



HUDSON COUNTY FY2026 CDBG, ESG AND HOME PRE-APPLICATION PRESENTATION

**HUDSON COUNTY DEPARTMENT OF HEALTH & HUMAN SERVICES
DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT**



AGENDA

- Introductions
- CDBG Program Eligibility Criteria and Activities
- ESG Program Eligibility Criteria and Activities
- HOME Program Eligibility Criteria and Activities
- Online Application Process
- Questions and Answers



COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

CDBG PROGRAM

The Community Development Block Grant (CDBG) program is a flexible funding source that can be used for a variety of activities targeted towards low to moderate income individuals, households and neighborhoods (80% Area Median Income and below).

HUD determines each county's CDBG allocation using a statutory formula based on several community and housing need factors such as population, poverty rate, overcrowded housing, etc.

All CDBG activities must meet one of the three national objectives:

- Benefiting low- and moderate-income (LMI) persons
- Preventing or eliminating slums or blight; and
- Meeting an urgent community need

CDBG NATIONAL OBJECTIVES

CDBG activities must meet one of the following national objectives:

- Benefit low- and moderate-income (LMI) persons;
- Aid in the prevention or elimination of slums or blight; and
- Meet a need having a particular urgency (referred to as urgent need)

CDBG ELIGIBILITY

Eligible Entities

- Private nonprofit organizations with 501(c)(3) tax-exempt status from the U.S. Internal Revenue Service (IRS) and registered as nonprofit corporations in the State of New Jersey;
- Public agencies; and
- Municipalities within the Hudson County Urban County Consortium, including East Newark, Guttenberg, Harrison, Kearny, Secaucus, Weehawken, and West New York.

Eligible Activities

- Public Improvements (Streets, sidewalks, parks, sewers, etc.)
- Public Facilities (Neighborhood centers, homeless facilities, etc.)
- Rehabilitation of residential and non-residential buildings
- Economic Development activities
- Acquisition of land or real property to be used for eligible purposes
- Public Services (Healthcare services, homeless services, youth services, senior services, etc.)

Applicants seeking CDBG funding must demonstrate that their proposed projects will primarily benefit at least 51% low- and moderate-income residents within the Hudson County Urban County Consortium municipalities listed above.

FY2026 CDBG ALLOCATION

CATEGORY	ALLOCATION
Municipal Set-aside	\$1,673,318.50
Public Services	\$295,291.50
TOTAL	\$1,968,610.00



EMERGENCY SOLUTIONS GRANT (ESG)

ESG PROGRAM

The Emergency Solutions Grant (ESG) program provides federal funding to help communities prevent and end homelessness. The goal is to help individuals and families quickly regain stable housing and prevent homelessness whenever possible.

Hudson County's FY2026 ESG Allocation is **\$180,254.00**. This allocation does not include Administration.

HUD determines a county's ESG allocation using a modified version of one of the CDBG formulas, which emphasizes homelessness-related needs. The formula considers population, poverty rate, housing age (pre-1940 units), etc. These factors reflect the community's level of poverty, housing distress, and overall need.

ESG ELIGIBILITY

Eligible Entities

- Private nonprofit organizations with 501(c)(3) tax-exempt status from the U.S. Internal Revenue Service (IRS) and registered as nonprofit corporations in the State of New Jersey;
- Nonprofit organization with the above requirements that provide homelessness services (i.e., shelters, outreach, housing programs, etc.)
- Public agencies; and
- Continuum of Care (CoC) partners and agencies participating in coordinated entry systems

Applicants seeking ESG funding must demonstrate that they meet 100% match funding requirement.

Eligible Activities

- Street Outreach – essential services to reach those unsheltered.
- Emergency Shelter – essential services for those in shelter.
- Rapid Rehousing – permanent housing that provides short-term (up to three months) and medium-term (4-24 months) tenant-based rental assistance and supportive services

ESG PRIORITIES

- Expand current emergency shelter and homelessness prevention efforts
- Strengthen case management services to help clients develop individualized plans leading to permanent housing
- Assist individuals and families to quickly achieve housing stability after experiencing a crisis or homelessness
- Enhance coordination and effectiveness in data collection, performance measurement, and program evaluation.

A scenic view of a sunset over a forest. The sun is low on the horizon, partially obscured by tree branches, creating a warm, golden glow. The sky is filled with soft, white clouds. In the foreground, a wooden boardwalk with a railing leads into the distance. The railing is made of weathered wood and has vertical slats. The boardwalk is made of wooden planks and is surrounded by lush greenery and trees. The overall atmosphere is peaceful and natural.

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

HOME PROGRAM

The HOME Investment Partnerships Program (HOME Program) is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

Hudson County's FY2025 HOME Allocation is **\$2,670,233.82**. This allocation does not include Administration and additional HOME funding is available from previous fiscal years.

The program is flexible, allowing communities to use HOME funds for various housing needs, including homebuyer assistance, homeowner rehabilitation, rental housing development, and tenant-based rental assistance. It encourages partnerships among governments, nonprofits, and private sector organizations to expand the supply of decent, safe, and affordable housing.

HOME ELIGIBILITY

Eligible Entities

- Private nonprofit organizations with 501(c)(3) tax-exempt status from the U.S. Internal Revenue Service (IRS) and registered as nonprofit corporations in the State of New Jersey;
- Public agencies;
- Nonprofit and for-profit entities that develop or own housing with HOME assistance;
- Community Housing Development Organizations (CHDOs)

Eligible Activities

- Rental Housing Development
 - Acquire, construct or rehabilitate affordable rental housing for low-income households.
- CHDO Set-Aside Activities

The County will provide HOME funds to produce rental and homeowner housing through acquisition, moderate rehabilitation, substantial rehabilitation and new construction.

CHDOS

Community Housing Development Organizations (CHDOs) are nonprofit, community-based organizations that have been certified by a Participating Jurisdiction under the HOME program to develop affordable housing for low-income households. The CHDOs roles are owner, developer or sponsor of housing projects.

Key features of a CHDO include:

- Independent nonprofit with community representation on the board
- Demonstrated housing development capacity
- Accountable to the low-income community it serves

HOME Set-Aside

- At least 15% of the annual HOME funds are reserved for CHDO housing development
- Eligible activities include new construction, acquisition/rehabilitation, ownership or sponsorship of affordable housing.



ONLINE APPLICATION PROCESS

NEIGHBORLY

This year, the application process will be managed through **Neighborly Software** for the first time. The online platform streamlines submission, review, and tracking—making it easier for applicants to complete forms, upload documents, and monitor application status in one convenient system.



Welcome to the Hudson County Division of Housing and Community Development Participant Portal

The Hudson County HCD is committed to accessibility for all applicants. If you require this material in an alternate format, please contact us at HCDHCD@hcnj.us.

 [Start a New Application](#) Search Applications

Application Name	Description	Action
Emergency Solutions Grant	Select this option if you are applying for Hudson County's Emergency Solution's Grant (ESG). The ESG program is funded by HUD to increase the availability and accessibility to a suitable living environment by providing various types of assistance to homeless persons and persons at risk of becoming homeless.	Start Application
CDBG Public Services	Select this option if you are applying for Hudson County's Community Development Block Grant (CDBG) program. This program provides block grant funds to metropolitan cities and urban counties. The Department of Housing and Urban Development (HUD) awards CDBG grants to entitlement communities to carry out affordable housing and community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services.	Start Application
CDBG Public Facilities and Improvements	Select this option if you are applying for Hudson County's CDBG Public Facilities and Improvements Program. The purpose of Public Facilities/Infrastructure funds is to create a quality living environment that increases access to quality facilities and services, improve the safety and livability of neighborhoods, restore and preserve natural and conserve energy resources.	Start Application
HOME	Select this option if you are applying for Hudson County's HOME Program.	Start Application

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APPLICATION SUBMISSION

- Review all instructions
- Verify all contact and agency information
- Complete each section of the application – incomplete applications will cause delays and may be deemed ineligible.
- Provide direct and concise answers to all questions. Avoid adding additional information that is not requested.
- Upload all required documentation in the correct file format (PDF preferred)
- Save your work frequently – Neighborly allows you to save and return later.
- After submission, monitor your Neighborly dashboard for updates or requests for additional information



QUESTIONS? COMMENTS

DIVISION OF HOUSING & COMMUNITY DEVELOPMENT CONTACT INFORMATION



Hudson County Department of Health & Human Services
Division of Housing and Community Development (DHCD)
830 Bergen Avenue, Suite 5A
Jersey City, New Jersey 07306

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DHCD Website: <https://www.hcnj.us/health-and-human-services/housing-and-community-development/>

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