



FY 2026-2027 Winter NOFA Technical Assistance (TA) Session for Applicants

December 16, 2025



**Please add your name and affiliation in
chat and display box.**

This meeting is being recorded.

December 16, 2025

Agenda

1. Welcome/Introductions
2. City Data Services - Application Demo
3. Key definitions
 - a. Public Facility
 - b. CHDO/CHDO Requirement
 - c. Indirect Cost & Budget Table
4. Federal Funds requirements
 - a. Davis Bacon, Section 3, MBE/WBE, and BABA
5. Scope of NOFA
 - a. Redwood City
 - b. San Mateo (City)
 - c. San Mateo County
 - d. South San Francisco (City)
6. Q&A



**COUNTY OF
SAN MATEO**



City Data Services – Application Demo

Public Facility

- **Definition of Public Facilities:** In general, public facilities and public improvements are interpreted to include all facilities and improvements that are publicly owned, or that are owned by a nonprofit and open to the general public.”

(Source: *Basically CDBG, Chapter 6: Public Facilities, Special Assessments and Privately-owned Utilities*,
<https://files.hudexchange.info/resources/documents/Basically-CDBG-Chapter-6-Public-Facilities.pdf>)

Example of Eligible Activities

Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements (excluding operating or maintenance costs) of:

- * Facilities for persons with special needs including homeless or domestic violence centers; nursing homes or group homes for the disabled
- * Childcare and senior centers; foodbanks
- * Neighborhood facilities including recreational facilities

Community Housing Development Organization (CHDO)

- **At least 15 percent** of HOME Investment Partnerships Program (HOME) funds must be set aside for Community Housing Development Organizations (CHDO).
- A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves.
- It must be certified by the County as a CHDO. A CHDO application is included in the NOFA guidelines.

CHDOs may use HOME funds for all eligible HOME activities. However, in order to count towards the 15 percent set-aside, a CHDO must act as the owner, developer, or sponsor of a project that is an eligible set-aside activity (the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO).

Categorizing Costs as Direct vs. Indirect

Direct Costs - can be directly identified with a particular award or activity relatively easily with a high degree of accuracy.

- Examples:
 - Wages and salaries of on-site workers directly involved in construction activities
 - Expenses related to raw materials, components and supplies used in the project
 - Salary and benefits paid to a case manager

Indirect Costs - incurred for 'shared' or 'joint' objectives; cannot be readily identified with any particular activity or program.

- Examples:
 - Rent, utilities, maintenance and other expenditures related to a shared space
 - Administrative and executive team salaries

Methods for Calculating Indirect Cost Rate

- **Negotiated Rate**
 - Federally negotiated indirect cost rate agreement (NICRA) between the federal government and the applicant nonprofit
 - Rates are usually valid for a few years and must be periodically re-negotiated
- **De Minimis Rate – 15% (2 CFR 200.414(f))**
 - Do not currently have and have never had a negotiated indirect cost rate (including a provisional rate)
 - Must calculate Modified Total Direct Costs base and then take 15% to get final indirect cost.

Included in MTDC Base:

- Direct salaries/fringe
- Direct program materials and supplies
- Services

Excluded from MTDC Base:

- Building Rent and Utilities
- Equipment
- Capital expenditures

** List is not comprehensive and is not related to eligibility or direct cost reimbursement. Calculation of the MTDC base will vary greatly by situation. Review 2 CFR §200 for more specific information.

*** MTDC base includes up to a certain amount of subawards/subcontracts

Key Considerations

Calculating Indirect Cost:

- Must be consistent in how your agency categorizes costs as direct vs. indirect
- Must not double-dip, double-charge
- If your agency opts to use the 15% de minimis rate, make sure you are calculating MTDC base correctly

Example Budget Table

Budget Line Item	CDBG
DIRECT COSTS	
Personnel	
Program Director	\$5,000
Client Intake & Eligibility Coordinator	\$10,000
Repair Technicians (4)	\$25,000
Taxes/Benefits	\$10,000
Other Program Costs	
Repairs and Renovations	\$35,000
Direct Costs Subtotal	\$85,000
INDIRECT COSTS	
Occupancy (Rent & Utilities)	\$2,250
Indirect Costs (15% de minimis – 15% * \$85,000)	\$12,750
Admin & Direct Costs Subtotal	\$15,000
TOTAL CDBG GRANT	\$100,000

Total Costs	\$87,250
Total Exclusions	(\$2,250)
MTDC Base	\$85,000
ICR (de minimis 15%)	\$12,750

Federal Funds Labor & Procurement Requirements

Requirement	When Applicable		Notes
	CDBG	HOME	
Davis Bacon	Residential construction with 8 or more contiguous units or common ownership OR Non-residential construction with CDBG funds of \$2,000 or more.	All non-residential construction projects with contracts that involve 12 or more HOME units.	For more information: Davis-Bacon and Labor Standards and Related Forms HUD.gov / U.S. Department of Housing and Urban Development (HUD)
Section 3	Hard construction costs or construction activities are equal to or greater than \$200,000 (including land acquisition-only projects)		Targets: 25% or more of the total number of labor hours worked by all workers on the project are Section 3 workers; and 5% or more of the total number of labor hours worked by all workers on the project are Targeted Section 3 workers For more information: Section 3 - HUD Exchange
Minority / Women/ Veteran owned businesses (MBE/WBE/VBE)	Any dollar amount, any type of project that must be procured. Contracts of \$10,000+ that are offered to qualified minority/women business enterprises, will be reported to HUD.		All federally funded projects must use good faith best efforts to contract with qualified MBEs, WBEs and VBEs.

Federal Funds Procurement Requirements

Buy American, Build America Act (BABA or BAP)

- **Purpose:** bolster America’s industrial base, protect national security, and support high-paying jobs.
- **Buy American Preference (BAP):** any “infrastructure project” funded by any “Federal Financial Assistance” (FFA) apply a domestic content procurement preference - all iron, steel, manufactured products, and construction materials used in the project - have been produced in the US, unless the awarding agency has issued a waiver of this requirement.
- **Infrastructure Project:**
 - housing construction and rehabilitation
 - community facility construction and rehabilitation
 - homeless shelter construction and rehabilitation
- **Implementation:**
 - Bidding documents and contracts for covered activities include BAP requirement language.
 - Self-certification of compliance form signed ([Optional Buy America Preference Certification Form](#))

Covered Construction Materials under BABA

- Metals other than iron/steel
- Plastic materials such as PVC pipe
- Glass
- Lumber
- Drywall

Iron and Steel

Includes materials that are primarily composed of iron or steel.

Does **NOT include cement and aggregates such as, stone, sand and gravel.*

For more information please visit: [Build America, Buy America | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)
BABA training (San Mateo County): [DOH Policies | County of San Mateo, CA](#)

Federal Funds Procurement Requirements

Buy American, Build America Act (BABA or BAP) Waivers

General Waivers

[Build America, Buy America | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

HUD has approved several general applicability waivers for specific public interest circumstances as summarized below. When the circumstances of any public interest general waiver are applicable to an infrastructure project, BABA's domestic content procurement preference does not apply.

Small Grants	De Minimis	Exigent Circumstances
BABA requirements do not apply to infrastructure projects whose total cost is equal to or less than the current Simplified Acquisition Threshold of \$250,000. This waiver is currently in effect as of November 23, 2022.	BABA requirements do not apply for a De Minimis portion of an infrastructure project, meaning a cumulative total of no more than 5 percent of the total cost of the iron, steel, manufactured products, and construction materials, up to a maximum of \$1 million. This waiver is currently in effect as of November 23, 2022.	This waiver applies when there is an urgent need by a grantee to immediately complete an infrastructure project because of a "exigent circumstances," or a threat to life, safety, or property of residents and the community. This waiver is currently in effect as of November 23, 2022.

Specific Waivers: Public Interest, Non-Availability, and Unreasonable Cost Waivers
Lengthy review process – County/City and HUD reviews, posting to the Federal Register for public comment, then sent to the Made In America Office (MIAO) for approval



**Program Year 2026 Notice of Funding
Availability (NOFA)
Technical Assistance Workshop**

December 16, 2025



Estimated Funding Available



FUND SOURCE / PROGRAM	FUNDING PERIOD	ESTIMATED FUNDS
CDBG – Estimated Total*		
Fair Housing	July 1, 2026 – June 30, 2028 (Two-Year Funding Period)	\$15,000
Public Services	July 1, 2026 – June 30, 2028 (Two-Year Funding Period)	\$130,000
Economic Development and Minor Home Rehab	July 1, 2026 – June 30, 2028 (Two-Year Funding Period)	\$460,000
Public Facilities and/or Housing – Capital Projects	July 1, 2026-June 30, 2027 (One-year funding period)	
Human Services Financial Assistance (HSFA) – Total		
Basic Human Needs Services	July 1, 2025-June 30, 2026 (One-year funding period)	\$150,000

Actual CDBG entitlement amounts are not yet available and are subject to Congressional budget appropriation. All estimates are subject to change.



Funding Restrictions

CDBG and HSFA funds have different eligibility criteria - please see NOFA for eligibility descriptions.

Applications for multiple funding sources for the same activity will not be accepted.

Grant Minimums:

- CDBG - \$15,000
- HSFA - \$10,000

CDBG and HSFA Funding Cycles



City of
Santa Clara
The Center of What's Possible

One Year Cycle

CDBG

- Housing
- Public Facilities

HSFA

Two Year Cycle

CDBG

- Public Services
- Fair Housing
- Economic Development
- Minor Home Repair

NOFA Schedule & Process



January 15, 2026	Applications Due at 4:00 pm
February 24, 2026	Housing & Human Concerns Committee Meeting Mandatory presentations from all CDBG applicants
March 10, 2026	Housing & Human Concerns Committee Meeting Mandatory presentations from all HSFA applicants
March 24, 2026	Housing & Human Concerns Committee Meeting Funding deliberations and recommendations for CDBG
April 28, 2026	Housing & Human Concerns Committee Meeting Funding deliberations and recommendations for HSFA
May 11, 2026 (tentative)	City Council Meeting Public Hearing on CDBG funding allocations and adoption of the 26-27 Action Plan
June 8, 2026	City Council Meeting HSFA funding allocations
July 1, 2026	Program Year Start Date

Mandatory Presentations



- All applicants for **CDBG & HSFA** funding are required to give a presentation to the Housing and Human Concerns Committee (HHCC)
 - **February 24, 2026** – CDBG Applicant Presentations
 - **March 10, 2026** – HSFA Applicant Presentations
- **Presentation Format:**
 - Agency representatives will have **three minutes** to **verbally** present highlights of program/project
 - HHCC members will have two minutes to ask clarifying questions
- **Failure to participate in the presentation may impact your score**

How to apply



City of
Santa Clara
The Center of What's Possible

CDBG

Applications accessed at www.citydataservices.net

HSFA

For information on how to apply, contact:

Adilah Haqq-Smith

(650) 780-7510

asmith@redwoodcity.org

Mary Martinez

(650) 780-7528

mmartinez@redwoodcity.org



City Contact Info



CDBG Contact	HSFA Contacts
<p>Madiha Haque Housing & Economic Development Specialist Email: mhaque@redwoodcity.org Phone: (650) 780 – 7229</p>	<p>Adilah Haqq-Smith Interim Human Services Manager Email: asmith@redwoodcity.org Phone: (650) 780 – 7510</p> <p>Mary Martinez Human Services Coordinator Email: mmartinez@redwoodcity.org Phone: (650) 780 – 7528</p>

City of San Mateo's CDBG 2026-27 NOFA

Housing & Neighborhood Services –
Community Development Dept.



Community Funding Program 2026-27

- City of San Mateo's CDBG Program
- Available funding for the following eligible activities:
 - Public Services (**\$114,800**)
 - Minor Home Repair
 - Economic Development
 - Fair Housing
- **Entitlement amounts are estimated**

Community Funding Program 2026-27

- Now accepting NEW applications
- Funding operates on a two-year cycle starting on project year 2026-27
 - Awarded applications must apply for second year of cycle
- Public services are capped at 15% of total entitlement amount
 - *\$114,800 in 2025-26, nine awards at \$16,400 each*
- Funding for minor home repair, economic development, and fair housing is TBD.
 - Applicants may propose an award amount

CDBG Public Facilities 2026-27

- Public facilities projects run on a one-year cycle
- Applicants may apply for a public facilities project with their proposed budget
- Eligible activities:
 - Acquisition
 - Construction
 - Reconstruction
 - Rehabilitation/installation/improvement

2026-27 NOFA Timeline

December 2, 2025	CDBG NOFA opens on City Data Services (CDS)
January 15, 2026	Applications DUE through CDS by 4:00pm
February 18, 2026	Community Relations Commission (CRC) meets to review proposals and make funding recommendations <i>Applicants are strongly encouraged to attend</i>
March 18, 2026	CRC reviews and makes recommendation regarding Council approval of Annual Action Plan, which contains their Community Funding recommendations
May 4, 2026	City Council Public Hearing for 2026-27 Annual Action Plan
July 1, 2026	Grant agreement start date

For NOFA-related questions, please submit your questions to housing@cityofsanmateo.org

Rachel Horst, Housing Manager

rhorst@cityofsanmateo.org

Jennifer Mora, Housing Specialist I

jemora@cityofsanmateo.org



County of San Mateo,
Department of Housing



Year 1 in a 2-year Cycle for Public Services

All Applications considered as New Solicitations

- CDBG and HOME Capital & Public Facilities projects
- CDBG Economic Development
- Federal ESG / PLHA services for persons experiencing homelessness
- CDBG Minor Home Repair / Home Modification Programs
- City of East Palo Alto Minor Home Repair
- State ESG



San Mateo County FY2026-2027 Applications

Overview of Application to Use by Activity Type

Housing Development/Rehab

'Apply for San Mateo County
FY26-27 Capital
Projects/Housing Funds'

Public Facility
Development/Improvements

'Apply for San Mateo County
FY26-27 Public Facilities
Funding'

Community Development
Services and Minor Home
Repair Programs

'Apply for San Mateo County
Joint Application'

Important Note: ALL County of San Mateo Applications are **due at 4:00PM PST on Thursday, January 15th**.
To prevent with any issues with submissions, it is highly advised to submit your application early.

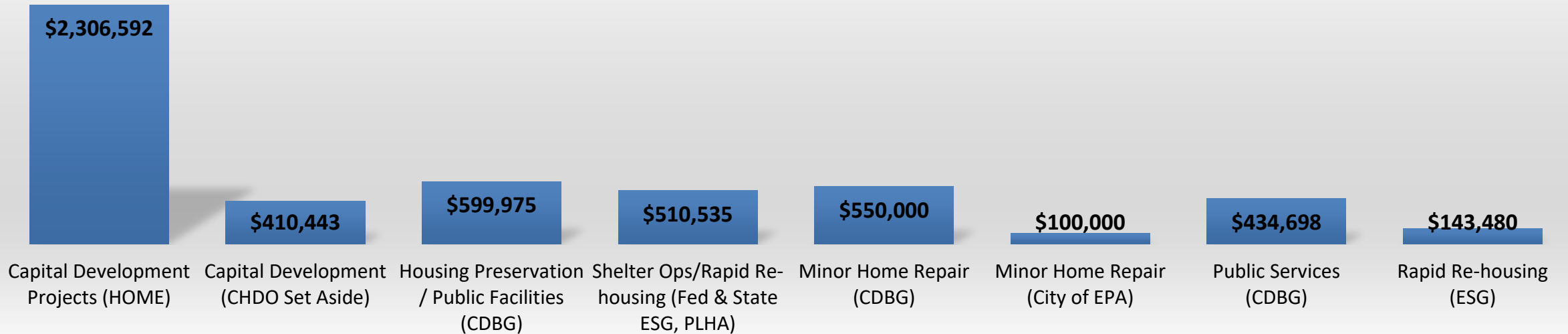


FY2026-2027 Estimated Available Funding

FY2026-2027 Estimated CDBG, Federal/State ESG and State PLHA Funding by Program Area

Total funding allocated:

\$5,055,723



Note: CDBG, HOME, and ESG figures are estimates based on FY25-26 allocations.



Eligible Activities

CDBG	HOME
<p>Housing Preservation (Permanent)</p> <ul style="list-style-type: none"> Property Acquisition Rehabilitation 	<p>Housing Preservation (Permanent or Transitional Housing)</p> <ul style="list-style-type: none"> Property Acquisition Rehabilitation
<p>New Housing (Permanent)</p> <ul style="list-style-type: none"> Conversion of Non-Residential Buildings to Housing <p>Note: Soft costs and predevelopment costs are not eligible uses for County CDBG funding</p>	<p>New Housing (Permanent or Transitional Housing)</p> <ul style="list-style-type: none"> Demolition/Site Clearance Disposition Relocation New Construction Conversion of Non-Residential Buildings to Housing <p>Note: Soft costs and predevelopment costs are not eligible uses for County HOME funding</p> <p>Note: New housing projects must start construction one year from funding award, which will be in May/June 2025</p>
<p>Public Facilities</p> <ul style="list-style-type: none"> Property Acquisition Rehabilitation Demolition/Site Clearance Disposition Soft Costs/Predevelopment Relocation New Construction 	<p>Public Facilities</p> <ul style="list-style-type: none"> N/A

Updates/Clarifications

- Soft costs and predevelopment costs only are not eligible uses of County CDBG or HOME funding
- CDBG New Housing – limited to conversion of non-residential buildings to housing
- HOME – new construction projects must start one year from funding award
- HOME/CDBG – acquisition not an eligible activity



'New' Project Location - City Coordination

- **Application Notification Requirement:** If you are proposing a new project located within any city's jurisdiction, the City Manager from that city must be notified and evidence of this notification must be included with the application. You are encouraged to seek a response letter acknowledging your notification
- Projects in unincorporated county do not require notification to the County Executive*



County of San Mateo

Contact/website information

County of San Mateo Contact:

Karen Coppock, PhD
HCD Supervisor
kcoppock@smchousing.org
650-453-0697

Eleazar Malabanan
HCD Specialist
emalabanan@smchousing.org
628-222-3105

NOFA Guidelines and Funding Priorities Details:

[FY 2026-27 WINTER FEDERAL/STATE FUNDS NOFA | County of San Mateo, CA](#)

Application Submission:

City Data Services: <http://www.citydataservices.net/>



City of South San Francisco



South San Francisco Grant Programs

Grant Programs	Estimated Funds for PY26-27
ECD General Fund	\$100,000
Housing Trust Funds	\$100,000
HOME Administrative Funds - Fair Housing	\$12,000

January – February 2026	Staff Review Period
Mid-February 2026	CDBG Subcommittee Application Review
March 2026	City Council Community Needs Assessment Public Hearing
Late-March 2026	CDBG Subcommittee to finalize funding recommendations
April 27, 2026	Start of 30-day Public Comment Period
May 27, 2026	City Council Adoption of PY2026-2027 Annual Action Plan

South San Francisco's Estimated Timeline

South San Francisco Contact

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Housing Management Analyst II

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(650) 829-6621

To view the NOFA: <https://www.ssfca.gov/Departments/Economic-and-Community-Development/Divisions/Housing-Division/Community-Development-Block-Grant/CDBG-Notices>

--> 2026 Notices: Community Impact Funding Program

Applicant Q&A

Thank you to all attendees and presenters!

