CALIFORNIA STRATEGIC GROWTH COUNCIL

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NOTICE OF FUNDING AVAILABILITY
Tribal Housing Pre-Development Fund
FUNDING ROUND 1

TO: All Potential Applicants

FROM: Tribal Housing Pre-Development Fund Staff, California Strategic Growth Council

SUBJECT: **NOTICE OF FUNDING AVAILABILITY –$53.4 MILLION FOR THE TRIBAL HOUSING PRE-DEVELOPMENT FUND**

The California Strategic Growth Council (SGC) is pleased to announce the availability of funding for the Tribal Housing Pre-Development Fund (the Fund) through this Notice of Funding Availability (NOFA). The SGC anticipates that approximately $53.4 million will be available for competitive grant awards in this funding round. Applications will be accepted on a rolling basis, until funds are expended. Awarded Tribes may receive funding up to $3 million for a three-year grant term.

The Tribal Housing Pre-Development Fund will utilize the free application platform, Submittable, to administer the program's application. All applicants are required to submit their application through the Submittable platform using the link at https://sgc.ca.gov/grant-programs/tribalpd/. To meet the first round of award deadlines, the **Tribal Housing Pre-Development Fund application must be submitted no later than 5:00 p.m. PT on Tuesday, August 11, 2026, according to the terms of this NOFA.**

Information about the Tribal Housing Pre-Development Fund, including the Guidelines, application support, and other resources, can be found on the SGC website: https://sgc.ca.gov/grant-programs/tribalpd/. Questions may be directed to Tribal Housing SGC Tribal Program staff by email at TribalInfo@sgc.ca.gov.

The Tribal Housing Pre-Development Fund is part of California Climate Investments and furthers the purposes of AB 32 (Chapter 488, Statutes of 2006) and SB 32 (Chapter 249, Statutes of 2016) by investing in Tribal projects related to climate mitigation, adaptation, and resilience that reduce greenhouse gas emissions.

Funds for the Tribal Housing Pre-Development Fund are Affordable Housing and Sustainable Communities Program funds made available pursuant to Health and Safety Code section 39719 for fiscal years 2024/25 and 2025/26, including disencumbered funds, and are administered in accordance with Public Resources Code section 75210.3, subdivision (e)(1).

The Tribal Housing Pre-Development Fund is one of two grants currently being offered exclusively to Tribal entities as a part of SGC's newest Tribal Housing and Capacity Building Initiative.

Tribal entities may also apply to the Tribal Capacity Building Program, a grant program that provides funding and technical assistance to California Native American Tribes, enhancing staff capacity to advance Tribes' climate- and housing-related work. Administered by SGC, the goal of the program is to help Tribes develop long-term capacity to secure funding and implement Tribal-led climate- and housing-related projects. Eligible applicants may apply for one, or both, of these programs.

PROGRAM SUMMARY

The Tribal Housing Pre-Development Fund is a new grant program that provides funding to support pre-development activities related to affordable housing for people from California Native American Tribes (listed on the Native American Heritage Commission [NAHC] Contact List) and Tribally Designated Housing Entities (TDHEs). Because funding is limited, this competitive grant program will accept applications on a rolling basis until all funds are exhausted. Both federally recognized and non-federally recognized Tribes are encouraged to apply.

The Fund supports Tribes in preparing for housing development by funding essential predevelopment activities, including planning, design, and construction readiness. These investments are designed to help projects qualify for additional state affordable housing programs. Eligible uses include, but are not limited to, architectural, engineering, appraisal, legal, and consulting services needed to advance project development. The Fund may also support site acquisition and site preparation, such as surveying, grading, and mitigation, as well as the design and installation of housing-related infrastructure, including sewer, street, and utility systems. Community engagement, needs assessments, and other activities that help shape a community-responsive project plan are also eligible, along with staff training necessary to carry out predevelopment work. More information about eligible uses is available in the Guidelines.

The Application Scoring Criteria (as found in the Fund Guidelines) were developed through extensive engagement with Tribes and Tribal-serving organizations, who

requested a transparent and equitable scoring process. Therefore, the goals and objectives of the Fund are to award a diversity of applicants based on a variety of factors, including, but not limited to: housing and socioeconomic needs, project impact, project implementation experience, project type, size of Tribe, capacity of Tribe, and geographic location of Tribe.

Eligible Applicants

- **California Native American Tribes:** California Native American Tribes listed on the Native American Heritage Commission (NAHC) Contact List per Chapter 905 of the Statutes of 2004 (Pub. Resources Code, § 21073), including federally recognized and non-federally recognized Tribes. Non-federally recognized Tribes must be registered with the California Secretary of State as a nonprofit, a for-profit corporation, or a limited liability company.
- **Tribally Designated Housing Entities (TDHE):** under 25 USC 4103(22) which are listed in the U.S. Department of Housing and Urban Development's National Directory of Tribes and TDHEs

Please note that SGC will not require a waiver of sovereign immunity from Tribes who are receiving funds on a reimbursement basis. However, requests for advance pay will necessitate federally recognized Tribal awardees to sign a limited waiver of sovereign immunity. In accordance with AB 3017, existing law authorizes state departments to provide advanced pay to community-based nonprofit agency and/or a federally recognized Indian tribe. State departments can advance up to 25% of the annual allocation to be made to the agency during the fiscal year.

Program Dates and Deadlines

Dates	Deadlines
January 5, 2026	Draft Guidelines released for a 90-day Public Comment period and Tribal Consultations window.
April 29, 2026	Final Grant Guidelines approved by the Strategic Growth Council.
May 11, 2026	First Notice of Funding Availability (NOFA) released, application period opens on a rolling basis.
August 11, 2026 at 5:00 PM	First application period closes, final date to submit revisions for consideration in first round of awardees. ~~If funds are not yet exhausted, application period for second round will remain open.~~
October 28, 2026	First round of recommended awards will be presented to the Strategic Growth Council at a public meeting.
January 29, 2027 at 5:00 PM	If funds are not yet exhausted, second round of application period ends.

April 2027	If funds are not yet exhausted, second round of recommended awards will be presented to the Strategic Growth Council at public meeting.
Winter 2029 – Spring 2030	Grant term ends, deadline to disburse funds.

Program Objectives

Proposed activities and narrative responses should provide additional details about the Tribe's approach to achieving the Fund's desired outcomes. The Tribal Housing Pre-Development Fund's key objectives are to:

- **Support Planning Activities for Tribal Housing:** The Fund may support community engagement, community needs assessments, or other related activities intended to establish a project plan that is responsive to the needs of the community.
- **Support Preliminary Activities to Build Tribal Housing:** Pre-Development activities such as site acquisition or site preparation for construction, including surveying, grading, and mitigation, are critical first steps to getting a housing project constructed. Additionally, the design and installation of housing-related infrastructure, such as sewer, street, or electric utilities, necessary to support an affordable housing project are often the second step toward securing funding.
- **Help Secure Additional State Funding for Tribal Housing:** The Fund is designed to support activities that will allow Tribes to prepare their projects and communities for upcoming State funding opportunities for affordable housing, including the Affordable Housing and Sustainable Communities (AHSC); Tribal Homeless Housing, Assistance and Prevention (Tribal HHAP); Tribal Housing Grant Program Trust Fund, and other grant/loan programs.

For additional information on eligible activities, eligible costs, eligible project areas, and other program details, please see the Tribal Housing Pre-Development Fund Guidelines.

APPLICATION PROCESS

Application Phase

All Tribal Housing Pre-Development Fund applicants must submit application materials to the SGC via Submittable, a free application platform available to all applicants by **5:00 p.m. PT on Tuesday, August 11, 2026** if they wish to be considered for award at the October 29, 2026 SGC Council Meeting**.** No hard copies, facsimiles, electronic transmissions via email, hand-delivered copies, or any other method of application submission will be accepted. Access to Submittable portal can be found at https://sgc.ca.gov/grant-programs/tribalpd/.

While the Fund is accepting applications on a rolling basis, this deadline assures both parties sufficient time to collaborate and update application materials to ensure a

successful award can take place in late October, 2026. Any application submitted after that date, as well as any application not selected for award at the SGC Council meeting, may be considered for future rounds of funding. If funds are not yet exhausted, the second application deadline and award will be scheduled for Winter and Spring 2027.

All applications will be reviewed and evaluated by a review panel to ensure all required documentation is submitted and the application is complete. It is the applicant's responsibility to ensure that the application is clear, complete, and accurate. Eligible applications will be scored based on the threshold and scoring criteria found in the Tribal Housing Pre-Development Fund Guidelines. The SGC aims to work with applicants to develop strong applications. Consequently, staff may request clarifications, revisions, or modifications to application responses or project proposals at any stage of the application process. Applicants should respond to these requests as soon as possible to meet critical deadlines for the award. All changes need to be completed by the final application deadline to be considered for an award at the subsequent SGC council meeting.

Applicants may request to withdraw or replace an application before the application deadline by emailing tribalinfo@sgc.ca.gov. No changes, revisions, or withdrawals will be accepted after the application deadline except as expressly allowed for missing information identified during the completeness review.

After application review is complete, Tribal Housing Pre-Development Fund staff will finalize and prepare grant award recommendations to present to the Strategic Growth Council for consideration at a public meeting. The SGC staff will contact applicants recommended for funding and continue to collaborate with any applicants not recommended for award for upcoming rounds of funding.

Staff anticipates presenting award recommendations for the first round of the Tribal Housing Pre-Development Fund at the October 2026, SGC Council Meeting. Should all funds not be exhausted in the first round, staff will make award recommendations for the second round of the Tribal Housing Pre-Development Fund in Spring 2027. All Tribal Housing Pre-Development Fund award announcements are subject to the approval of the SGC Council. The SGC Council's decisions are final.

Application Scoring

Applications will be evaluated according to the application components and scoring criteria found in the Tribal Housing Pre-Development Fund Guidelines after applications have been reviewed for responsiveness to threshold. The top-scoring applicants will be considered for award, with final decisions informed by the goal of awarding a diversity of applicants based on a variety of factors, including, but not limited to: housing and

socioeconomic needs, project impact, project implementation experience, project type, size of Tribe, capacity of Tribe, and geographic location of Tribe.

Basis of Appeals

Upon receipt of a notice that an application is determined ineligible, fails threshold review, or is not awarded based on final scores, Tribal Housing Pre-Development Fund applicants may appeal such decision(s) to SGC pursuant to this section.

No applicant shall have the right to appeal a decision by SGC relating to another applicant's eligibility, point score, award, denial of award, or any other matter related thereto.

The appeal process provided herein applies solely to the decision by SGC pursuant to this NOFA and does not apply to any decisions made with respect to any previously issued NOFAs or decisions not yet made pursuant to future program NOFAs.

Appeal Process and Deadlines

1. **Process:** To file an appeal, Tribal Housing Pre-Development Fund applicants must submit to SGC, by the filing deadline set forth below, a written appeal which states all relevant facts, arguments, and evidence upon which the appeal is based. Furthermore, the applicant must provide a detailed reference to the area(s) of the application that provide clarification and substantiation for the basis of the appeal. Appeals must be submitted to SGC at TribalInfo@sgc.ca.gov according to the deadline set forth in SGC threshold review letters.
2. **Filing deadline:** Appeals must be received by SGC no later than five (5) business days from the date of SGC's threshold review or score letters, representing SGC's decision made in response to the application.

Appeal Decision

Any request to appeal to the SGC's decision regarding a Tribal Housing Pre-Development Fund application shall be reviewed for compliance with the Tribal Housing Pre-Development Fund Guidelines and this NOFA. All decisions rendered shall be final, binding, and conclusive, and shall constitute the final action of SGC.

APPLICATION SUPPORT

Tribal Housing Pre-Development Fund staff will hold an optional **Application Workshop via Zoom on May 28, 2026.** Staff will guide prospective applicants through the different components of the Tribal Housing Pre-Development Fund application and answer questions about the application. The recording of the application workshop will be posted on the program webpage after the workshop date.

Tribal Housing Pre-Development Fund staff will offer biweekly **Application Office Hours every other Thursday, starting June 4, 2026, and ending on August 6, 2026**. This is a

space for prospective applicants to ask questions about program requirements and workshop application concepts.

Register for the workshop and/or office hours by clicking the links below:

- **Tribal Housing Pre-Development Fund: Application Workshop** | Register Here
  Thursday, May 28, 2026, 10 a.m. – 12 p.m. PT
- **Tribal Housing Pre-Development Fund: Application Office Hours** | Register Here
  Thursday, June 4, 2026, 1-2 p.m. PT
  Thursday, June 18, 2026, 1-2 p.m. PT
  Thursday, July 2, 2026, 1-2 p.m. PT
  Thursday, July 16, 2026, 1-2 p.m. PT
  Thursday, July 30, 2026, 1-2 p.m. PT
  Thursday, Aug. 6, 2026, 1-2 p.m. PT

OTHER TERMS AND CONDITIONS

Disclosure Application of Information

All submitted applications may be disclosed under a California Public Records Act request. The state will work with each applicant to identify a culturally appropriate process to determine what parts of the submitted work may be reproduced, published, and documented. The state, at its discretion, may request the applicant remove any culturally sensitive or other confidential information from the materials provided in the application.

Under California Government Code Section 8450, any record containing financial information submitted by Tribes to fulfill obligations as party to a grant agreement under this program will be confidential, will not be a public record, and will not be open to public inspection.

Right to Modify or Suspend

The SGC reserves the right, at its sole discretion, to suspend, amend, or modify the provisions of this NOFA at any time, including, without limitation, the amount of funds available hereunder. If such an action occurs, Tribal Housing Pre-Development Fund staff will notify all interested parties via email and will post the revisions to the Tribal Housing Pre-Development Fund webpage.

Conflict

In the event of any conflict between the terms of this NOFA and either applicable state or federal law or regulation, the terms of the applicable state or federal law or regulation shall control.

RESOURCES AND QUESTIONS

Information about the Tribal Housing Pre-Development Fund, including the Guidelines, application support, and other resources can be found on the program webpage: sgc.ca.gov/grant-programs/tribalpd. Questions may be directed to Tribal Housing Pre-Development Fund staff by email at TribalInfo@sgc.ca.gov.