



CDBG & HOME Requests for Proposals Pre-Application Workshop

2026-27 Program Year

Office of Budget & Grants Management
City of Charlottesville

<https://www.charlottesville.gov/678/CDBG-HOME-Programs>

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Agenda

*"Never doubt that a small group of thoughtful committed individuals can change the world. In fact, it's the only thing that ever has."
(Margaret Mead)*

- **Introductions**
- **Commitment to Accessibility**
- **Overview of the City's HUD-funded Programs**
- **Eligible Activities**
- **Ineligible Activities**
- **Application Planning Documents**
- **Finding Answers**
- **Finding Resources**
- **Questions & Next Steps**



Commitment to Accessibility

*The City of
Charlottesville and the
Thomas Jefferson
Planning District
Commission value the
participation of all
members of the
Charlottesville
community in the
shared work of
governance*



- The City of Charlottesville and the Thomas Jefferson Planning District Commission (TJPDC) value the participation of all members of the Charlottesville community in the shared work of governance.
- We are motivated in this work by the belief that widespread public engagement in the development, evaluation, and execution of these plans and projects is an essential element of ensuring they deliver deep and meaningful beneficial benefits for our community.
- Members of the public may request assistance and/or special arrangements so as to facilitate their participation in any public meeting by contacting the staff contact(s) for that meeting and/or the city's ADA Coordinator at (434) 970-3182 or via email to ada@charlottesville.gov
- The City of Charlottesville requests that members of the public provide a 48-hour notice if possible so that appropriate arrangements can be made.

Overview of HUD-funded Programs

The broad purpose of the CDBG & HOME programs is, as codified in law, to "improve the quality of urban life, particularly for persons of modest financial means, through better housing and enhanced economic opportunity."



- The City of Charlottesville participates in two community development programs through the U.S. Department of Housing & Urban Development (*more commonly referred to as HUD*)
 - The Community Development Block Grants Program (*more commonly referred to as CDBG*)
 - The HOME Investment Partnerships Program (*more commonly referred to as HOME*)
- Through CDBG & HOME, the City of Charlottesville provides valuable financial and other programmatic supports to a wide range of local partners that enable them to design and implement programs that foster vibrant and healthy communities through activities related to:
 - Economic Development
 - Commercial and Residential Revitalization and/or Job Creation
 - Affordable Housing
 - Public Services

We do all of this in support of a shared vision of Charlottesville as a place where everyone thrives.

Eligible Activities (CDBG)

*or, "Some Things We
Can Do With
CDBG Funds"*



- Funds provided through the CDBG program can be used to support a defined set of community development projects, what HUD calls ‘eligible activities’
- For the City of Charlottesville, these generally include:
 - Expanding access to affordable housing opportunities
 - Workforce development and other economic development activities
 - Microenterprise assistance
 - Access to quality childcare and other youth services
 - Homeowner rehabilitation and energy-efficiency upgrades
 - Downpayment assistance;
 - Improvements to public infrastructure, with a special focus on projects designed to eliminate or reduce barriers to access to public amenities for mobility-impaired residents

Eligible Activities (HOME)

*or, "Some Things We
Can Do with
HOME Funds"*



- Funds provided through the City's HOME program generally support the creation, expansion and/or preservation of affordable housing opportunities, including:
 - Provide incentives to develop and support affordable rental housing and homeownership affordability through:
 - Acquisition (including assistance to homebuyers)
 - New construction
 - Providing tenant-based rental assistance, including security deposits
 - Providing payment of reasonable administrative and planning costs
 - Reconstruction, or rehabilitation of nonluxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, including financing costs, relocation expenses of any displaced persons, families, businesses, or organizations
 - Providing for the payment of certain operating expenses of community housing development organizations

Ineligible Activities

*or, "Things We Can't
Do with HUD Funds"*

- In general, funds provided through HUD-funded programs like CDBG & HOME cannot be used to:
 - Provide income payments and/or direct financial assistance to individuals
 - Support for political activities
 - Fund the general conduct of government
 - Fund the operating and maintenance expenses of public facilities
 - Support the construction of non-affordable housing
- The City does not generally award CDBG and/or HOME funds to private entities or individuals*



Spending Caps

“CDBG’s flexibility as a block grant program allows grantees to use their program funds for a broad range of activities. Although grantees have broad flexibility in determining how to spend CDBG dollars within statutory and regulatory parameters, the law explicitly limits the use of CDBG dollars for only one non-administrative category of activity: public service activities.”



- HUD regulations limit the amount of any annual CDBG funds that can be used to support Public Services activities to no more than 15% of that year's allocation
- For example, if HUD allocates to the City \$100,000 in a given program year, no more than \$15,000 can be awarded to support Public Services activities, [examples](#) of which include:

Public Services

05A Senior Services	05N Services for Abused and Neglected
05B Handicapped Services	05O Mental Health Services
05C Legal Services	05P Screening for Lead Poisoning
05D Youth Services	05Q Subsistence Payments
05E Transportation Services	05R Homeownership Assistance (not direct)
05F Substance Abuse Services	05S Rental Housing Subsidies
05G Services for Battered and Abused Spouses	05T Security Deposits
05H Employment Training	05U Housing Counseling
05I Crime Awareness/Prevention	05V Neighborhood Cleanups
05J Fair Housing Activities (subject to Public Services cap)	05W Food Banks
05K Tenant/Landlord Counseling	03T Operating Costs of Homeless/AIDS Patients Programs
05L Child Care Services	05 Other Public Services
05M Health Services	

- Learn more at

<https://files.hudexchange.info/resources/documents/Matrix-Code-Definitions.pdf>

Application Planning Documents

The City of Charlottesville is pleased to welcome requests for funding through the CDBG & HOME program and provides these pre-planning documents to assist in the development of applications ahead of submitting them through the city's Neighborly Software portal



- Completed application must be submitted on or before midnight on Saturday, February 7, 2026
- Interested applicants are encouraged to plan their applications carefully ahead of time using planning guides made available online at:
 - <https://www.charlottesville.gov/DocumentCenter/View/15358/2026-27-Request-for-Funding-Application-Planning-Document-CDBG-WEB>
 - <https://www.charlottesville.gov/DocumentCenter/View/15359/2026-27-Request-for-Funding-Application-Planning-Document-HOME-WEB>

The image shows two overlapping table of contents pages. The top page is for the CDBG document and the bottom page is for the HOME document. Both pages include the City of Charlottesville logo and the slogan 'To be a Place Where Everyone Thrives'. The CDBG page lists sections like 'CDBG APPLICATION OVERVIEW' and 'A. PROPOSED SCOPE OF WORK'. The HOME page lists sections like 'HOME APPLICATION OVERVIEW', 'A. PROPOSED SCOPE OF WORK', and 'B. FUNDING REQUEST'.

Request for Funding Application Planning Document 2026-27 (CDBG)	
TABLE OF CONTENTS	
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Evaluation Criteria	3
Additional Considerations:	3
Staff Contacts.....	3
A. PROPOSED SCOPE OF WORK.....	4
Name of Organization.....	4
Proposed Activity Title	4
Nature of Proposed Work.....	4
Elevator Pitch.....	4
Proposed Goals & Objectives.....	4

Request for Funding Application Planning Document 2026-27 HOME	
TABLE OF CONTENTS	
HOME APPLICATION OVERVIEW	3
Background	3
Required Elements.....	3
Mandatory Pre-Application Workshop	3
Evaluation Criteria	3
Additional Considerations:	3
Staff Contacts.....	3
A. PROPOSED SCOPE OF WORK.....	4
Name of Organization.....	4
Proposed Activity Title	4
Nature of Proposed Work.....	4
Elevator Pitch.....	4
Proposed Goals & Objectives.....	4
Intended Beneficiaries	4
Community Needs to be Addressed	4
B. FUNDING REQUEST	5
Total Proposed Project Budget	5
HOME Funds Requested	5
Proposed Leveraged Funds (from non-HUD sources)	5

Finding Resources

Prospective applicants can find a number of helpful resources online at the City's CDBG & HOME webpage



The screenshot shows the City of Charlottesville website. At the top left is the city seal. The navigation menu includes: GOVERNMENT, LIVING & VISITING, DOING BUSINESS, and HOW DO I... Below the menu is a social media bar with icons for Facebook, Instagram, X, YouTube, Zoom, and LinkedIn, followed by a search bar. The main content area has a dark blue sidebar on the left with links for 'CDBG/HOME Taskforce' and 'Public Notices'. The main content area features a breadcrumb trail: Home > Government > Departments A-H > Budget & Grants Management > CDBG & HOME Programs. The main heading is 'CDBG & HOME' with a sub-heading: 'CDBG & HOME applications window now open through February 7, 2026'. The text below explains the launch of the application window for CDBG and HOME programs. A section for 'Pre-Application Workshops' lists a workshop on Wednesday, Jan 14, 1:30p. On the right side, there is a 'Contact Us' section with links for 'Housing' (Email re: Affordable Housing), 'Physical Address' (605 E Main Street, Charlottesville, VA 22902), 'Mailing Address' (P.O. Box 911, Charlottesville, VA 22902), 'Phone: 434-970-3315', and 'Redevelopment' (Email re: Redevelopment). A 'Select Language' dropdown is visible at the bottom right.

<https://www.charlottesville.gov/678/CDBG-HOME-Programs>

Finding Answers

Prospective applicants
can also get help by
contacting the
program staff listed
that work with each
program

- The City's HUD-funded programs are coordinated by the staff of the Office of Budget & Grants Management, in partnership with TJPDC for the HOME program.
- Members of the public can learn more about the city's CDBG and other grants programs by contacting:



The Office of Budget & Grants Management

Anthony Warn, Grants Analyst (*CDBG & HOME*)

e: warna@charlottesville.gov

w: 434-906-2582

Taylor Harvey-Ryan, Grants Programs Manager (*Citywide Grants*)

e: harvevrvant@charlottesville.gov

w: 434-365-8071



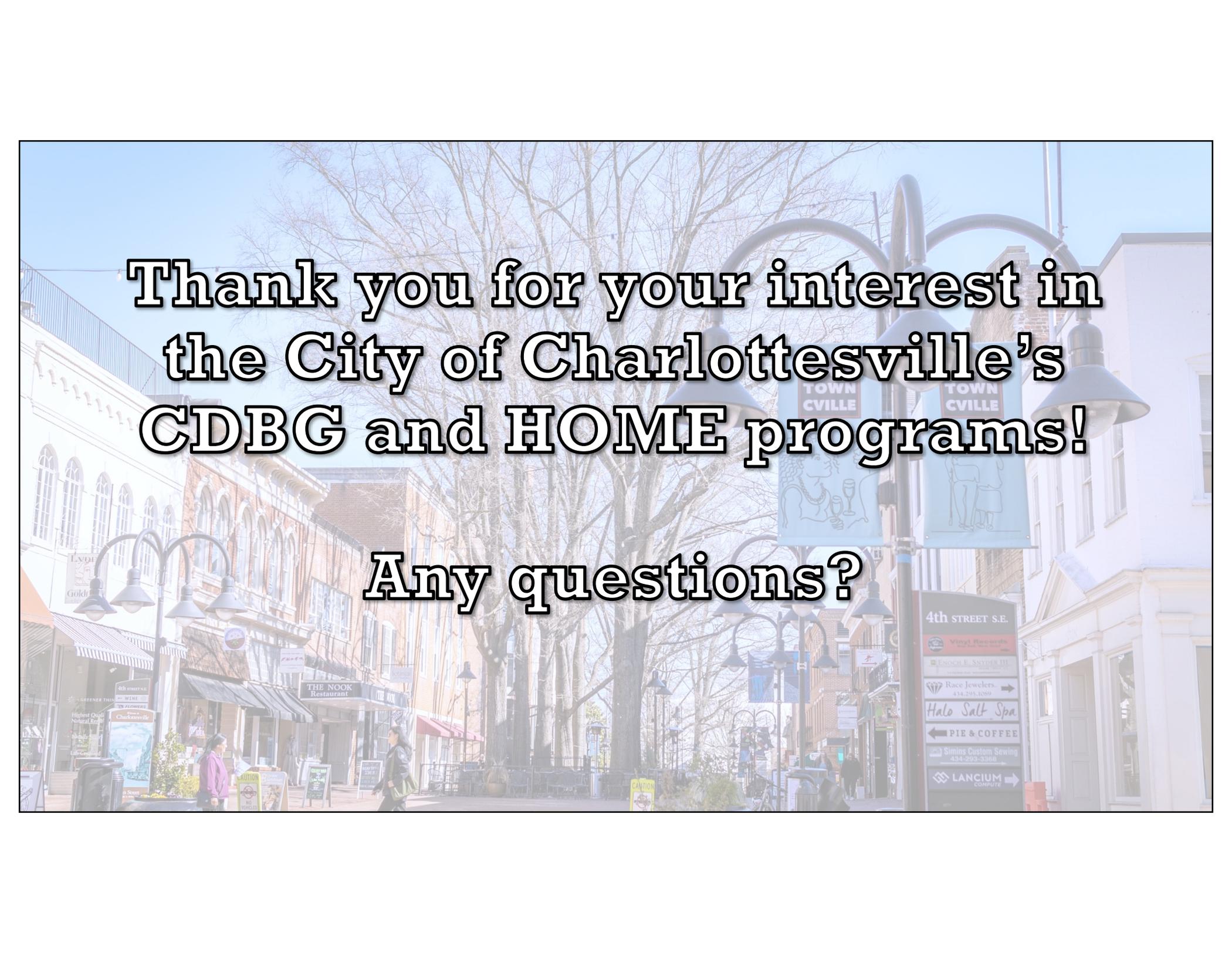
Thomas Jefferson Planning District Commission

Laurie Jean Talun, Housing Programs Manager (*HOME*)

e: ljalun@tjpd.org

w: (434) 422-4080





**Thank you for your interest in
the City of Charlottesville's
CDBG and HOME programs!**

Any questions?