



COUNTY OF MONROE

PUBLIC HEARING ON HOUSING AND COMMUNITY DEVELOPMENT NEEDS
TUESDAY, SEPTEMBER 9, 2025
2025 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM



CDBG Overview

CDBG 101 *What is CDBG?*

The Community Development Block Grant (CDBG) is an annual grant from HUD (The Department of Housing & Urban Development) to localities and states to assist in the development of viable communities. These viable communities are achieved by providing principally for persons of low- and moderate-income:

- ☐ Decent housing
- ☐ A suitable living environment
- ☐ Expanded economic opportunities



CDBG PROGRAM OVERVIEW

CDBG Program Activities

There are a wide range of more than 20 activities that are eligible under the CDBG Program. Grantees are free to select those activities that best meet the needs of their communities. However, in order to ensure that the primary objective of the CDBG Program is met – the benefit to –low and moderate-income persons – grantees must ensure that all activities meet a National Objective:

- Benefit low- and moderate-income persons
- Aid in the prevention or elimination of slums or blight
- Meet a need having a particular urgency (urgent need) that the grantee is unable to finance

Grantees must be able to show that every CDBG-funded activity fits into one of these categories.

By regulation, at least 70% of funds must be allocated to programs benefitting low/moderate income persons annually.

CDBG - OVERVIEW

Eligible Activities

- CDBG can support a variety of project types.
- Projects must benefit low- and moderate income individuals living in Monroe County and meet the needs of the community.
- *However, the regulations make the funding complicated to use.*

Four Primary Funding Categories:

- Public Service
- Public Facility or Infrastructure Improvements
- Economic Development
- Housing

CDBG - Overview

Public Services: Direct, quantifiable social service delivery to eligible clients.
Category capped per regulation – 15% of funding

Activities eligible under this category include (but are not limited to):

- ☐ Job Training
- ☐ Child Care
- ☐ Health Services
- ☐ Senior Services
- ☐ Afterschool Programs
- ☐ Homeless Services
- ☐ Domestic Violence Prevention
- ☐ Legal Services
- ☐ Housing Counseling
- ☐ Food Banks

CDBG – OVERVIEW

Public Facility Improvements: Improvements to publicly-owned facilities and infrastructure such as streets, playgrounds, and underground utilities, and buildings owned by non-profits that are open to the general public.

Activities eligible under this category include (but are not limited to):

- ☐ Rehabilitation or construction of a neighborhood community center
- ☐ Rehabilitation or construction of a homeless shelter
- ☐ Rehabilitation or construction of facilities serving persons with disabilities
- ☐ Improvements to public libraries
- ☐ ADA modifications at public facilities
- ☐ Installation of broadband infrastructure

CDBG - OVERVIEW

Economic Development:

Activities to foster economic opportunity, including microenterprise and small business development, commercial and industrial development, and job creation, job retention, and job training activities.

Activities eligible include:

- ☐ Technical assistance programs and workshops for small businesses
- ☐ Grant programs for small businesses
- ☐ Business district façade improvement programs

CDBG - OVERVIEW

Housing: activities to foster safe, affordable housing opportunities for low/moderate income households.

Activities eligible include:

- ☐ Housing rehabilitation programs
- ☐ Energy efficiency & weatherization programs
- ☐ Acquisition & site improvements for housing.

LOW & MODERATE INCOME BENEFIT

In order for a project or program to qualify for CDBG funds, 51% of the program beneficiaries must meet low and moderate income as defined by HUD.

2025 Adjusted HOME Income Limits for Monroe County (MFI=\$104,400)

(BASED ON A HOUSEHOLD OF 4)
Effective: 06/01/2025(updated annually)

Family/Household Size	Low-Mod Income	Very Low Income
1 person	\$58,450	\$36,550
2 person	\$66,800	\$41,800
3 person	\$75,150	\$47,000
4 person	\$83,500	\$52,200
5 person	\$90,200	\$56,400
6 person	\$96,900	\$60,600
7 person	\$103,550	\$64,750
8 +person	\$110,250	\$68,950

PROGRAM REQUIREMENTS

CDBG funds are federal funds, therefore, there are a number of significant Federal Overlay Statutes, which must be followed in order to comply with federal requirements. Some of these are:

- ❖ 70% of funds must benefit low-to moderate income persons.
- ❖ Only 18% of CDBG funds can be used for administrative purposes in any proposed program
- ❖ ALL activities must be eligible for funding and meet a National Objective
- ❖ Survey Methodology (Census or Sampling)
- ❖ Citizen Participation Requirements
- ❖ Fair Housing, Equal Opportunity, Handicapped Accessibility
- ❖ Procurement and Conflict of Interest
- ❖ Environmental Standards
- ❖ Testing (Lead and Radon)
- ❖ Labor Standards (Davis Bacon)
- ❖ Section 3
- ❖ Financial Management
- ❖ Reporting and Monitoring
- ❖ Recordkeeping and Closeout

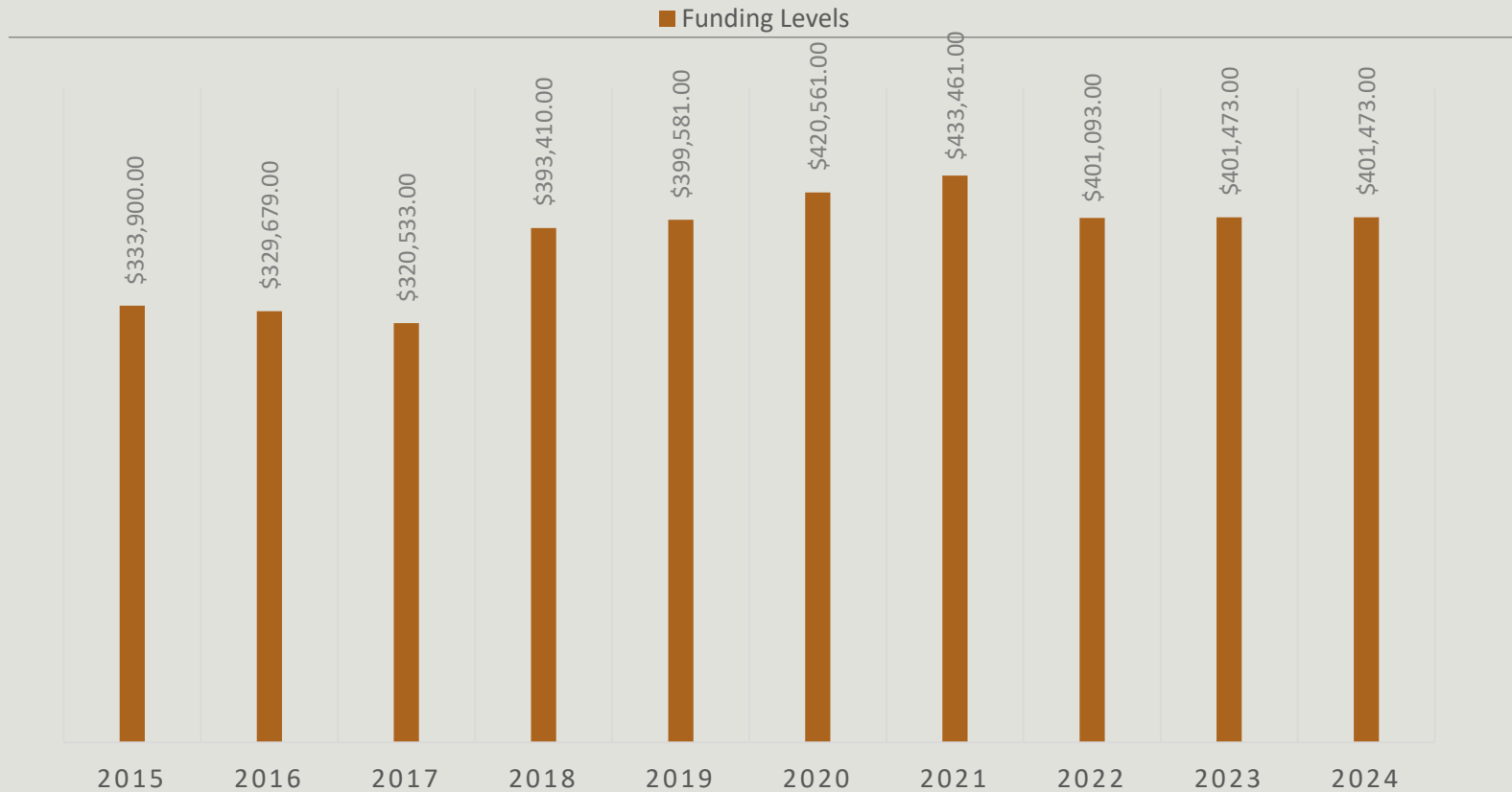


FY 2025 CDBG ALLOCATIONS

Monroe County = \$396,415



MONROE COUNTY CDBG Award History



What has changed in recent years?

2015 = \$ 333,900

2023 = \$ 401,473

How are the funds distributed?

An annual open **proposal process** is conducted allowing community agencies (non-profits and units of local government) to apply for use of funds.

Process has begun!



APPLICATION PREPARATION SCHEDULE 2025 CDBG Program

