

GOVERNMENT PROGRAMS FOR HOUSING ACTIVITIES *(updated October 2025)*

FEDERAL *(HUD managed unless otherwise indicated)*

	Capital Magnet Fund	A competitive grant program used to finance housing for low- and moderate-income households (at least 70 percent of a grantee's award) and for related economic development and community service facilities. Administered by the Treasury Department; eligible to CDFIs and qualified nonprofit housing organizations.
	Choice Neighborhoods' Implementation Grants	Funds the replacement of severely-distressed public housing and privately-owned HUD-assisted properties with energy-efficient mixed-income properties, either through rehabilitation or demolition and new construction. Must be used in conjunction with a comprehensive neighborhood revitalization plan ("a Transformation Plan"), describing how the grantee will address community problems, increase opportunity, and improve social outcomes for residents.
CDBG	Community Development Block Grants	Supports a variety of eligible activities related to housing and community development, including: affordable rental housing and homeownership, rehabilitation and emergency repairs to owner-occupied and rental homes, downpayment and closing cost assistance, acquiring and constructing rental housing, and some housing-related services such as housing counseling.
	Congregate Housing Services Program	Grants to provide meals and other supportive services needed by frail elderly residents and residents with disabilities in federally subsidized housing. It is a project-based-rather than a tenant-based-program.
EHV	Emergency Housing Voucher	Offers tenant-based rental assistance and supportive services for individuals and families experiencing homelessness, at-risk of homelessness, or fleeing domestic violence. Created in 2021 under the American Rescue Plan, the original \$5B allocated is running out, remaining funds will be released by year-end, and program closed unless additional funds are allocated.
FUP	Family Unification Program	Provides tenant-based HCVs to families for whom the voucher will help prevent or end a child's placement in out-of-home care due to housing instability or inadequate conditions. Administered by PHAs in partnership with public Child Welfare Agencies.
HOME-IPP	HOME Investment Partnerships Program	A federal block grant provided directly to large cities, towns, or counties, as well as to states for distribution to areas that do not receive direct funding. Funds can be used for a variety of housing-related activities including home purchase and rehabilitation assistance, site acquisition or improvement for the development of affordable rental or owner-occupied housing, and tenant-based rental assistance.
LIHTC	Low-Income Housing Tax Credit program	An indirect subsidy program that provides an incentive for private companies to invest in affordable housing through a dollar-for-dollar reduction in federal income tax liability. Investors receive the credit over a 10-year period, and projects financed with LIHTC equity must remain affordable for a period of at least 30 years. Administered through the US Treasury Department.
	Medicaid	A federal safety net program that can be used for supportive housing. Administered through State HCD.
NHTF	National Housing Trust Fund Program	A block-grant program intended primarily for use in supporting the creation, rehabilitation, preservation, or operation of rental housing for the lowest-income households. Administered by State HCD.
NMTC	New Market Tax Credit Program	Attracts private capital into low-income communities by permitting investors to receive a tax credit against their federal income tax in exchange for making equity investments in businesses operating in low-income communities (including housing) through specialized financial intermediaries CDE's (Community Development Entities certified by the CDFI Fund).
	Opportunity Zones	A tax incentive designed to spur investment in economically distressed census tracts by reducing or deferring the amount of taxes investors pay for their capital gains. Opportunity Funds provide investors the chance to put that money to work rebuilding low- to moderate-income communities through pooled investments.
PBV	Project Based Vouchers	PHA's have the option to project-base some of their voucher allocation by contracting with landlords for up to 20 years to attach these vouchers to specific units and rent to low-income families.

CFP	Public Housing Capital Fund Program	Provides funds, annually, to PHAs for the development, financing, and modernization of public housing developments and for management improvements. The funds may not be used for luxury improvements, direct social services, costs funded by other HUD programs, and ineligible activities as determined by HUD on a case-by-case basis.
OFP	Public Housing Operating Fund Program	Funds to make up the difference between residents' rent payments and the cost of day-to-day operations. This includes expenses for routine and preventative maintenance, staff salaries, and insurance.
various	Rent Supplement Program; Rental Assistance Payments program; Section 8 Moderate Rehabilitation program	Project-based rental assistance to private owners of multifamily rentals. Many of these programs have been phased out or consolidated over the years. While no new units are being created, HUD continues to provide rental assistance for remaining projects under existing contracts while seeking to convert these properties to Section 8 through RAD.
RAD	Rental Assistance Demonstration	Mechanism to convert Public housing and smaller project based programs that are not funding any new projects to Section 8. Administered by State HCD.
	Rural Housing Service programs	A collection of housing programs that support a variety of activities in rural areas. Single-family housing programs help purchase homes and make home repairs, while multifamily programs provide support for acquisition-rehab and new construction, provision of related facilities and infrastructure, and project-based rental assistance. Administered by USDA
HCV	Section 8 Housing Choice Vouchers	Voucher holders receive a subsidy that they can use at any privately owned rental unit that meets program guidelines and has an owner willing to participate in the program. Tenant-based but implemented by local and state PHAs.
PBRA	Section 8 Project-Based Rental Assistance program	Although Congress repealed authorization for the construction of new units under the program in 1983, it continues to renew Section 8 PBRA contracts. These contracts are between private owners and HUD's Office of Multifamily Housing, with no involvement by the local PHA.
Sec. 202	Supportive Housing for the Elderly	Provides funding ("capital advance") to construct, acquire, or rehabilitate multifamily properties that serve very-low-income individuals 62 years of age or older. Additional funds available covering operating expenses, a service coordinator, and funds for those services. Other programs with Sec. 202 include: Assisted Living Conversion Program (ALCP), Elderly Housing for Intergenerational Families, and Emergency Capital Repair Program (ECRP).
Sec. 811	Supportive Housing for Persons with Disabilities Program	Supports the creation of multifamily housing and housing support for very low-income persons with disabilities.
	Temporary Assistance for Needy Families	Used for helping families address a short-term crisis or episode of need such as: emergency housing assistance to address homelessness, arrears, or transitional housing; or for domestic violence support services.
HUD-VASH	Veterans Affairs Supported Housing Program	Combines HCV rental assistance with supportive services delivered by the VA to provide stable housing for veterans experiencing homelessness. Tenant-based

CALIFORNIA *(CA-HCD managed unless otherwise indicated)*

AHSC	Affordable Housing and Sustainable Communities Program	Funding for housing, transportation, and land preservation projects that support infill and compact development in proximity to transit to reduce greenhouse gas (GHG) emissions. This cap and trade funded program is administered by the Strategic Growth Council and funded by the Greenhouse Gas Reduction Fund.
BHCIP	Behavioral Health Continuum Infrastructure Program	New program which will provide about \$2 billion in permanent housing support for people with behavioral health challenges who are at risk of, or experiencing, homelessness. Funded by the Behavioral Health Infrastructure Bond Act of 2024 (Prop 1) and administered through the CA Department of Health Care Services (DHCS).
	CalHome Program	Provides grants to local public agencies and nonprofit corporations for first-time homebuyer and housing rehabilitation assistance, homebuyer counseling and technical assistance activities.

Cal-AIM	California Advancing and Innovating Medi-Cal (aka Transitional Rent)	A new Medi-Cal program providing up to 6 months rental subsidy and funding for case management services for eligible individuals (transitioning from homelessness or incarceration, mental or physical disability). This is a public/private effort implemented between the State DHCS, public health plans, and selected local plan administrators. Rent subsidies include Affordable and market rate properties, public and privately owned.
CDBG	Community Development Block Grant Program	CDBG funds community & economic development & disaster recovery to create suitable living environments by expanding economic opportunities & providing decent housing to low-income households.
ESG	Emergency Solutions Grants Program	Grants to address homelessness by providing funding for supportive services, emergency shelter/transitional housing, homelessness prevention assistance, and permanent housing.
ERF	Encampment Resolution Funding Program	Grants for local jurisdictions to develop coordinated strategies to resolve encampments and transition people experiencing homelessness into safe and stable housing.
LGMG	Excess Sites Local Government Matching Grants Program	Provides grant funding to support and accelerate selected affordable housing projects on excess state sites.
FHC	Family Homelessness Challenge Grant	Grants for local jurisdictions to support the development and acceleration of innovative programs that expand promising practices and create solutions to address and end family homelessness.
HOME-ARP	HOME American Rescue Plan Program	Assists individuals or households at risk of, or experiencing homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter.
HOME	HOME Investment Partnerships Program	Create and retain affordable housing for lower-income renters, homebuyers, or homeowners by funding tenant assistance, or single- or multi-family acquisition and/or rehabilitation or new construction.
	Homekey Program	A statewide effort to sustain and rapidly expand housing for persons experiencing homelessness or at risk of homelessness. Allows for a broad range of housing types, including motels, adult residential facilities, manufactured housing, and commercial or other building conversion to permanent or interim housing.
HHAP	Homeless Housing, Assistance and Prevention Grant Program	Grants for local jurisdictions to support regional coordination and local homelessness response to address challenges and increase permanent housing solutions for individuals and families experiencing homelessness.
	Homeownership Super NOFA	Funding for homeownership new construction and rehabilitation, first time homebuyer assistance, acquisition of manufactured housing, and technical assistance for low-income and agricultural households.
	Housing Accelerator Program	Helps move forward shovel-ready affordable housing projects that, despite having received one or more awards from other HCD programs, are stalled due to funding gaps that resulted from their inability to access tax-exempt bond allocations or LIHTC.
IIG	Infill Infrastructure Grant Program	Provides financial assistance for capital improvements, infrastructure, factory-built housing components, and adaptive reuse in projects that are an integral part of, or necessary to facilitate the development of new, infill, affordable and mixed income housing in residential and/or mixed-use housing.
FWHG	Joe Serna, Jr. Farmworker Housing Grant Program	Grants and loans for development or rehabilitation of rental and owner-occupied housing for agricultural workers with priority for lower-income households.
LPR	Loan Portfolio Restructuring Program	Allows existing HCD borrowers to restructure their Department loans to preserve affordable housing units.
LIHTC	Low-Income Housing Tax Credit Program	Investment of private capital into the development of affordable rental housing for low-income Californians. Corporations provide equity to build the projects in return for tax credits. Both federal and state LIHTC are administered by CTCAC.
LHTF	Local Housing Trust Fund Program	Matching grant funds to local and regional housing trust funds dedicated to the creation, rehabilitation, or preservation of affordable housing, transitional housing, and emergency shelters.
MORE	Manufactured Housing Opportunity & Revitalization Program	Funds for a variety of activities to keep mobile home parks a safe and affordable homeownership option.
MHP	Multifamily Housing Program	Low-interest, long-term deferred-payment loans for new construction, rehabilitation, and preservation of permanent rental housing for lower-income households.

	No Place Like Home Program	Funds the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or at risk of chronic homelessness.
PLHA	Permanent Local Housing Allocation Program	Grant funding available to eligible local governments in California for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities.
PRP	Portfolio Reinvestment Program	Funds to rehabilitate and extend the long-term affordability of HCD-funded housing projects.
PIP	Prohousing Incentive Program	Funds to assist local governments with Prohousing Designation to accelerate affordable housing production and conservation.
REAP	Regional Early Action Planning Grants	Supports transformative planning and implementation activities to accelerate infill and affordable developments, reduce Vehicle Miles Traveled (VMT) and affirmatively further fair housing.
TAY	Transitional Age Youth Program	Funds to help young adults 18-24 years secure and maintain housing, with priority given to those formerly in the foster care or probation systems.
Tribal HHAP	Tribal Homeless Housing, Assistance and Prevention Grants Program	Grants for California Federally Recognized Tribes to support unique, culturally responsive interventions to prevent and address homelessness within their communities.
VHHP	Veterans Housing and Homelessness Prevention Program	Long-term loans for development or preservation of rental housing for very low- and low-income veterans and their families. Funded by the 2018 Veterans and Affordable Housing Bond Act

DEFINITIONS

HUD	United States Department of Housing and Urban Development	An executive department in the U.S. federal government that administers federal housing and urban development laws.
HCD	California Department of Housing and Community Development	A department within the California Business, Consumer Services and Housing Agency (BCSH) that develops housing policy and building codes, regulates manufactured homes and mobile home parks, and administers housing finance, economic development and community development programs.
	Housing Development and Finance Committee	The new proposed department that would consolidate State housing funding, with some notable exceptions
TCAC	California Tax Credit Allocation Committee	Administrators of the LIHTC program in California, allocating both federal and state tax credits to the developers of these projects, verifying that developers have met all the program requirements, and ensuring continued affordability and habitability of these developments for 55 years.
CDFIs	Community Development Financial Institutions	A certified mission-driven financial institution that takes a market-based approach to supporting economically disadvantaged communities. Our Housing Trust Fund and VCCDC (now My Way Home) are local examples.
CHDO	Community Housing Development Organization	Private, nonprofit, and community-based organizations with capacity to develop affordable housing.
PHAs	Public housing agency	Any State, county, municipality, or other public body or agency of these entities, that is authorized to engage or assist in the development or operation of low-income housing. A Housing Authority created by legislative act is a PHA. PHAs receive funding for public housing developments in two streams: the capital fund and the operating fund.
	Tenant-based assistance	The funds move with the household or person, rather than remaining attached to a particular unit.
	Project-based assistance	These funds are attached directly to specific housing units or developments typically through multi-year contracts with the property owner. The subsidy remains with the property even if the tenant moves out, ensuring designated units remain affordable long-term.

RESOURCES

<https://www.localhousingolutions.org/fund/federal-programs-for-affordable-housing/>

<https://www.hcd.ca.gov/grants-and-funding/programs-active>

<https://www.hud.gov/hud-partners/multifamily-programs#close>