Housing Grant Opportunities

_____-Estimated Deadline

HCD: Homekey+ Program
Deadline: Rolling, accepting applications on an OTC basis (emphasis on Veteran Housing)
Amount: Proposition 1 allocates approximately $2 billion, with $1 billion specifically designated for veterans.
Eligibility: Local public entities (cities, counties, and public housing authorities), Tribal entities, Housing developers
Match Requirements: No match required.
Link: https://www.hcd.ca.gov/grants-and-funding/homekey-plus
Summary:
Homekey+ is part of the Behavioral Health Infrastructure Bond Act (Proposition 1) passed in March 2024. This program aims to develop permanent affordable housing paired with supportive services, specifically for veterans and individuals with mental health or substance use challenges who are homeless or at risk of homelessness. Projects should focus on the acquisition and rehabilitation of existing buildings, new construction, or other innovative housing solutions.
Eligible Uses:
Acquisition and rehabilitation of existing properties (e.g., hotels, motels, apartments)
Conversion of commercial properties
New construction for permanent housing
Master leasing of properties
Purchase of affordability covenants
Population Served:
Veterans and individuals with behavioral health challenges who are at risk of, or experiencing, homelessness.
Funding Priorities:
Projects demonstrating readiness and the capacity to begin quickly (within 12 months)
Applications with commitments to sustainable long-term funding for services (especially using MHSA and BHSA funds)
Projects that address regional targets and needs in coordination with local Continuum of Care (CoC) and mental health departments
Program Contact:
For more information, visit Homekey+.
Email: homekey@hcd.ca.gov

California Strategic Growth Council: Transformative Climate Communities Grants
Deadline: September 30th, 2026
Amount: Up to $300,000 for planning, $5,000,000 for project development and $35,000,000 for implementation
Match: No
https://sgc.ca.gov/grant-programs/tcc/
TCC's unique, place-based strategy for reducing greenhouse gas emissions is designed to catalyze collective impact through a combination of community-driven climate projects in a single neighborhood. Projects must reduce greenhouse gas emissions significantly over time, leverage additional funding sources, and provide health, environmental and economic benefits to the

community.
Project examples include, but are not limited to:
» Affordable and sustainable housing developments
» Transit stations and facilities
» Electric bicycle and car share programs
» Solar installation and energy efficiency
» Water-energy efficiency installations
» Urban greening and green infrastructure
» Bicycle and pedestrian facilities
» Recycling and waste management
» Health equity and well-being projects
» Brownfields redevelopment
» Community microgrids
» Indoor air pollution reduction

HCD: Transit Oriented Development Implementation Program

Deadline: Draft Guidelines available, open for public comment until May 8th; Final Guidelines released Jul 1, 2026

Amount: Grant or loan depending on project
Eligibility: Local Public Entity
Match: None
URL: https://www.hcd.ca.gov/funding/tod
The Transit-Oriented Development Implementation Program (TOD) provides funding for affordable housing development and the infrastructure needed to support it. Established under California law (AB 130, 2025), the Program offers two types of funding: loans for the development of affordable housing that reduces vehicle miles traveled, and grants for infrastructure directly tied to affordable housing development.
Infrastructure grants are available to local public entities and eligible tribal applicants. Affordable housing loans are available to those same entities, as well as to private developers. All funding is drawn from the Transit-Oriented Development Implementation Fund (TDIF), which is fed by environmental mitigation payments collected from development projects under CEQA.
The Program works by functioning as a mitigation bank — when a development project is determined to have a significant transportation impact under CEQA, the project applicant may satisfy that mitigation requirement by contributing funds to the TDIF. Those contributions are then directed toward affordable housing and infrastructure projects that reduce vehicle miles traveled in the region. Contributions are non-refundable and do not entitle the applicant to any repayment or financial interest.
Funding is awarded through a Notice of Funding Availability (NOFA) process. However, the flow of funds into the Program depends on Lead Agencies — not the Department — first determining that a project requires VMT mitigation and that a financial contribution to the TDIF is the appropriate mitigation method.

Multifamily Housing Program (MHP)

Estimated Release: Spring 2027

Amount: $230M total available (loan limits vary by unit type and project specifics)

Match: Not required

Link: Multifamily Finance Super NOFA

Purpose: The MHP provides loans to assist in the new construction, rehabilitation, and conversion of permanent and transitional rental housing for lower-income households. It supports affordable housing developments by offering capital and operating funds to projects that meet state and local affordability and sustainability goals.

Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program

Estimated Release: Spring 2027

Amount: $120M total available

Match: Not required

Link: Multifamily Finance Super NOFA

Purpose: The FWHG program provides loans for the new construction or rehabilitation of multifamily rental housing developments that serve agricultural workers. It prioritizes lower-income farmworker households and ensures access to quality housing for this vulnerable population.

Veterans Housing and Homelessness Prevention (VHHP) Program

Estimated Release: Spring 2027

Amount: $12M total available

Match: Not required

Link: Multifamily Finance Super NOFA

Purpose: The VHHP program provides loans for the acquisition, construction, rehabilitation, and preservation of affordable multifamily housing developments for veterans and their families. The program aims to enhance housing stability for veterans, particularly those experiencing homelessness or at risk of becoming homeless

HCD: Infill Infrastructure Grant Program

Estimated Release: Spring 2027

Amount: $1M-$7.5M

IIG-2019 Grant Amount Calculation Table (Amounts[1] are represented on a per Unit basis)					
Income Level & Tenure	**0-Bdrm**	**1-Bdrm**	**2-Bdrm**	**3-Bdrm**	**4-Bdrm**
Homeownership Units					
IIG-Unrestricted[2]	$4,300	$8,500	$12,700	$16,900	$21,200
Moderate Income Owner	$32,500	$36,600	$43,700	$52,100	$56,300
Low Income Owner	$36,600	$40,800	$49,200	$57,600	$63,400
Rental Units					
200% FMR[3] or IIG-Unrestricted	$4,300	$8,500	$12,700	$16,900	$21,200
60% AMI Rental	$36,600	$40,800	$49,200	$57,600	$63,400
50% AMI Rental	$42,300	$47,900	$54,900	$66,000	$70,400
30% AMI Rental	$49,200	$52,100	$59,100	$76,000	$80,200

**Increase based on December 2022 Consumer Price Index at https://data.bls.gov/pdq/SurveyOutputServlet?data_tool=dropmap&series_id=CUUR0400SA0,CUU per U.S. Bureau of Labor Statistics (BLS).*

Match: Not Required

Link: https://www.hcd.ca.gov/grants-and-funding/supernofa

The objective of the IIG program is to promote infill housing development by providing financial assistance for Capital Improvement Projects that are an integral part of, or necessary to facilitate the development of affordable and mixed income housing.

HCD: CalHome Program

Estimated Release: Spring 2027

Amount: Grants vary based on program type. For example, Mortgage Assistance grants can range up to $80,000 per homebuyer, while Owner-Occupied Rehabilitation grants can reach up to $100,000 per project.

Match: No match required

Link: CalHome Program

Purpose: The program supports affordable housing development, rehabilitation, and assistance for low-income households: Mortgage assistance, owner-occupied rehab, ADUs, Homeownership development projects, manufactured housing assistance, homebuyer counseling and education, self-help housing projects.

Mortgage Assistance:

- Financial support for first-time low-income homebuyers.
- Provides up to **$80,000 per homebuyer** to assist with down payments or closing costs.

Owner-Occupied Rehabilitation:

- Funds for the rehabilitation of owner-occupied homes for low-income residents.
- Provides up to **$100,000 per project** for necessary repairs or improvements.

Accessory Dwelling Units (ADUs):

- Funding for the creation or rehabilitation of ADUs to increase affordable housing stock.

Homeownership Development Projects:

- Financial support for organizations to develop affordable single-family homes.

Manufactured Housing Assistance:

- Support for purchasing and/or rehabilitating manufactured homes.

Homebuyer Counseling and Education:

- Programs to educate low-income households on homeownership, financial literacy, and the home-buying process.

Self-Help Housing Projects:

Support for low-income families building their own homes through mutual self-help programs.

HUD: Pathways to Removing Obstacles to Housing (PRO Housing) Program

Deadline: TBD Summer 2027

Match: Not required, but leveraging other funding sources is encouraged.

Amount: $1 million to $7 million.

Eligibility: States, local governments, metropolitan planning organizations (MPOs), and multijurisdictional entities approved by HUD.

Link: HUD PRO Housing Program

Summary: The HUD PRO Housing Program offers $100 million in competitive grants to help communities identify and remove barriers to affordable housing production and preservation. This initiative supports the Biden-Harris Administration's Housing Supply Action Plan and focuses on innovative solutions that address restrictive zoning, streamline permitting processes, and increase housing supply.

Key Program Goals:

Remove Barriers: Support the development of housing strategies that eliminate obstacles to affordable housing.

Promote Equity: Encourage resilient and equitable approaches to housing that prevent displacement and promote access to opportunity.

Collaboration: Foster partnerships among jurisdictions and stakeholders to advance housing policy.

- **Eligible Uses:**
    - Developing housing and community plans.
    - Creating transit-oriented development zones.

- Streamlining permitting and expanding by-right development.
- Incentivizing the development of vacant lots or converting commercial properties.

DTSC: Equitable Community Revitalization Grant (ECRG)
Deadline: October 2027
Amount: $85 million available
Match: TBD
Link: https://dtsc.ca.gov/ecrg/
Purpose: The program gives California communities an unprecedented opportunity to address historic environmental injustices and set a new path for land use that will have immediate and lasting benefits, such as recreational uses (parks and other green spaces), commercial enterprises and housing.

1. Community-wide Assessment Grant ($350k*): First steps or early stages to learn about environmental conditions of at least three sites in a defined area where reuse is being planned. Activities may include Phase I Environmental Site Assessments, Phase II Environmental Site Assessments or Preliminary Endangerment Assessments, and may also include community engagement for sites being assessed/investigated. In addition to assessment or investigation, activities may also include developing an inventory of brownfield sites, including GIS mapping, and other activities that will facilitate reuse planning.
   *Funding: Fixed amount of $350,000, which may include up to $50,000 for CWA-related activities conducted by grantee, such as community engagement.
2. Site-specific Investigation Grant ($150k to $7M): and/or cleanup planning at a specific site that is slated for reuse. Work includes All Appropriate Inquiries (AAI) or Phase I Environmental Site Assessments, Phase II Environmental Site Assessments, Preliminary Endangerment Assessments (PEA), supplemental or other necessary site investigations, health and ecological risk assessments, work to evaluate different cleanup methods, pilot tests to assess a potential remedial technology, and preparation of a cleanup plan.
3. Site-specific Cleanup Grant ($300k to $10M): This includes planning, implementation and reporting costs for the cleanup, pilot tests and sampling/analysis to design the cleanup, public engagement and cleanup-related California Environmental Quality Act (CEQA) activities. A regulatory-approved cleanup plan is highly recommended for a Site-specific Cleanup Application.

California Department of Housing and Community Development (HCD): HOME-ARP Reentry Housing Pilot Project (RHPP)
Estimated Deadline: December 2027
Funding Amount: Up to $16 million per project, total funding pool of $16 million
Match Requirement: None required.
Eligibility: Nonprofit organizations, for-profits, public housing agencies, and Tribal entities with experience in affordable housing development for the reentry population.
Link: https://www.hcd.ca.gov/grants-and-funding/programs-active/home-american-rescue-plan-program
Program Overview: The HOME-ARP RHPP provides permanent affordable housing for individuals transitioning from incarceration. It eliminates barriers to stable housing, reduces homelessness among the reentry population, and supports reintegration into communities. Eligible projects include conversion of non-residential structures, multifamily housing, and scattered-site housing, among others.
Funding Priorities:

- Create permanent housing and supportive services for individuals under parole supervision.
- Target populations with limited access to housing due to criminal history.
- Provide services to reduce recidivism, such as job training, education, and health resources.

Use of Funds:

- Acquisition, rehabilitation, and construction of permanent affordable housing.
- Establishment of Capitalized Operating Subsidy Reserves (COSR).
- Reentry-specific supportive services.

HCD: Homeless, Housing, Assistance and Prevention (HHAP)
Estimated Deadline: TBD August 2027
Amount: Allocations list:
https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/calich/hhap-6-allocations.pdf
Match: No
Eligibility: California's 44 CoCs identified by HUD. California's 14 cities with a population of 300,000 or more as of January 1, 2022. California's 58 counties.
Link:
https://www.hcd.ca.gov/grants-and-funding/programs-active/homeless-housing-assistance-and-prevention-grant-program
HHAP makes available grant allocations to cities, counties, and continuums of care with flexible funding to prevent and end homelessness in their regions.

HCD: Prohousing Incentive Program (PIP)
Deadline: TBD March 2027
Amount:

Jurisdiction Size (in Population)	Base Award Amount
750,000 or greater	$1,500,000
300,000 to 749,999	$1,000,000
100,000 to 299,999	$750,000
50,000 to 99,999	$500,000
20,000 to 49,999	$250,000
Less than 20,000	$150,000

Match: Not required
Eligibility: Jurisdictions with a prohousing designation
Link: https://www.hcd.ca.gov/grants-and-funding/programs-active/prohousing-incentive-program
Eligible Applicants must use award funds towards planning or implementation activities related to housing and community development and limited to activities that conform with eligible uses pursuant to Health and Safety Code section 50470(b)(2)(D):

1. The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, and moderate-income households, including necessary operating subsidies.
2. Affordable rental and ownership housing that meets the needs of a growing workforce earning up to 120 percent of area median income, or 150 percent of area median income in high-cost areas.
3. Matching portions of funds placed into local or regional housing trust funds.
4. Matching portions of funds available through the Low- and ModerateIncome Housing Asset Fund pursuant to Health and Safety Code section 34176(d).
5. Capitalized reserves for services connected to the creation of new permanent supportive housing, including, but not limited to, developments funded through the Veterans Housing and Homelessness Prevention Bond Act of 2014.
6. Assisting persons who are experiencing or at risk of homelessness, including providing rapid rehousing, rental assistance, navigation centers, emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.
7. Accessibility modifications.
8. Efforts to acquire and rehabilitate foreclosed or vacant homes.
9. Homeownership opportunities, including, but not limited to, down payment assistance.
10. Fiscal incentives or matching funds to local agencies that approve new housing for extremely low-, very low-, low-, and moderate-income households.

HCD: Community Development Block Grant (CDBG) Program

Deadline: TBD April 2027
Amount: Up to $34 million available in total. Maximum award per jurisdiction is $3.6 million.
Match: Not required, but leveraging other funding is encouraged.
Eligibility: Non-entitlement cities, counties, and Units of General Local Government (UGLGs) in California. Nonprofits and Tribes can receive funding via subrecipient agreements with eligible applicants.
Link: CDBG Program Information
Summary: The California Department of Housing and Community Development (Department) announces the availability of approximately $27 million in funding available through the federal Small Cities Community Development Block Grant Program (CDBG) for the 2025 funding year. If additional resources become available either through disencumbrances of prior year funding or through the availability of future year funding, the Department has the sole discretion to fund eligible applications on a competitive basis. The objectives of the CDBG program are to develop viable communities by the provision of decent affordable housing, a suitable living environment, and to expand economic opportunities, principally for the benefit of Low- and Moderate-Income (LMI) persons, families, households, and neighborhoods.
The following activity types are available:
a.Public Service and Planning
b.Programs

- Housing Programs
- Economic Development Programs (ED Programs)

c. Projects

- Public Facilities Projects
- Infrastructure Projects
- Housing Projects

HCD: Affordable Housing Sustainable Communities
Deadline: TBD Spring 2027 (May)
Amount: Maximum: $50 million ($35 million for AHD/HRI, $15 million for STI/TRA/PGM)
Minimum: $10 million (Based on Round 7 NOFO
Match: No
Eligibility: Local governments, Transportation and transit agencies, Non-profit and for-profit housing developers, Joint powers authorities, K-12 school, college and university districts, Federally Recognized Tribes, California Native American Tribes
URL: https://sgc.ca.gov/grant-programs/ahsc/
Purpose: The Affordable Housing and Sustainable Communities (AHSC) Program makes it easier for Californians to drive less by making sure housing, jobs, and key destinations are accessible by walking, biking, and transit

SCAG: Regional Utilities Supporting Housing (RUSH) Pilot Program
Deadline: Next Round TBD
Amount: $800,000 to $30,000,000
Eligibility: Eligible applicants include cities, counties, Tribal Governments and public agencies with a role in housing production (within the SCAG Region). All eligible projects must also meet the three REAP 2.0 program objectives:

1. Accelerate infill development that facilitates housing supply, choice and affordability;
2. Affirmatively Furthering Fair Housing; and
3. Reduce vehicle miles traveled.

Match: No minimum match is required, but one way to demonstrate leverage is through a local investment
URL: https://scag.ca.gov/programs-accelerate-transformative-housing-path
Purpose: Regional Utilities Supporting Housing (RUSH) Pilot Program is focused on investments in

utility infrastructure planning and capital improvements that will support jurisdictions in meeting the housing production goals defined in the 6th cycle RHNA, housing elements and REAP 2.0 Program objectives. Up to $30 million will be allocated to:

- Capital Projects, with a maximum award of up to $10 million per application, and with the goal of funding at least three (3) projects in the SCAG region. Capital Projects are: Projects that address current and future utility restrictions in housing development through upgrading infrastructure for sewer, water, stormwater, and dry utilities systems and enable continued infill housing.
- Up to $5 million will be allocated to the Infrastructure Planning Projects, with maximum awards between $800,000-$1 million, and with the goal of funding at least six (6) projects in the SCAG region. Infrastructure Planning Projects are: Plans, programs and green infrastructure plans that support increased utility capacity in areas designated for residential development in Housing Elements.

HUD: Resident Opportunity and Self-Sufficiency (ROSS) Service Coordinator Program

Deadline: TBD

Amount: Funding amounts are subject to HUD's budget allocations and specific program requirements.

Number of Occupied Units	Max # of ROSS-SCs	Max Grant
50-1,000	1	$272,250
1,001-2,500	2	$544,500
2,501 or more	3	$816,750

Match: Not explicitly required, but leveraging community resources is encouraged.

Eligibility: Public Housing Agencies, Tribes/Tribally Designated Housing Entities (TDHEs), Resident Associations (RAs), and Nonprofit Organizations serving residents of Public and Indian housing.

URL:

https://www.hud.gov/program_offices/cfo/gmomgmt/grantsinfo/fundingopps/FY2023_ROSS_SCP

Purpose: To hire and maintain Service Coordinators who assist residents of Public and Indian Housing in achieving economic and housing self-sufficiency. Coordinators connect residents to supportive services and empowerment activities, focusing on the elderly, disabled, and families aiming for self-sufficiency.