COMMUNITY INVESTMENT FUND 2030
Notice of Funding Availability (NOFA): Round 10
October 26, 2026

Summary
The Department of Economic and Community Development ("DECD") acts as administrator for the Community Investment Fund 2030 ("CIF"), a five-year program designed to support historically disadvantaged communities across the state with up to $767 million from 2022 to 2027. This NOFA is issued with respect to the tenth round of available CIF funds.

CIF provides funding for a variety of capital improvement and planning projects as defined by statute and detailed further below ("Eligible Projects"). All project applications must be submitted to DECD for review pursuant to this NOFA and the attached CIF application materials ("Application"), after which they may be reviewed for recommendation by the CIF Board and the Governor, and then for approval by the State Bond Commission.

As detailed more fully in this NOFA, project applications must:
- Be submitted by an Eligible Applicant (as defined below);
- Promote economic or community development in such municipality; and
- Further consistent and systematic fair, just and impartial treatment of all individuals, including individuals who belong to underserved and marginalized communities that have been denied such treatment, as further detailed in the statute.

Source of Funding and Enabling Statutes: C.G.S. Section 32-285a, as amended, authorizes the State Bond Commission to issue bonds up to the amount of $767 million through 2027, for the purpose of funding the Community Investment Fund. Please see the CIF Program and Policy Guidelines for more information.

Online Webinar Sessions and Office Hours

- **Informational Session**
  Monday, October 26, 2026, 1:00 – 2:00pm
  Click here to register for the webinar

- **Euna CIF Application Portal Session (NEW)**
  Wednesday, October 28, 2026, 11:00 – 12:00pm
  Click here to join
  Meeting ID: 231 877 663 248 473 0
  Passcode: PA6vg7bt

- **Euna Office Hours (NEW)**
  Wednesday, November 4, 11, 18, 25, & December 2, 2:00-3:00pm
  Click here to join
  Meeting ID: 295 790 936 651 471 1
  Passcode: sB7Dv9wT

A recording of each webinar and an updated FAQ document will be posted to the CIF website.

Application and Approval Timeline:

Notice of Funding Availability issued	Monday, October 26, 2026
Deadline to submit applications	Friday, December 4, 2026, NOON
DECD transmits Executive Summaries and application materials to CIF Board for review	Wednesday, February 3, 2027
CIF Board meets to select project for recommendation	Tuesday, March 9, 2027
State Bond Commission meets to issue final approval of CIF Board-recommended and Governor-approved applications	Within two months of CIF Board recommendations to the Governor

Eligible Applicants: Eligible Applicants include (i) municipalities which are designated in state law as Public Investment Communities, Alliance Districts or Distressed Municipalities; (ii) community development corporations which serve one or more such municipalities; and (iii) not-for-profit organizations which serve one or more of such municipalities.

Description of Eligible Projects

Eligible Projects must

1. promote economic or community development in the municipality where the project is located, and
2. further consistent and systematic fair, just and impartial treatment of all individuals, including individuals who belong to underserved and marginalized communities that have been denied such treatment, such as Black, Latino and indigenous and Native American persons; Asian Americans and Pacific Islanders and other persons of color; members of religious minorities; lesbian, gay, bisexual, transgender and queer persons and other persons comprising the LGBTQ+ community; persons who live in rural areas; and persons otherwise adversely affected by persistent poverty or inequality.

There is no limit on the number of proposals which an Eligible Applicant may submit for each round of CIF funding. Multiple eligible applicants, including multiple municipalities, may partner to submit a joint application, with one entity taking the lead role as the applicant. An Eligible Applicant may resubmit a proposal from a previous round, provided it contains justification as to why the proposal is more meritorious than the previous occasion on which it was submitted.

Priority Criteria

As required by the Statute, the Board shall give priority to eligible projects for any of the following reasons:

1. The application is proposed by a *municipality* that (A) has implemented local hiring preferences pursuant to section 7-112 of the General Statutes, or (B) has or will leverage municipal, private, philanthropic or federal funds for such project; or (C) includes a letter of support for the proposed eligible project from a member or members of the General Assembly in whose district the eligible project is or will be located.
2. The application (D) has a project labor agreement or employs or will employ ex-offenders or individuals with physical, intellectual, or developmental disabilities.

In addition, DECD (acting as CIF Administrator) will review all applications and present an Executive Summary for each eligible application. This Executive Summary will include DECD's analysis of the strengths and weaknesses of each application.

DECD will use the information you provide to determine eligibility, assess whether the application qualifies for any statutorily mandated priority, and develop the Executive Summary for the CIF Board review. As part of this process, your application may also be reviewed by the Connecticut Office of Policy and Management and other state or quasi-state agencies. Please note that certain projects funded under this program are subject to the Connecticut Environmental Policy Act (CEPA), other environmental regulations, and DECD requirements related to prevailing wage, CHRO compliance, and procurement and bidding procedures.

Please note that prioritization will only be granted when appropriate supporting documentation is provided. For example, leveraged funds must be committed or confirmed, and a project labor agreement must be included in the application —an applicant's expression of willingness to enter into such an agreement is not sufficient.

Grant Size: Individual Eligible Projects must have a proposed minimum funding request of $250,000; there is no maximum funding request.

Minimum Budget: The total capital project budget must be at least $1,500,000. Total planning budget must be at least $250,000.

There are two categories of Eligible Projects:

1. Capital Improvements
2. Planning

I. Capital Improvements, examples of eligible projects include:

- Brownfield remediation*;
- Affordable housing**;
- Establishment of, or improvements to water and sewer infrastructure to support smaller scale economic development,
- Pedestrian safety and traffic calming improvements;
- Establishment of, or improvements to energy resiliency or clean energy projects and
- Site acquisition^ and capital projects to construct;
- Rehabilitation or renovation of buildings and structures to facilitate or improve home rehabilitation programs; or
- Rehabilitation or renovation of public facilities such as libraries and senior centers.***

Potential uses of funds include construction costs; acquisition of land (subject to procedures required by state law); and fixtures, furniture, and equipment. Professional services (engineering, architecture, consultants, project management, etc.) and other "soft costs" may be funded; however, the Administrator's preference is to minimize such costs, in keeping with best economic development practices. However, early-stage or conceptual Capital Improvement projects may be eligible for CIF

funding to support community outreach and project pre-development, provided that the applicant presents a robust plan for the use of such funding to result in a shovel-ready proposal.

DECD recommends applicants review the FAQ document posted on the program website for questions regarding other specific project types or eligible expenses.

**Brownfield remediation definition 588-gg (2) "Brownfield" means any abandoned or underutilized site where redevelopment, reuse or expansion has not occurred due to the presence or potential presence of pollution in the buildings, soil or groundwater that requires investigation or remediation before or in conjunction with the redevelopment, reuse or expansion of the property*

***DECD has its own internal Affordable Housing guidelines for DECD grant programs. Affordable housing projects will be assessed using this policy.*

****Renovation or construction of new public facilities must include a five-year pro forma operating budget which addresses operational capability and sustainability.*

^ - Applications that seek funds for land or building acquisition should provide an appraisal of the property, any environmental reports on the subject property, Purchase and Sale Agreement or LOI between buyer and seller, and projected End-Use valuation of subject property.

With respect to **Capital Improvements** (defined hereinafter), the Administrator will consider:

- Alignment with the state's Economic Action Plan for inclusive growth built on four pillars:
  - Workforce: Broaden the base of skilled workers to meet increasing industry demand
  - Communities: Attract and retain talent by investing in vibrant and affordable communities for all
  - Innovation: Support growth and generate inclusive economic opportunity with CT's most innovative and specialized industries
  - Business Environment: Improve CT's environment and reputation for starting and growing businesses
- Alignment with DECD best practices and efficient use of taxpayer funds by:
  - Presenting a realistic and comprehensive budget;
  - Limiting "soft costs" to a minimal proportion of such budget;
  - Including a realistic and comprehensive project plan;
  - Demonstrating shovel-readiness; and
  - Leveraging non-state funding.
  - Analyzing State Historic Preservation impacts on project, budget, and timeline
  - Analyzing need for Connecticut Environmental Policy Act (CEPA) scoping and impact on project budget and timeline.

II. Planning

- $250,000 fixed award amount
- Eligible activities to be funded include community engagement processes, feasibility studies,

sustainability analysis and planning, development of project plan, conceptual drawings, construction budget documents, and environmental reports.
- $1,500,000 minimum budget is NOT mandatory.

With respect to **Planning** requests (defined hereinafter), the Administrator will consider:

- Potential final project alignment with the state's Economic Action Plan for inclusive growth built on four pillars:
    - Workforce: Broaden the base of skilled workers to meet increasing industry demand
    - Communities: Attract and retain talent by investing in vibrant and affordable communities for all
    - Innovation: Support growth and generate inclusive economic opportunity with CT's most innovative and specialized industries
    - Business Environment: Improve CT's environment and reputation for starting and growing businesses
- Alignment with DECD best practices and efficient use of taxpayer funds by:
    - Presenting a realistic and comprehensive budget;
    - Including a realistic and comprehensive planning plan;
    - Demonstrating planning project-readiness; and
    - Leveraging non-state funding.
    - Potential State Historic Preservation impacts on project, budget, and timeline
    - Potential need for Connecticut Environmental Policy Act (CEPA) scoping and impact on project budget and timeline.

Prevailing Wage Requirements: Before submitting a CIF application, all applicants will be required to confirm they assessed the applicability of prevailing wage rates to their project. The DECD prevailing wage statute (C.G.S. § 31-53c) applies to construction contracts for projects of for-profit entities and municipalities that receive at least $1 million in financing from DECD, and to construction contracts for projects of non-profit entities with a 501(c)(3) or 501(c)(6) federal tax status that receive at least $1 million in financing from DECD and have a total project cost over $10 million. Public works projects are subject to prevailing wage rates for their construction contracts pursuant to C.G.S. § 31-53. Construction contracts for projects that include leasehold improvements to a structure NOT owned by the applicant are not subject to prevailing wage rates under the DECD prevailing wage statute, as C.G.S. § 31-53c limits the definition of a project to property owned by an applicant. For further questions regarding the applicability of the prevailing wage rates for your project, please contact Mary Toner, Wage Enforcement Agent, Public Contract Compliance at the CT Dept. of Labor (DOL.PrevailingWage@ct.gov) 860-263-6454.

DECD Affordable Housing Policy: If the project involves a net addition of 10 or more residential dwelling units for rent, a portion of those units must be deed-restricted for 30 years to be offered at below-market rent. If the project involves a net addition of 10 or more residential dwelling units for sale, some of those units must be deed-restricted in perpetuity to be offered for sale at below-market price. Applicants may choose whether to provide 10% of units affordable to households making 50% of the area median income (AMI), or 20% of units affordable to households making 80% of AMI.

Affordable unit rent may not exceed 30% of the criteria AMI, and affordable unit sale price may not exceed an amount that would lead to expected monthly housing costs exceeding 30% of the criteria AMI. Expected monthly housing costs are the expected sum of monthly property taxes, 30-year mortgage payment assuming 3% down payment and prevailing interest rates, and any common charges.

Units must be on-site, the unit sizes and finishes must be comparable to market-rate units, the unit bedroom counts for affordable units must be in the same proportion as market-rate units, and the affordable units must be distributed evenly throughout the market-rate units. If construction is phased, affordable units must be constructed as proportionally as is feasible in each phase. Affordable units must use the same building access as market-rate units and have comparable access to building amenities.

The DECD Commissioner may approve projects not in compliance with the above policy following a written request with detailed justification from applicant.

Infrastructure Projects: For proposed projects involving essential infrastructure that facilitates future development and include a private development partner, applicants may be required to submit a private developer guaranty on the proposed end-use of the project.

Mortgage Lien: If selected for a Community Investment Fund grant, the Applicant may be required to provide a non-recourse mortgage (the "Mortgage") of its property as security for the Applicant's obligations of completing the project. DECD shall release the Mortgage or collateral when DECD has determined in its sole judgment that the Applicant, Implementing Partner and/or Project Developer has completed the Project. If the project is not completed five years after the award date, DECD may foreclose the Mortgage but not seek a deficiency judgment. The Mortgage may be subordinated to the lien of a lender or other entities providing financing for the redevelopment of the Project Property referred to in the Commissioner's Proposal. Completion of the Project shall be demonstrated by the Applicant providing proper documentation that shall be determined in the Commissioner's Proposal. Before submitting a CIF application, all applicants will be required to confirm that the property owner or project partner is willing to enter into such an agreement with DECD.
(Note: *The Mortgage Lien clause may not apply for public projects on municipally owned property and where the applicant is a Municipality.)*

Other Funding Requirements: DECD-funded projects also can require a Use Restriction and Negative Pledge, as well as other reporting and compliance requirements. Before submitting a CIF application, all applicants will be required to confirm the property owner or project partner is willing to enter into such an agreement with DECD.

Additionally, all applicants must disclose the following in writing as an attachment to their application: to the best of the applicant's knowledge, all actions, suits, claims, demands, investigations, and proceedings of any kind, open, pending, or threatened, whether mature, un-matured, contingent, at law or in equity in any forum, involving the applicant that might reasonably be expected to materially

adversely affect its businesses, operations, assets, properties, financial stability, business prospects, or ability to perform the project as described in their application.

Further, non-municipal applicants should be aware that for all State contracts, defined in section 9-612 of the Connecticut General Statutes as having a value in a calendar year of $50,000 or more, or a combination or series of such agreements or contracts having a value of $100,000 or more, the authorized signatory to the contract represents that he/she has received the State Elections Enforcement Commission's notice advising state contractors of state campaign contribution and solicitation prohibitions and will inform the applicant's principals of the contents of the notice.

CIF Award Project Change Requests

On September 26, 2023, the CIF 2030 Board instituted a change policy for any project awarded funds through the program. All applicants and awardees are notified that this policy applies to their submitted application. If there is a change to the application as submitted and awarded by CIF2030, the awardee will provide a written description of the proposed changes and shall address how the following are affected, if at all:

- Project Scope – i.e., location, elements, activities;
- Outcomes – i.e., service capacity, units, job creation, size of facility;
- Budget – i.e., cost of project; and
- Leveraged funds - i.e., non-CIF funds committed to the project.

The Applicant will submit a new application to a future CIF competitive funding round for any request for additional CIF funds.

For requests that do not require additional CIF funding, DECD will either review the request internally or bring the request for CIF Board approval, depending on whether the change is a Substantial Change.

A Substantial Change is defined as:

1. A change that results in a 20% reduction in any of the following:
    i. Project Scope – i.e., location, elements, activities
    ii. Outcomes – i.e., service capacity, units, job creation, size of facility
    iii. Leveraged Funds - i.e., non-CIF funds committed to the project

OR

2. A change that results in a portion of the project being unfunded, i.e., creating a "funding gap."

Any change in a project that is inconsistent with the description of the project as approved by the State Bond Commission will need to go back to the CIF Board and State Bond Commission for approval regardless of whether the change is a Substantial Change.

Any project with a substantial change prior to execution of the assistance agreement will be de-allocated and will need to be re-submitted for consideration in a subsequent competitive round.

The Applicant will need to demonstrate availability of funds to meet any funding gap created by a requested change in the project. Funding gaps in the capital stack will be allowed a six-month cure period. Requests for additional CIF funds towards a funding gap in the project budget will go through a normal CIF competitive application and award process.

Application Process (NEW):
Applicants must fill out and submit the CIF applications using DECD's new Euna electronic grant portals for Round 10. There are two separate portals.

Capital Projects Application Portal:
Euna Grants – State of Connecticut – DECD – CIF 2030 Round 10 - Capital

Planning Projects Application Portal:
Euna Grants - State of Connecticut - DECD - CIF 2030 Round 10 - Planning

Please note that DECD is unable to accept applications outside of the Euna system. Paper copies, Word documents, and email/SharePoint submissions will not be accepted. All required documents must be uploaded through the Euna portal. SharePoint folders will not be distributed for this round.

Important: Please review the Euna Applicant Training Directory for guidance and resources on the new electronic submission process or attend the dedicated webinar and office hours (details above).

Multiple representatives from the applicant organization can be registered in Euna (or added as Users to the account) and have access to the specific project application. The official representative responsible for project implementation (if awarded funding) should be listed as the Primary Contact Person in the Project Information section of the application.

The Primary Contact may be different from the individual completing and submitting the application in Euna. Please note that all application-related emails will be sent only to the designated Primary Contact. It is important that the Primary Contact Person shares all communications with the broader Applicant Team to ensure alignment and awareness.

Application links, detailed submission instructions and other resources are available on the CIF Program Application webpage.

The Application has two separate sections – Part A: Threshold Eligibility Section and Part B: Project Details. Applications may be denied funding based on review of Part A of the Application Form. There are word limits to narrative responses. Responses should be thorough and succinctly answer each question. The Word versions of the applications, available on the program webpage indicates this word count. We recommend working on the application in Word in advance and copying/pasting your responses into the Euna application.

Important: Submit your completed application electronically by **12:00 PM NOON on Friday, December 4, 2026**. The Euna portal will close once the deadline has passed, and DECD cannot accept applications outside of the Euna Application Portal. Applicants are strongly encouraged to avoid last-minute submissions to prevent potential system issues.

Re-application

Please note that Round 10 does not include a separate process for re-applications from a previous round. Within the application forms, the applicant is asked to state if the application is New or a Re-application from a previous round. Please enter the Round of the most recent project application. There is a specific question available to re-applicants to give updates on the project since the initial application. Re-applicants should resubmit ALL attachments, including updated letters of support to the Euna portal.

Supporting Documentation

Please see Attachment A for the supporting documentation list to help applicants plan for the application submission.

- Please label all files clearly, briefly, and succinctly (Organization_DocumentName). Abbreviations are strongly encouraged. (i.e. DECD, Hartford versus City of Hartford, CIF S&U versus CIF Sources and Uses Budget, etc.)
- Please only provide attachments in the following file formats .doc, .docx, .pdf, .xls, .xslx, .csv, .jpg.
- Submit the CIF Sources & Uses Budget form as an Excel file.
- Attachments have to be submitted through the Euna portal – late submissions beyond the deadline cannot be accepted.

Support and Opportunity Updates:

- **One-on-one meetings** may be scheduled with CIF Administrators via Microsoft Teams.
- The **FAQ document** is available on the CIF Program Application webpage. Any clarifications, addendums or supplemental information will be added to the FAQ or posted directly to the webpage.
- **Questions** regarding:
    - The NOFA and the Round 10 opportunity should be submitted in writing to: CommunityInvestmentFund@ct.gov
    - The Euna portal and system should be directed to:
        - support@amplifund.zendesk.com or call 1 (844) 407-357; or
        - Attend the Euna Office Hours (every Wednesday 2:00 to 3:00pm) – details above.

Attachment 1 – Supporting Documentation List

All Capital Applications

- CIF Round 10 Sources and Uses Budget Document (as an Excel file)
- Project Completion Timeline
- Property Card
- Property Ownership documentation (if applicable)
    - Deed, Letter of Intent, Purchase & Sale Agreement, Lease, etc.
- Operational 5-Year Pro-Forma Budget
- CIF Design Professional Drawing Assessment Form
- Municipal or Non-profit Board Resolution to Request Funding
- Project Labor Agreement (optional)
- Letter of Support from General Assembly member(s) (optional but encouraged)
- Detailed Budget (as applicable, applicant's format)
- Support for budget (estimates and justification, as applicable)
- Confirmation of Sources of Funding (as applicable, award letters, commitment letters, etc.)
- Architectural Plans, Renderings, Site Plans, Surveys, etc. (as applicable)
- Permits (if available)
- Feasibility Study, Market Study (if applicable)
- Project Team Bios and Work Examples (as applicable)
- SHPO Determination Letter (if previously issued)

Property Acquisition, if applicable-

- Purchase Sale Agreement or Letter of Intent
- Property Appraisal (1 required, 2 preferred; upon award, DECD will require 2 appraisals)
- Phase 1 Environmental

Additional Requirements for Municipal Capital Application

- Municipal Certification of Eligibility for Discretionary State Funding (or waiver letter from OPM)

Additional Requirements for Nonprofit Organization/ CDC for Capital Application

- IRS Determination Letter of 501c3 status
- 2 previous years' Audited Financials (if applicable)
- Certificate of Legal Existence (required for private entities)
- If your organization had a name change, submit a Standard Certificate (not Express)
- Articles of Incorporation (required for corporations; if CDC, demonstrating formed as a CDC)
- List of Board of Directors with Affiliations
- Letter of Support from Municipality (optional but encouraged)

All Planning Applications

- CIF Round 10 Sources and Uses Budget Document (as an Excel file)
- Project Completion Timeline
- Municipal or Non-profit Board Resolution to Request Funding
- Letter of Support from General Assembly member(s) (optional but encouraged)
- Detailed Budget (as applicable, applicant's format)
- Support for budget (estimates and justification, as applicable)
- Confirmation of Sources of Funding (as applicable, award letters, commitment letters, etc.

Additional Requirements for Municipal Planning Application

- Municipal Certification of Eligibility for Discretionary State Funding (or waiver letter from OPM)

Additional Requirements for Nonprofit Organization/ CDC for Planning Application

- IRS Determination Letter of 501c3 status
- 2 previous years' Audited Financials (if applicable)
- Certificate of Legal Existence (required for private entities)
- If your organization had a name change, submit a Standard Certificate (not Express)
- Articles of Incorporation (required for corporations; if CDC, demonstrating formed as a CDC)
- List of Board of Directors with Affiliations
- Non-profit Board Resolution to Request Funds – Uploaded to Part B: Section IV
- Letter of Support from Municipality (optional but encouraged)