



CITY OF ROCKVILLE

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

APPLICATION INSTRUCTIONS

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

(FISCAL YEAR 2028 - JULY 1, 2027 through JUNE 30, 2028)

An online application must be submitted no later than
Monday, October 1, 2026 at 5:00 P.M.

For application and eligibility questions, contact:

Charles "Chuck" Dunn
CDBG Administrator
Department of Housing and Community Development
111 Maryland Avenue, Second Floor
Rockville MD 20850
Tel: 240-314-8260
cdunn@rockvillemd.gov

APPLICATION INSTRUCTIONS

WHO SHOULD APPLY?

Only non-profit organizations and government entities are eligible to apply. For-profit entities are not eligible for funding.

Nonprofits: A nonprofit organization must have a 501(c)(3) designation from the U.S. Internal Revenue Service. People interested in undertaking new activities that have not yet formed a nonprofit organization may still apply. An organization that has applied for a nonprofit designation, but has not yet received the designation, must ensure that the designation will be in place before the beginning of the fiscal year (July 1, 2026).

Government Agencies: Governmental and quasi-governmental agencies are encouraged to apply in partnership with a local nonprofit organization. The nonprofit organization should be, whenever practical, the primary applicant.

WHAT ACTIVITIES WILL BE FUNDED?

All CDBG-eligible activities EXCEPT FOR PUBLIC SERVICES are eligible for funding. See the fact sheet for information on CDBG eligible activities at:

<https://www.rockvillemd.gov/942/Community-Development-Block-Grant>

The following activities are examples of eligible for funding:

- Assist existing eligible homeowners with the repair, rehabilitation, or reconstruction of an owner-occupied unit.
- Acquisition and clearance of land to support the development of homeownership or rental housing for low and moderate-income persons.
- Acquisition and rehabilitation of rental housing for low and moderate-income persons.
- Direct homeownership assistance, such as down payment or closing cost assistance, to help an eligible household purchase a home.
- Development of housing for homeless or formerly homeless individuals or households.
- Improvements to public facilities, such as neighborhood or community facilities and facilities for persons with special needs, including accessibility improvements.
- Economic development activities.
- Historic preservation activities.

WHAT ACTIVITIES WILL NOT BE FUNDED?

In FY28 / Year 53, the City of Rockville has prioritized CDBG funding for capital and physical improvements. As a result, public services (i.e., social services) activities will not be funded through CDBG.

This means that administrative costs, such as labor, supplies, or other operating costs, for a variety of social services programs are ineligible activities. Public services include, but are not

limited to, those programs concerned with employment, crime prevention, childcare, health services, drug abuse programs, fair housing counseling, education, energy conservation, services for seniors, services for homeless persons, welfare services, or recreational services.

ARE THERE PROGRAM REQUIREMENTS THAT I SHOULD KNOW ABOUT?

1. There are federal and Montgomery County requirements that may apply to the project you propose. For example:
 - a. **Davis-Bacon Requirements:** If your organization proposes construction or rehabilitation for a commercial building or a residential property that contains eight (8) or more units, Federal Davis-Bacon requirements apply.
 - b. **Section 3 Requirements:** “Section 3” (of the Housing and Urban Development Act of 1968) mandates that federally funded construction and related activities take affirmative action to provide employment, training, and business opportunities for low-income project area residents and businesses.
 - c. **Minority Business Enterprise (MBE):** Participation and outreach to Minority, Women, or Disabled-Owned businesses is required in the bidding process for construction/rehabilitation projects.
 - d. **Environmental Review:** Montgomery County must complete an environmental review prior to project work beginning for all CDBG projects.
 - a. **Radon Testing: As of April 2024,** This policy applies to proposed HUD-supported projects that are subject to environmental (NEPA) review. The policy requires that radon gas in buildings be considered as part of the environmental review process for these projects. While radon testing is not mandatory, mitigation is required if the method used to assess radon shows levels at 4.0 pCi/L or greater. According to the EPA Radon Zone map (attached), Montgomery County falls under Zone 1, where the indoor average radon level is greater than 4 pCi/L. The EPA recommends taking measures to reduce the radon concentration to below 4.0 pCi/L. (24 CFR 50.3(i) & 58.5(i)(2).)
 - e. **Historic Preservation Review (SHPO):** Montgomery County must complete a historic preservation review prior to project work beginning for all CDBG projects.
 - f. **NEW: Immigration Requirements**
 - g. **NEW: Insurance Requirements**
2. The minimum grant amount an applicant can request is \$15,000.

The city encourages applicants to leverage the requested CDBG grant amount. Points will be awarded to applicants who demonstrate that CDBG dollars will be leveraged. See the “Scoring Criteria” section for details.

3. Funding recipients are required to meet:
 - a. City and Montgomery County general commercial liability insurance requirements and provide a certificate of insurance. See the city's insurance requirements in Attachment 1 of this document.
 - b. Federal, county, and city regulations for financial management of CDBG funds.
 - c. Quarterly reporting requirements to provide information on the number of individuals or households served, including demographic information.
4. **CDBG funds must be expended within a 12-month period.** Unspent funds remaining at the end of the subgrantee agreement term may be recaptured.

ARE THERE SUBMISSION REQUIREMENTS THAT I SHOULD KNOW ABOUT?

1. Submit a separate application for each funding request.
2. Complete all information requested in the application. Do not vary your submission from the sequence or format presented in the application. Do not alter the content or format of questions.
3. **Only complete applications received by the deadline will be considered for funding and reviewed.** Use both the Completeness Checklist and the Attachments Checklist included at the end of this instruction packet to help ensure that your application is complete.
4. Incomplete applications will be returned to the applicant. An applicant will be given seven (7) calendar days to provide missing information for applications that are substantially complete but have minor omissions. Examples of omissions that an applicant will be given the opportunity to correct include a missing signature or federal identification number. **Minor omissions do not include application questions that have been left unanswered or failure to submit a budget or requested attachments.**
5. Applicants must use the required forms, **including the CDBG Project Budget Form.**

WHERE SHOULD I SUBMIT MY APPLICATION? WHAT IS THE DEADLINE?

Submit an online application **no later than 5:00 p.m. on Monday, October 17, 2026.**

I HAVE SUBMITTED AN APPLICATION; WHEN WILL I HEAR ABOUT FUNDING?

If your application is approved by the Mayor and Council, you will be notified about its approval by December 31, 2025. Approved applications will be submitted to Montgomery County. The county staff will make funding recommendations to the County Executive in

January/February 2026. The applications then become incorporated in the County budget approval process. Funds will not be available until after **October 1, 2026**.

Even if your project is approved, it may be recommended at a smaller level of funding than was requested. Please develop contingency plans for smaller CDBG awards.

INCOME LIMITS

CDBG funds must benefit low- and moderate-income persons or households. The most recent income levels for these two income categories are shown below:

CDBG INCOME LIMITS (6/2025)			
Family Size	30% AMI	50% AMI	"80%" (~64% AMI)
	Very Low Income	Low Income	Moderate Income (capped)
1	\$34,450	\$57,400	\$74,800
2	\$39,350	\$65,600	\$85,450
3	\$44,250	\$73,800	\$96,150
4	\$49,150	\$81,950	\$106,800
5	\$53,100	\$88,550	\$115,350
6	\$57,050	\$95,100	\$123,900
7	\$60,950	\$101,650	\$132,450
8	\$64,900	\$108,200	\$141,000

Definition of Household Income: A household consists of all related and unrelated persons living together in one housing unit. Roomers and boarders of any age, and related individuals who are 18 years of age or older who pay rent for rooming or boarding privileges, will not be considered members of the household but are instead considered separate households. Where the number of persons in a household cannot be identified, the household size will be determined by counting those persons listed as members of the household on income tax returns for the last taxable year

Definition of Gross Income: Gross income is all income received, both taxable and non-taxable, for employed persons without additional sources of income, such as income from rental properties, etc. Gross income normally will be verified by using the latest federal income tax return filed and using the "total income" shown on the tax return. For self-employed persons receiving income from other sources such as partnerships, rental properties, etc., gross income is all income received, both taxable and non-taxable, minus direct expenses, excluding tax credits, depreciation and other forms of "sheltered" income. Gross Income may be verified by other means available to the subgrantee or DHCA.

WHAT IF I HAVE QUESTIONS?

Staff of the Department of Housing and Community Development encourages your questions and is available to provide technical assistance over the telephone or in-person. You should contact HCD staff prior to submitting an application to confirm your project is eligible. Sarah

Maizel, Grants and Programs Analyst can be reached at 240-314-8304 or smaizel@rockvillemd.gov.

THRESHOLD REQUIREMENTS AND SCORING CRITERIA

Threshold Requirements

- The project must propose a CDBG-eligible activity
- The applicant must be a non-profit organization or governmental agency

Scoring Criteria

Applications will be scored on the following criteria:

1. Benefit to Very Low and Low-Moderate-Income Persons – 10 points
 - Based on percentage of LMI persons project will serve
2. Need – 15 points
 - Application presents relevant data and evidence of need
3. Proposed Solution and Scope of Work – 30 points
 - Scope of work is clear, the solution meets the needs identified, project performance can be measured, and the project will have a long-term effect for LMI individuals
 - Resources (financial, staffing, organizational capacity, experience) in place to successfully complete project within 12 months
 - Reasonable long-term plan for sustaining/maintaining the project, including how housing affordability will be preserved for residents (i.e., subsidy source)
4. Budget and Leveraging – 20 points
 - The program budget is realistic and matches the scope of work
 - Construction estimates were based on a reliable source
 - Leveraging funds greater than 20% of CDBG request, between 1-19% of CDBG request, no leveraging funds
5. Organizational Capacity – 10 points
 - Longevity of organization, agency completed similar activities in the past, proposed activity fits with organizational mission, demonstrated experience of staff
6. Experience and Past Performance – 10 points
 - Demonstrated successful performance with local, state, or federal funding
 - Demonstrated successful expenditure of CDBG grant of similar size and scope
7. Overall Quality of Application – 5 points