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Community Development Block Grant

Fiscal Years 2026 – 2028

(July 1, 2026 – June 30, 2028)

APPLICATION GUIDE

Clark County Community Housing Office

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Background Information

The Community Development Block Grant (CDBG) Entitlement Program provides annual U.S. Department of Housing and Urban Development (HUD) grants on a formula basis to entitlement cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, primarily for low and moderate-income persons. The program is authorized under Title I of the Housing and Community Development (HUD) Act of 1974.

Clark County is an entitlement jurisdiction that receives approximately \$8.5 million annually in Community Development Block Grant (CDBG) funding from HUD. The County's CDBG program serves the unincorporated areas of Clark County and the participating Cities of Mesquite and Boulder City. Funds are distributed between the two participating cities and the unincorporated areas according to a HUD formula that accounts for population, income, and other demographic factors. Mesquite and Boulder City then allocate their respective shares through their own award processes.

The goal is to create viable urban communities by improving housing, expanding economic opportunities, and enhancing public facilities, for low- and moderate-income residents. Clark County CDBG funding may be split amongst these three categories:

Public Service

Activities and programs that directly serve community members, such as job training, childcare, senior services, homeless assistance, or health programs. Under CDBG rules, these are capped at 15% of total funding to ensure balance with infrastructure and housing investments.

Public Infrastructure

Projects that improve the physical environment of communities, including streets, sidewalks, water and sewer systems, parks, and public facilities like community centers or libraries. These investments strengthen neighborhoods and provide long-term benefits to residents.

Economic Development

Initiatives that stimulate local business growth and job creation. Examples include small workforce development programs. The aim is to expand economic opportunities, particularly for low- and moderate-income individuals.

For the current CDBG funding cycle, Clark County will issue two years of awards, supported by an estimated \$17,000,000 in total CDBG funding. Based on the statutory caps and required program structure, including the 20% administrative cap, the 15% public service cap, and the 3% allocations to each participating city, the County anticipates allocating up to \$2,550,000 for Public Service projects; up to \$11,050,000 for Economic Development and Public Facilities and Infrastructure projects, inclusive of \$510,000 (3%) allocation for the City of Mesquite and Boulder City; and \$3,400,000 for Clark County administrative expenses. These amounts reflect the total funding available for competitive awards over the two-year cycle.

Clark County uses a competitive application process to make CDBG funds available to [eligible applicants](#) in the form of grants. This program is managed by Clark County's Community Housing Office (CHO).

CDBG funds may be used for a variety of activities that support low- and moderate-income communities. These activities include, but are not limited to, acquisition of property, construction or rehabilitation of public facilities or infrastructure, economic development and job creation/retention, and a limited range of public services. Note that affordable housing acquisition and new construction is generally ineligible with CDBG funds.

For additional resources including HUD program requirements, regulations, and reporting visit:

- [Playing by the Rules: A Handbook for CDBG Subrecipients on Administrative Systems \(hudexchange.info\)](#)
- [Code of Federal Regulations for HUD Programs](#)
- [Code of Federal Regulations for CDBG](#)

Technical Assistance

Technical assistance will be provided to applicants through a workshop. Further one-on-one support may be provided as requested. Please contact CHOCDBG@ClarkCountyNV.gov to schedule one-on-one assistance.

CDBG Application Technical Assistance Workshop (Virtual):

Tuesday, December 9, 2025

Session 1: 10:30 a.m. – 12:00 p.m.

Session 2: 2:30 p.m. – 4:00 p.m.

One-on-one Technical Support as requested (Virtual):

December 10, 2025 to January 14, 2026

Project Eligibility and Program Requirements

Overview

CDBG awardees share a joint responsibility with the County to ensure all federal requirements are met. Some CDBG requirements may extend years beyond completion of the project.

In this guide, the term awardee is used interchangeably with subrecipient, which refers to the organization selected to receive funding through the application process.

CDBG awardees must adhere to all federal guidelines and administrative requirements outlined in [2 CFR part 200](#) and [24 CFR part 570](#). 2 CFR part 200 is the primary source for guidance on administration and financial management. Whereas 24 CFR part 570 outlines all CDBG program specific regulations. These regulations and requirements are also applicable to all subawards or sub-contracts. Successful CDBG awardees must reflect the capacity to achieve all program requirements including, but not limited to, compliance, monitoring, reporting, and financial management. Applications must also meet the eligibility requirements set by HUD. Below is a summary of the eligibility and program requirements to consider, prior to completing a CDBG application.

Additionally, please note that the CDBG program operates on a cost reimbursement basis. Awardees must have financial resources to pay for project costs up front.

National Objectives

All projects are required to meet and measure impact for at least one of the following [national objectives](#):

1. Primarily benefit low- to moderate-income persons or households. Low- to moderate-income (LMI) refers to those earning less than 80% area median income. This is the most common qualifier.
 - a. Limited clientele activities – A limited clientele (LMC) activity benefits a specific sector of the community rather than all the residents in a particular area, of which at least 51% must be LMI persons. To qualify for this category, the activity must meet one of the following criteria:
 - i. Collect information from all participants about family size and income through intake forms to demonstrate that at least 51% of clientele do not exceed the LMI limits.
 - ii. Exclusively benefit clientele HUD has presumed are principally LMI: abused and neglected children, seniors, severely disabled adults, persons experiencing homelessness, domestic violence survivors, illiterate adults, persons living with HIV/AIDS, or migrant farm workers.
 - b. Low/Moderate Area benefit activities – A low-moderate area (LMA) benefit activity must demonstrate that at least 51% of the service population are low-moderate income persons. Projects that serve the public or a community, such as a street improvement or park, must demonstrate that the surrounding area is income eligible. (Tool: [LMI Census Tracts Map](#)). Please note this tool covers all LMI Census tracts, including areas outside the County's CDBG jurisdiction. Enter the site address of the project to view the low-mod percentage. This application is only for the unincorporated areas of Clark County.
2. Aid in the elimination of slum or blight conditions. HUD has strict guidelines on how CDBG funds can address the condition of physical decay or deterioration in communities through targeted interventions.
3. Meet an urgent community need. This addresses community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community. Generally, this objective is only used in the case of recent serious natural disasters (e.g., earthquake, flooding, etc.).

Eligible Populations

CDBG primarily serves LMI individuals and households. At least 51% of project beneficiaries must have incomes at or below 80% of the Area Median Income (AMI). In other words, CDBG projects must serve low- and moderate-income people. Income limits for 2024 are shown below and updated annually by HUD.

80% of HUD Regional Family Median Income Limits for Clark County								
Effective April 1 st , 2025								
Income Limits are Adjusted for Family Size								
Family Size	1	2	3	4	5	6	7	8
CDBG Income Limit	\$57,150	\$65,300	\$73,450	\$81,600	\$88,150	\$94,700	\$101,200	\$107,750

Eligible Locations

The County's CDBG program serves the unincorporated areas of Clark County and the participating cities of Mesquite and Boulder. **This application is intended for projects that serve the County unincorporated areas.** (A project that is not located in Unincorporated Clark County may be an option; however, only if there is close collaboration with the City and if the City is already investing their own CDBG funds. County-owned infrastructure that may be in City limits is also eligible.) Please note the participating cities have their own application and award processes. The City Council of each participating city identifies projects to recommend to the Board of Supervisors for their respective CDBG allocation.

The following [link](https://hudgis-hud.opendata.arcgis.com/datasets/HUD::low-to-moderate-income-population-by-block-group/explore?location=36.203981%2C-115.014451%2C9.11) will direct you to HUD's census tract map and should be used to determine HUD's CDBG low to moderate income population by block group. Enter the site address of the project to view the low-mod percentage.

<https://hudgis-hud.opendata.arcgis.com/datasets/HUD::low-to-moderate-income-population-by-block-group/explore?location=36.203981%2C-115.014451%2C9.11>

Eligible Activities

Eligible activities under CDBG federal standards include community development, public and social services, planning activities, economic development, and housing activities.

Eligible activities include:

- Acquisition of Real Property
- Relocation and Demolition
- Rehabilitation of Residential and Non-residential Structures
- Public Facilities Construction and Improvements
- Public Services (public services can't exceed 15% of the annual grant allocation)
- Energy Conservation
- Economic Development/ Job Creation and Retention

Staff Costs: Salaries and fringe benefits may be charged to CDBG only if they are directly related to delivering the CDBG-funded activity (e.g., direct program delivery). Administrative salaries or general operating expenses are not eligible under public facilities funding.

A full description of eligible activities can be found on [HUD's website](#).

Ineligible Activities

Activities **not eligible** for CDBG funding include political or religious activities, general government activities, direct income payments to clients, new housing construction, maintenance, repairs, or equipment purchases.

Pre-award costs are not reimbursable except for approved pre-development costs. Pre-development costs may include eligible expenses such as architectural and engineering services, and other project-specific soft costs that occur before construction begins. These must be clearly identified in the application budget, tied directly to the CDBG-funded project, and incurred after submission of the application but before execution of the funding agreement.

Any other costs incurred before the completion of environmental clearance and execution of the funding agreement will not be paid with CDBG funds. In addition, proceeding with project activities prior to environmental clearance constitutes a **choice-limiting action** under HUD regulations (24 CFR Part 58), which may make the entire project ineligible for CDBG funding. A full description of ineligible activities can be found under [24 CFR 570.207](#).

Project Goals

All projects must be CDBG-eligible activities and align with the [2025-2029 Consolidated](#)

[Plan](#) and Clark County's goals by serving public benefit and addressing the needs of the community. These initiatives aim to improve the quality of life for residents, particularly those from low- and moderate-income households. By focusing on local priorities including essential public services, economic growth, and creating opportunities that enhance community well-being and prosperity.

The 2025-2029 Consolidated Plan goals were adopted and approved by Clark County's Board of Commissioners and was presented to the Board on May 20, 2025.

Clark County Consolidated Plan goals that align with CDBG eligible activities:

- Community Facilities and Infrastructure
- Provide Community and Supportive Services
- Economic Development

Eligible Applicants

All CDBG projects must be implemented by an agency consistent with the requirements under [24 CFR 570.200](#). Applicants must be eligible to do business with the Federal government, the State of Nevada, and Clark County. Applications submitted by nonprofit organizations must be submitted by an authorized representative, as authorized by the organization's governing board.

Project Implementation

All CDBG projects must be completed within a period not exceeding 24 months, specifically from July 1, 2026, to June 30, 2028. Awardees are required to ensure that CDBG funds are utilized solely for reasonable, allowable, and allocable expenses. This necessitates that all expenditures comply with the regulations sets forth in [2 CFR 200.402](#).

Recordkeeping

CDBG awardees must establish and maintain documentation for all administrative functions and financial transactions related to funded proposals. These items include, but are not limited to, program guidelines, beneficiary data, original invoices, contracts, receipts, and bank statements.

Records Retention:

Public Service Projects – All financial, programmatic, and beneficiary records must be retained for at least 5 years after submission of the final expenditure report. If any audit, litigation, or claim is initiated before the end of the retention period, records must be kept until all issues are fully resolved.

Public Facilities and Improvements; Real Property – For projects involving real property,

equipment, or continuing use restrictions (including the 10-year change-of-use requirement), records must be retained for the **full restriction period**.

For example, a project subject to the 10-year change-of-use requirement must maintain related records for at least ten (10) years from the date of project completion, as evidenced by the issuance of the Certificate of Occupancy.

If any litigation, claim, audit, or other action is initiated before the end of the retention period, records must be kept until all issues are fully resolved. Failure to maintain required records for the full retention period is a violation of federal grant regulations (2 CFR 200.334 and 24 CFR 570.502) and may result in repayment of CDBG funds.

Monitoring of Outcomes

Clark County aims to continuously improve CDBG program outcomes by ensuring efficient and effective use of resources and assessing how funds are benefiting the greater community beyond the project's implementation.

All awardees will be subject to a comprehensive risk assessment to evaluate their potential impact on the program. The outcome of this assessment will inform both the frequency and the nature of the monitoring they will receive.

The County has identified three data elements that awardees will be required to report on during the lifetime of their contract:

- **Activities:** Refers to a specific task, action, or intervention to achieve a desired goal/outcome. (e.g. provide case management services to homeless residents)
- **Outputs:** The direct measurable results produced by the program activities (e.g. number of LMI participants served, 200 homeless residents received case management services, etc.)
- **Outcomes:** Impact and/or benefits for participants because of program activities and outputs. Outcomes should be specific, measurable, achievable, realistic, and time specific (SMART). (e.g. 80% homeless residents receiving case management services found temporary or permanent housing within 6 months)

Successful applicants will be required to develop these outcomes and report on them as a part of their Progress Reports.

Additional Implementation Requirements

Below are additional federal regulations that may be applicable to your CDBG project:

Environmental Review – All projects awarded CDBG funds are subject to a [Part 58 Environmental Review](#) conducted by Clark County after a project is recommended for funding. Projects may be subject to a [NEPA](#) review, depending on their scope and activities. A project **may not begin** until the final environmental review is complete and a Notice to Proceed is issued.

Audit – Agencies receiving CDBG funds are required to submit an independent audit or an A133 single audit.

- **Agencies expending less than \$1,000,000 of federal funds** annually must submit an independent audit of their organization's financial statements.
Any agency expending \$1,000,000 or more of federal funds must meet all federal single audit requirements as outlined in [2 CFR Part 200](#). A single audit includes a financial audit and an audit of compliance with federal regulations.

Approaches to Procurement – Awardees must follow specific procurement methods, based on the amount and type of goods or services purchased with CDBG funds, in accordance with [Federal](#) and [County](#) regulations.

Davis-Bacon Federal Labor Standards – Any project that involves construction, rehabilitation, alteration, or repair costing \$2,000 or more is subject to Davis-Bacon Labor Standards. Full requirements are outlined within the [U.S. Department of Labor](#).

Section 3 – CDBG construction and rehabilitation projects may trigger [Section 3 requirements](#). Section 3 requires that economic opportunities and training be extended to low- and very low-income persons, such as Public Housing or Section 8 residents.

Section 504 / ADA Compliance – All CDBG-funded activities must comply with Section 504 of the Rehabilitation Act, Title II of the Americans with Disabilities Act (ADA), and the Fair Housing Act where applicable. This includes ensuring program and facility accessibility for persons with disabilities.

Prohibition on Supplanting – CDBG funds must supplement, not supplant, existing funding. These funds cannot be used to replace other local, state, or federal funds already committed to an activity.

Build America, Buy America (BABA) - Enacted in 2021, [BABA](#) is applicable to infrastructure projects. The purpose of BABA is to strengthen domestic manufacturing by

requiring all construction materials used in federally funded projects be produced in the United States.

Change of Use Restrictions – All projects funded with Clark County CDBG must be used for their approved purpose and must continue to meet the approved national objective for a minimum of ten (10) years: five (5) years required under Clark County policy, plus an additional five (5) years under HUD's minimum federal requirement. The compliance period will begin upon Project Closeout, consistent with 24 CFR 570.503(b)(7) and 24 CFR 570.505.

Project Closeout shall mean the date on which the COUNTY determines, in writing, that all construction activities are complete, all required documentation has been submitted and accepted, and the final payment has been processed in IDIS.

If the use of the property changes during this period in a way that does not meet the approved national objective, the awardee will be required to repay all or a portion of the CDBG funds invested, as determined by Clark County and HUD. These restrictions run with the property, and compliance will be monitored throughout the full 10-year period.

Additional information on CDBG project eligibility, program monitoring, reporting and requirements, may be found in HUD's [Playing by the Rules: A Handbook for CDBG Subrecipients](#).

CDBG Application Process

Timeline

The FY 2026-2028 CDBG Application timeline is as follows:

External (Nonprofit/Agency)	
Dec 1, 2025	External application period opens (pre-application and application); invitations and instructions released
Dec 9, 2025	Technical Assistance Workshop for External Applicants Session 1: 10:30 a.m. – 12:00 p.m. Session 2: 2:30 p.m. – 4:00 p.m.
Dec 10, 2025 – Jan 14, 2026	One-on-one technical assistance (if needed)
Dec 19, 2025 (5:30 PM)	Pre-applications deadline
Jan 15, 2026 (5:30 PM)	Deadline for submission of external applications
Jan 16 – Feb 5, 2026	CHO performs threshold review of external applications
	*2 nd week – curing period
Feb 17, 2026	Presentation of external applications to CDAC
Feb 18 – Feb 26, 2026	Assessment of applications by CDAC
Mar 3, 2026	Completion of CDAC assessments and recommendations to BCC
March 17, 2026	BCC meeting: Public hearing and consideration of CDAC-recommended allocations

Application Instructions

CDBG applications and supportive documents are available online on our Clark County Community Housing Office website:

- [Clark County website](#)
- [ZoomGrants](#) Application

CDBG pre-applications must be submitted by December 19, 2025, 5:30 PM. Only applicants that successfully pass the pre-application will advance to the next phase of the CDBG application process.

CDBG Applications, including all required proposals and supporting documentation, are due by 5:30 PM on January 15, 2026.

All supporting documents must be uploaded directly to ZoomGrants. Applications with incomplete support documentation will not be considered.

The CDGB application must be carefully reviewed, and all sections must be completed. Each section is essential for the application to be considered for further evaluation. Applicants wishing to submit more than one project must submit a separate complete application for each proposed project. Combined or multi-project applications will not be accepted.

Application Evaluation and Review Process

Applicants will be required to complete the Pre-Application Questions and gain approval from Clark County before being allowed to continue with their proposal. The intent of the Pre-Application questions is for the County to determine if applicants meet the minimum program criteria for the funds being requested. All Applicants will be notified if eligible to move forward to the Full Application.

Pre-Applications will be evaluated based on the following factors:

- Applicant Information
- Project Summary
- CDBG Eligibility
- Alliance with CDBG National Objectives
- Organizational Presence & Experience
- Population Served
- Financial Capacity
- Project Readiness & Compliance

Applicants will either receive an approval or denial email within 3 to 5 business days after the pre-application deadline. Eligible applicants will be invited to proceed with the full application process.

Each application received by Clark County will first be reviewed by CHO staff to determine whether minimum application submission requirements have been satisfied. Qualifying applications will then be reviewed, scored, and submitted for preliminary underwriting by CHO.

External applications will also be reviewed by the County's Community Development Advisory Committee (CDAC) before being forwarded for final approval by the Board of County Commissioners.

During the application review process, applicants may be asked for additional information and/or to provide an oral presentation.

Any activities approved through the CDBG application process will be implemented

pursuant to the regulations of the CDBG Program at 24 CFR Part 570, as well as the Clark County Program Guidelines.

Applications will be evaluated based on the following factors:

Agency/Organization General Information

- Agency/Organization Experience
- Financial Capacity
- History of Awarded Funds

Proposed Project Background Information

- Site Information
- CDBG-Eligible Census Tract & Beneficiaries
- Project Timeline
- Project Readiness
- Sustainability

Project Narrative/Quality

- Community Need
- Community Impact
- Project Timeline

Completion of Application and Documentation

- All required questions and documents are to be fully completed and submitted

APPENDICES

ITEM A. Application Submission Checklist

Applicants must submit copies of all required attachments **either as Microsoft Word.doc format or as Adobe.pdf format** with the application.

Each Attachment must be identified, labeled, or marked on the top right corner of the document. Required attached documents include:

Attachment A

Business license or registration verification: Applicants must meet the County business license or registration verification requirements and must provide a copy of their current license or registration certificate. (Required)

Attachment B

Documentation of non-profit status: Non-profit applicants **must** provide proof of current 501(c) (3) or (4) status. The documentation required is a copy of the letter from the Internal Revenue Service (IRS) stating the organization's non-profit status at the time the application is submitted. No applications with pending non-profit status will be accepted. (Required for all Non-Profits)

Attachment C

Financial Statement/Single Audit-OMB Circular A-133). Most recent audited Single Audit, if your agency has expended more than \$1,000,000 in federal funds during its audited fiscal year. If your agency did not expend more than \$1,000,000 in federal funds during its audited fiscal year, please submit a copy of your most recent Financial Audit certified by a CPA.. (Required)

Attachment D

Organizational Chart: Applicants must submit a chart depicting or describing the employees of the organization by name, title, and delegation of authority in relation to the proposed project/program. This should indicate which positions will implement the proposed program/project. (Required)

Attachment E

Include Job Descriptions if funds will be used to cover salaries. (Required for Public Service projects only)

Attachment F

Site Plan and Architectural Renderings. Applicants must upload all final plans and renderings including total projected costs in PDF format. (Required for Construction, Rehabilitation, or Acquisition)

Attachment G

Board of Directors: Applicants must include a list of all persons serving on the Board of Directors with addresses. (Required – template provided)

Attachment H

Financial Plan: Applicants established within the past three years must include a financial plan demonstrating ongoing agency support.

Attachment I

Nevada Secretary of State Receipt of Good Standing: Applicants must show proof of current good standing with the Nevada Secretary of State's Office. You may submit either a printout from the Secretary of State's website or a copy of current year receipt. (Required)

Attachment J

Financial Feasibility: Applicants must complete Financial Feasibility Form to assess the proposed projects' financial viability. (Required - template provided)

Attachment K

Evidence of proper zoning and site/property control: Applicants must submit a letter or other evidence from the appropriate County or City Planning and Zoning Department to verify proper zoning and proposed use is permitted. Applicants must also submit evidence of site control. An application which does not provide evidence of one of the following options for site control may be subject to being withdrawn from the application process. (Required for Construction, Rehabilitation, or Acquisition)

- Deed of Trust - the agency already has title to the property. Construction or rehabilitation on the property cannot begin until a contract has been fully executed, an environmental review successfully completed, and a Notice to Proceed issued. Copy of parcel records from Clark County Assessor's Office is acceptable.
- Executed Purchase - the agency has signed a purchase with the seller contingent upon receipt of CDBG award and an environmental review being successfully completed.
- Option to Purchase - the agency has signed an Option to Purchase with the seller contingent upon receipt of CDBG award and a successful environmental review. The Option to Purchase should be converted into a Purchase Contract no later than 90 days after County approval of funds. Provide evidence of site control.

Attachment L

Environmental Review: Applicants must complete Environmental Review Form to assess environmental impacts of proposed project. (Required – template provided)

Attachment M

Additional Funding Sources: Applicants must identify any additional funding sources used to fund the proposed project. (Required – template provided)

Attachment N

Appraisal(s) or comparable: Applicants must submit a statement indicating the current appraised value of the proposed acquisition site within the past year from a licensed real estate agent. CDBG funds will only reimburse up to an approved appraised amount as determined within six months of sale. (Required for acquisition)

Attachment O

Ownership Disclosure Form: Applicants must submit a signed Ownership Disclosure Form. (Required – template provided)

Attachment P

Conflict of Interest: Applicants must upload a signed and dated conflict of interest certificate. (Required - template provided)

Attachment Q

Conflict of Interest for Staff and Clients: Provide a copy of your conflict of interest policy for staff and clients. (Required)

Attachment R

Grievance Policy for Staff and Clients: Provide a copy of your grievance policy for staff and clients. (Required)

Attachment S

Certification of proposal: Applicants must upload a signed and dated certificate of proposal verifying its accuracy and intent. (Required – template provided)