affordable Rental Housing

- New construction of subsidized rental housing (HOME units)
 - Substantial rehabilitation of current market rate units to affordable units
 - Tenant-Based Rental Assistance (AHTF)
-

6 Preservation of Existing Affordable Rental Housing

- Maintaining neighborhood level baseline affordability, by preserving affordability of existing subsidized rental units
 - 202s, HOME, AHTF
-



CDBG OBJECTIVES – contd.

7 **Housing for Special Needs Populations**

- Disabled, elderly, chronically ill populations

8 **Provide Housing Interventions for People experiencing homelessness**

- Provide permanent supportive housing and services for youth transitioning from foster care, living on the street or unstably housed.
- Support housing for homeless veterans
- Continue to fund the Housing First program for chronic homeless and homeless persons, Continuum of Care and utility and rental arrearages assistance to prevent homelessness.
- Fund permanent and transitional housing as well as comprehensive services to homeless persons and families under the Continuum of Care program.
- Provide Homelessness Prevention services
- Fund homeless shelters through the Continuum of Care and MOHS
- Provide Rapid Rehousing services



CDBG OBJECTIVES – contd.

9 Emergency Shelter & Serv. to Homeless Persons

- Provide direct client services to homeless individuals, families and youth in emergency shelters and transitional housing facilities
 - Subsidize a portion of the operating costs of emergency shelters and transitional housing facilities
 - Provide operating support for Day Resource centers
 - Fund facilities for medically fragile homeless individuals
 - Provide outreach services.
-

10 Implement Fair Housing Practices

Implement fair housing practices to ensure that all populations are provided the opportunity to have access to affordable and decent housing throughout Baltimore City.

These practices will include:

- Participate in regional project-based voucher program
- Support non-profit fair housing organizations
- Revise inclusionary housing law to incentivize creation of affordable units
- Implementation of newly created Baltimore Metropolitan Regional Analysis of Impediments to Fair Housing Plan



CDBG OBJECTIVES – contd.

10 Implement Fair Housing Practices

- Participate in implementation of the Opportunity Collaborative Regional Housing Plan
- Create units that meet federal accessibility standards for persons with mobility and/or hearing or vision disabilities
- Create units for NEDs that are not concentrated and are located in stable communities with various amenities
- Helping fund a coordinator’s position at the Baltimore Metropolitan Council and participating in their efforts to implement a regional project-based voucher program.

11 Code Enforcement

- Cleaning and Boarding, including efforts that support workforce for unemployed and returning residents
 - Enforcement housing code in low/moderate income neighborhoods
 - Strategic code enforcement to remediate vacant housing, facilitate reoccupation of vacant properties
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CDBG OBJECTIVES – contd.

12 Blight Elimination & Stabilization

- Targeted demolition of vacant and abandoned structures
 - Building repairs to preserve structures for future rehabilitation that are important to community development
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13 Public Facilities & Public Open Space Improvements

- Develop and maintain public parks, CMOS
 - Rehab or build community centers
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14 Social, Economic & Community Development Services

- Support workforce development services – GED services, adult literacy, adult job preparedness, life skills training, career placement
 - Support transportation and other services to seniors
 - Support Recreation and education services
 - Support Legal services for eviction prevention, tenant/landlord issues, community nuisance abatement
 - Support Technical Assistance to existing and/or new businesses, provide micro-enterprise assistance to startup businesses
 - Support referrals to health, substance abuse counseling and services, crisis intervention
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CDBG OBJECTIVES – contd.

- Provide through Section 3 program requirements, construction employment opportunities to low-income persons

15 **Research, Planning, and Oversight of Formula Funds**

- Provide effective planning, general management, oversight, coordination of federal funds under the four formula programs, and the distribution of CARES Act COVID funds and any other emergency funds
 - Provide quantitative analysis of research, planning and oversight of formula funds
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TIMELINES FOR CD-50

November 29, 2023	Notification of 1st public hearing regarding Needs/Performance and Request For Proposal (RFP's) under the CDBG program for Federal Program Year 2024/City Fiscal Year 2025
December 13, 2023	Needs/Performance Public Hearing
9:00 a.m., Monday, February 5, 2024	Deadline for submission of proposals and written comments on the Needs/Performance Public Hearing. Late submissions will not be considered for funding.
February – April 2024	Review & finalize all proposals and prepare the Draft Annual Action Plan for public review and comments
May 2024	Public Hearing on Draft Annual Action Plan



TIMELINES FOR CD-50 (contd.)

May 2024 Deadline for written comments on Draft Annual Action Plan
Review of all public comments and finalize Annual Action Plan
Plan submitted to City’s Board of Estimates for approval

May 2024* Submit Annual Action Plan to HUD

June 2024* Anticipated HUD approval of Annual Action Plan

July 1, 2024 Program Year begins

(*subject to change based on when federal funds are actually appropriated)

The application will be available on or around December 21st, 2023, and will be linked on the Department’s website at <https://dhcd.baltimorecity.gov/m/plans-reports>



REQUEST FOR PROPOSALS

The application for FY25 CDBG funds
Will be open:

December 21, 2023[‡] – February 5, 2024*

[‡] Neighborly is unable to guarantee the previous published application release date.

*The application will close at 9:00 a.m.



REQUEST FOR PROPOSALS

Submission Requirements

- All applications must be submitted using the Neighborly Software Platform.
- Separate applications must be submitted for Operating support and Capital projects.
- **Please name the application with the organization's full name.** Do not use personal names, abbreviations or "CDBG Application". If your organization has changed names in the past year, please add the former name as well.
- Required documents and budget spreadsheets must be uploaded via the Neighborly software platform.
- **Incomplete application sections, documentation, or budgets will result in the application NOT being considered for funding.**



REQUEST FOR PROPOSALS

- All returning subgrantees must be **fully compliant with ALL prior year(s) awards through CD-49 (quarterly Reports, draw requests and monitoring documents submitted)** by July 15, 2024, to receive an award contract for CD-50.
- An online Neighborly training will be held December 21, 2023, at 1:00 p.m.
- The link to the Neighborly Training will be posted to the DHCD website at <https://dhcd.baltimorecity.gov/m/plans-reports>



For assistance or guidance, please call
(410) 396-3507

