CONSENT

Agenda Item #5a-ii & 5a-iii

Oct. 28, 2026

Subject: **Revisions to Final Guidelines and Notice of Funding Availability: Tribal Housing and Capacity Building Initiative**

Reporting Period: October 2026

Staff Lead: Amar Cid, Deputy Director of Community Investments and Infrastructure
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Recommended Action

Staff recommend the Council approve technical revisions to the Guidelines and Notice of Funding Availability (NOFA) for the Tribal Housing and Capacity Building Initiative to increase available funding and recommended awards.

Summary

The California Strategic Growth Council's (SGC) Tribal Housing and Capacity Building Initiative addresses longstanding barriers to affordable housing development and organizational capacity for California Tribes through two grant programs: the Tribal Capacity Building Program (TCBP) and the Tribal Housing Pre-Development Fund (THPDF). The funds support activities for tribes and tribal entities interested in affordable housing and related projects that implement land use, housing, transportation, and agricultural land preservation practices.

The Tribal Housing and Capacity Building Initiative initially approved up to $30 million in funding for the TCBP for administration, technical assistance, and grant funding. The Tribal Housing Pre-Development Fund Notice of Funding Availability (NOFA) made approximately $20 million available for grants up to $3 million. The program was significantly oversubscribed, receiving 56 applications (all passing threshold review) with a total request of $148 million. The Tribal Capacity Building Program Round 2 NOFA made approximately $5 million available for grants ranging from $350,000 to $420,000. The Program was significantly oversubscribed, receiving 61 applications with a total request of about $25 million.

This Staff Report provides an overview of Tribal Housing Pre-Development Fund (THPDF) and the Tribal Capacity Building Program (TCBP) Round 2, and proposes minor revisions to the program Guidelines and NOFA to accommodate available funding from disencumbered Affordable Housing Sustaining Communities (AHSC) continuous appropriation funds and funds from Fiscal Year 2025-26 for this round to $66.8 million, with potential to add more technical assistance and program administration up to $70 million total funding, for the Tribal Housing and Capacity Building Initiative.

Background

Tribal Housing Crisis

The lack of affordable housing across California is an acute statewide crisis, as noted in the CA Executive Order N-06-19. Tribal communities continue to face some of the most severe housing shortages in the state, and the number of Indigenous Californians who are unhoused or experiencing homelessness is two times that of the general population. As demonstrated by CA Executive Order N-15-19, the administration is committed to addressing the disparities for tribal communities. In line with these executive orders, the SGC is dedicated to enhancing affordable housing and related projects that implement land use, housing, transportation, and agricultural land preservation practices that support infill and compact development for tribal communities via the Affordable Housing and Sustainable Communities (AHSC) Program.

At the April 30, 2025, council meeting, the Tribal Housing and Capacity Building Initiative was established and provided funding for Round 2 of Tribal Capacity Building Program and Tribal Housing Pre-Development Fund using accumulated funds from the Affordable Housing and Sustainable Communities (AHSC) Program's continuous appropriation. To date, the Council has awarded a total of $5.3 billion to AHSC projects, but only $47,953,555 to three tribe-affiliated AHSC projects, or approximately 1% of all AHSC awards. Despite the significant need for affordable housing, tribes have historically faced challenges accessing critical state funding to support affordable housing development. The Tribal Housing and Capacity Building Initiative was developed largely in response to historically low tribal participation in the AHSC Program and other state housing programs.

About the Tribal Capacity Building Program

The Tribal Capacity Building Program (TCBP) is 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. TCBP staff developed the Program in response to consistent feedback from tribes that their sovereign status and historical relationship with the State of California necessitate a dedicated capacity building program. 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 projects. The Program objectives are to build tribal staff capacity to advance and sustain climate and housing action; secure funding to develop and implement tribal-led climate and housing projects; and enhance peer learning relationships among tribes.

TCBP funds staff salaries and activities that advance tribes' climate- and housing-related work. Activities may include planning, securing funding for, and implementing housing projects and related efforts to advance climate mitigation, adaptation, and resilience. Tribes will work with a technical assistance provider and receive no-cost, flexible support that will respond to each tribe's needs. The capacity building and technical assistance services offered include, but are not limited to, the following: trainings and workshops; grant application and management support; planning support; implementation assistance; staff and economic development; partnership building; and peer learning.

About the Tribal Housing Pre-Development Fund

The Tribal Housing Pre-Development Fund (the Fund) is a grant program that provides funding to support activities necessary to build housing and be eligible for state-funded affordable housing programs, particularly the Affordable Housing and Sustainable Communities (AHSC) program. The program supports planning activities, infrastructure investments, site acquisition and preparation, and/or other associated costs tribes must incur before building housing. The list of eligible project types was not exclusive, and tribes were encouraged to identify similar work that encourages housing development. The program provides flexible funding, relying on tribal communities to utilize their local knowledge and expertise to design and implement culturally responsive solutions that meet the needs of their communities.

The program was developed alongside tribes through years of intentional outreach, engagement, and formal consultation with tribes through all aspects of program development. This included identifying issues and barriers to housing development, acquiring funding, developing guidelines, releasing guidelines for comment, and application assistance.

THCBI Initiative Timeline

- April 2025, the Council allocated $30 million of AHSC funds to create the Tribal Housing Capacity Building Initiative, which is made up of two programs: the Tribal Capacity Building Program, Round 2, and the Tribal Housing Pre-Development Fund.
- July – August 2025, staff held 10 Key Informant Interviews with Tribal-serving organizations and partners to inform program development.
- Late 2025, staff created Draft Guidelines for the Tribal Housing Pre-development Fund
- Jan. 6, 2026 - April 6, 2026, Draft Guidelines were posted for a 90-day Public Comment and Tribal Consultation
    - Staff mailed over 170 letters to request formal Tribal Consultation from every entity listed on the state's Native American Heritage Contact List.
    - Staff held nine workshops, both in person and virtual, and more than 500 people participated.

    - Staff held nine Tribal Consultations with both federally and non-federally recognized tribes.
    - Over 500 new people subscribed to the Tribal Newsletter
- April 29, 2026, the SGC Council adopted the Program Guidelines
- May 11, 2026 – August 11, 2026: NOFA released, 90-day application period
    - Staff mailed over 170 letters to inform every entity listed on the state's Native American Heritage Contact List of the NOFAs and funding opportunities.
    - Staff held six bi-weekly Office Hour sessions
    - Staff held five additional meetings with tribes to provide technical assistance with applications
- Aug. 11, 2026, the Pre-Development Fund received 56 applications and the Capacity Building Program received 61 applications, all passing Threshold Review
    - Totaling more than $170 Million

Technical Amendments to Final Guidelines and Revised Notice of Funding Availability (NOFA)

Staff proposes the following changes to the Program Guidelines and Notice of Funding Availability (NOFA) to incorporate additional funding for this round. These changes are designed to enhance equity and expand opportunities for tribal communities, supporting a more balanced distribution of resources. The adjustments would increase regional representation, broaden diversity of awardees, and ensure more tribes, particularly those with historically limited access to funding, can participate in and benefit from the programs.

Revisions to the Guidelines and NOFA:

- Update the amount of total funding available for this round of the Tribal Capacity Building Program
    - NOFA: Update total program funding from approximately $5 million to $8.6 million
- Update the total number of expected awards for this round of the Tribal Capacity Building Program
- Update the amount of total funding available and the source of funding for this round of the Tribal Housing Pre-Development Fund
    - NOFA: Update total program funding from approximately $20 million to $53.4 million
- Update clarifying language regarding advanced pay

Next Steps

Pending Council approval of amendments to the Tribal Housing Pre-Development Fund Round 1 Guidelines, Tribal Capacity Building Program Round 2 Guidelines, Tribal Housing Pre-

Development Fund NOFA, and Tribal Capacity Building Program, Round 2 NOFA, staff will publish the revised guidelines and NOFAs and notify all applicants of the changes.

Council Recommendation

Should the Council agree with staff's recommendation, the following motion language is suggested:

"I move that the council approve revisions to the Tribal Housing Pre-Development Fund Round 1 Guidelines and Notice of Funding Availability and the Tribal Capacity Building Program Round 2 Guidelines and Notice of Funding Availability."

Attachments

Attachment A: Tribal Housing Pre-Development Fund Guidelines

Attachment B: Tribal Housing Pre-Development Fund NOFA

Attachment C: Tribal Capacity Building Program Round 2 Guidelines

Attachment D: Tribal Capacity Building Program Round 2 NOFA