

A. Organization Information

Case Id: 30112

Name: Families Forward - 2027

Address: 8 Thomas, Irvine, CA 92618

A. Organization Information

Please provide the following information.

A.1. Applicant/Organization Name:

Families Forward

A.2. Executive Director:

Madelynn Hirneise

A.3. Phone:

9497165863

A.4. Email:

mhirneise@families-forward.org

A.5. Funding Request:

\$24,000.00

A.6. Address:

8 Thomas Irvine, CA 92618

A.7. Mailing Address (if different from Business address):

A.8. Tax ID#

[REDACTED]

A.9. DUNS#:

[REDACTED]

PROJECT/PROGRAM

A.10. Project/Program Name:

Families Forward Affordable Housing

A.11. Project/Program Address:

525 W. Struck Avenue Orange, CA 92867

A.12. Additional project address locations?

No

A.13. Project/Program Manager:

Lauren Hahn

A.14. Project/Program Manager Phone:

(949) 716-5863

A.15. Project/Program Manager Email:

lhahn@families-forward.org

FISCAL MANAGER

A.16. Fiscal Manager:

Erica Berrios

A.17. Fiscal Manager Phone:

(949) 552-2729

A.18. Fiscal Manager Email:

eberrios@families-forward.org

GRANT CONTACT

A.19. Grant Application Contact:

Lauren Hahn

A.20. Grant Contact Phone:

(949) 716-5863

A.21. Grant Contact Email:

lhahn@families-forward.org

AUTHORIZED SIGNERS ON AGREEMENT

A.22. Name:

Madelynn Hirneise

A.23. Title:

Chief Executive Officer

A.24. Email:

mhirneise@famiies-forward.org

If secondary signer:

A.25. Name:

A.26. Title:

A.27. Email:

QUARTERLY AND ANNUAL REPORTING CONTACT

A.28. Name:

Lauren Hahn

A.29. Title:

Housing Director

A.30. Email:

lhahn@families-forward.org

B. Description

Case Id: 30112

Name: Families Forward - 2027

Address: 8 Thomas, Irvine, CA 92618

B. Description

Please provide the following information.

ORGANIZATION DESCRIPTION

B.1. Provide a brief general description of your organization's goals and/or mission statement:

Families Forward's mission is to prevent and end family homelessness by providing access to housing and resources that create lasting stability. In our 40 plus year history, Families Forward has earned a reputation for responsive, high-quality services that enable each homeless family to work towards independence and stability. The core of our work is our Housing Program, which supports families through Rapid Rehousing, Affordable Housing, and Prevention and Diversion. Each of these approaches addresses families at different points of need. Through our Housing Program, Families Forward provides comprehensive and customized services including housing navigation, housing stabilization and case management for families experiencing homelessness or at risk of homelessness. Knowing that homelessness has many root causes and can be cyclical, we provide supportive services such as Mental Health Counseling, Career Coaching, financial literacy support, and many other supportive services focused on empowerment and selfsufficiency. Additional supportive services, including an on-site Community Market, special holiday programs that provide school supplies, Thanksgiving meals, and holiday gifts, and educational workshops for children and adults are provided for our clients. Our work has a proven track record of impact. In FY 2025, Families Forward ended or prevented homelessness for 671 families (2289 individuals) across Orange County. Of these, at least 58 families (211 individuals) were Orange residents. Additionally, more than 105 Orange families were among the 3,220 families that accessed our food pantry last year. In 2026-2027, we anticipate serving over 200 Orange residents in affordable housing, advancing the City of Orange's commitment to housing stability.

PROJECT/PROGRAM DESCRIPTION and PURPOSE

B.2. Provide a description of the specific project or program being proposed, clearly stating what the project intends to provide or accomplish, and the specific activities for which funds will be used.

Families Forward is requesting a \$24,000 grant from the City of Orange to partially fund supportive services for families living in affordable housing at the Valencia Garden community. This initiative is part of our Housing Program, which addresses the urgent needs of low-income families with children who are experiencing homelessness or at risk of homelessness. Our approach focuses on removing barriers to housing stability and creating individualized plans for long-term success, including permanent housing and financial self-sufficiency. This program has proven successful over our 40 year history, and we now own 62 scattered site units and work closely with nonprofits and developers to support 72 more units. Since 2024, Families Forward has partnered with C&C Development, the developer of Valencia Garden—a 62-unit affordable housing complex on Struck Avenue in Orange. As the nonprofit partner, we provide supportive services to 40 families (154 individuals) residing in designated units, prioritizing households with minor children who live, work, and/or attend school in Orange. These supportive services are critical to our residents' success. All Families Forward's work is based around the belief that families experiencing homelessness or at risk of homelessness must be housed while also having their full spectrum of needs understood and addressed. We customize services to address the unique needs of each family. Supportive services may include case management, emergency and short-term housing,

housing navigation, mental health counseling, access to nutritious food through our Community Market, career coaching, financial literacy education and programs, life-skills education, and placement into permanent housing. Affordable Housing Program case management is provided by Supportive Services Coordinators and the Affordable Housing Manager, who refer to internal experts for such services as mental health counseling and career coaching. Together, our team provides the critical services needed to assist low-income families in obtaining and maintaining stable housing, including tenant screenings, tenant education, home visits, income re-certification, custom referrals, and other supportive services related to maintaining economic stability. The goal of providing these services is to prevent the recurrence of homelessness among vulnerable families and to provide the support needed for families to transition into market-rate housing eventually, thereby creating more system flow so we can help more families in need. To this end, we will maximize graduation of clients to market rate or alternative quality housing. Every year, an average of 10% of our clients successfully graduate. Specifically for Valencia Gardens, Families Forward provides a dedicated onsite Supportive Services Specialist for the complex. By having a single in-house specialist, we can build relationships with residents and ensure our services are tailored to their specific needs. A grant from the City of Orange will provide salary support salaries for this skilled and well-trained partner to Orange residents. The specific activities our supportive services coordinator will lead are detailed in the attached program milestones timeline and will include adult and child education, case management, referrals, and financial education through our HOUSE program. HOUSE Program participants have an average increase of 641% in their savings, a 31 point improvement in their credit scores, and a 15% reduction in debt. This allows them to leave our program with the financial skills and economic foundation for future prosperity. By investing in housing paired with wraparound services, the program advances equitable access to housing, employment, and economic opportunities for Orange residents, helping prevent repeated cycles of homelessness and reducing reliance on public systems. The Affordable Housing and Supportive Services program strengthens neighborhood stability, promotes asset-building, and contributes to more inclusive community development throughout the City of Orange. We hope to partner with the City to build on our shared successes for another year.

C. Objective

Case Id: 30112

Name: Families Forward - 2027

Address: 8 Thomas, Irvine, CA 92618

C. Objective

Please provide the following information.

NATIONAL OBJECTIVE

C.1. Check the National Objective Subcategory that your project meets the national objective of **Benefiting Low- and Moderate Income (LMI) Persons**:

National Objective Subcategories:

- Low Moderate Limited Clientele (LMC) – 51% of the beneficiaries of an activity have to be LMI**
- Low Moderate Area Benefit (LMA) – area where at least 51% of the residents are LMI persons**
- Low Moderate Income Housing Activities (LMH) - rental units and rehab units**

C.2. PROJECT SCHEDULE: Please estimate project completion timeline.

Families Forward's supportive services for City of Orange residents living at the Valencia Garden Community have been fully online since March 2024. The program and services offered will be ongoing throughout the duration of the family's tenancy, over the grant year of 2026-2027.

D. Demographics

Case Id: 30112

Name: Families Forward - 2027

Address: 8 Thomas, Irvine, CA 92618

D. Demographics

Please provide the following information.

RACE/ETHNICITY

D.1. Estimate the number of clients for each Race/Ethnic categories your project will serve:

Race/Ethnicity	Estimate number of clients that will be served from/in each Race/Ethnic category:	If Previously Funded: Number of clients served from/in each Race/Ethnic category:
White	17	22
Black/African American	21	26
Asian	0	0
American Indian/Alaskan Native	4	4
Native American/Other Pacific Islander	0	0
American Indian/Alaskan Native & White	0	0
Asian & White	0	0
Black/African American & White	1	1
American Indian/Alaska Native & Black/African American	0	0
Other Multi-Racial	87	93
TOTAL	130	146

INCOME REQUIREMENTS

All funded projects and activities must meet the CDBG national objective of benefiting low to moderate income persons which is defined as “under 80% Area Median Income (AMI)”, (see current chart below). The AMI is subject to change based on HUD’s annual calculations and must be adjusted and adhered to throughout the life of the grant and subsequent affordability period.

FY 2025 Income Limits	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Extremely Low (30%) Income Limits	\$35,550	\$40,600	\$45,700	\$50,750	\$54,850	\$58,900	\$62,950	\$67,000
Very	\$59,250	\$67,700	\$76,150	\$84,600	\$91,400	\$98,150	\$104,950	\$111,700

Low (50%) Income Limits								
Low (80%) Income Limits	\$94,750	\$108,300	\$121,850	\$135,350	\$146,200	\$157,050	\$167,850	\$178,700

D.2. Please identify if your project will track income eligibility by household or by area:

Household

INCOME ELIGIBILITY:

- Eligible clients under this Contract shall be Extremely Low, Very Low, and/or Low-income individuals and/or families of all ethnic groups. Subrecipients shall document each participant's eligibility on intake sheets, or other such forms as to thoroughly document the client's household income.
- Agencies and organizations receiving CDBG funding must be able to document that the individuals, or households, or the area the project serves meets the HUD minimum 51% low to moderate-income requirement.
 - **Extremely low-income** which is defined as household income that is 30% or lower of the HUD median income for Orange County,
 - **Very low-income** which is defined as household income that exceeds 30% but does not exceed 50% of the HUD median income for Orange County, and
 - **Low income** is defined as household income at or below 80% of the median income for Orange County.

E. Measurements & Outcomes

Case Id: 30112

Name: Families Forward - 2027

Address: 8 Thomas, Irvine, CA 92618

E. Measurements & Outcomes

Please provide the following information.

E.1. CONSOLIDATED PLAN ACTIVITY: (check one)

Affordable Housing (Create or Maintain)	<input checked="" type="checkbox"/>
Homelessness (Activities to end homelessness)	<input type="checkbox"/>
Community Development (Public Services or Public Facilities)	<input type="checkbox"/>

E.2. PERFORMANCE MEASUREMENT: The U.S. Department of Housing and Urban Development (HUD) requires a performance measurement system to better capture data for the activities that are undertaken with CDBG funding. For each proposed activity, an objective, an outcome, and performance indicator must be identified.

A. Primary Objectives: Check One

- Create Suitable Living Environment** – this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.
- Provide Decent Affordable Housing** – this activity focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort.
- Create Economic Opportunities** – this objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

B. Primary Outcome: Check One

- Availability/Accessibility** – Activity that makes services, infrastructure and/or shelter available and accessible.
- Affordability** – Activity that provides affordability in the creation of affordable housing, transportation, or daycare.
- Sustainability** – Activity which promotes livable or viable communities or neighborhoods by providing services or by removing slums or blighted areas.

E.3. SPECIFIC OUTCOME INDICATORS: Number of Unduplicated Persons/Households to be assisted by this Program:
130

Of the Total Persons Assisted, how many will:

Have new or continued access to this service or benefit:	130
Have improved access to this service or benefit:	0

Receive a service or benefit that is no longer substandard:	0
---	---

Of the Total Persons Assisted, the number of:

Homeless Persons Given Overnight Shelter:	0
Beds Created in Overnight Shelter or Other Emergency Housing:	0

F. Budget

Case Id: 30112

Name: Families Forward - 2027

Address: 8 Thomas, Irvine, CA 92618

F. Budget

Please provide the following information.

F.1. Total budget must match the amount of funding being requested:

DIRECT COSTS:

BUDGET CATEGORY	PROPOSED AMOUNT OF CDBG FUNDS	PROPOSED AMOUNTS OF OTHER	TOTAL PROGRAM COSTS
Personnel Salaries	\$24,000.00	\$488,214.00	\$512,214.00
Supplies	\$0.00	\$10,875.00	\$10,875.00
Construction	\$0.00	\$491,119.00	\$491,119.00
Supplies/Other	\$0.00	\$347,912.00	\$347,912.00
TOTAL	\$24,000.00	\$1,338,120.00	\$1,362,120.00

F.2. OTHER SOURCES OF FUNDS (if applicable): Include all potential or anticipated funding sources, other local, State, or Federal Grants, conventional bank loans, tax credits, etc. Indicate the status of commitment of funding source, i.e. secured, committed or application pending with anticipated dates of final funding decisions. (click Add Row)

Type of Contribution	Source of Contribution	Estimated Amount	Status
Grant	CDBG	\$109,247.00	pending
Cash	Client Rent Reimbursement	\$734,688.00	committed
Cash	Private Contributions	\$325,619.00	pending
Cash	Partner's Fee for Service	\$168,566.00	committed
		\$1,338,120.00	

G. Audit & Performance

Case Id: 30112

Name: Families Forward - 2027

Address: 8 Thomas, Irvine, CA 92618

G. Audit & Performance

Please provide the following information.

AUDIT INFORMATION

G.1. Please provide the date of the most recent audit of your organization. Describe any findings or concerns which may have been cited in the audit or in any accompanying management letter particularly any pertaining to the use of CDBG funds. Also, describe any action taken to correct identified findings or concerns.

Our most recent completed audit is from fiscal 2023-2024, and this is the document we have provided with this application. Our fiscal year ends in September so our 24-25 numbers are being audited right now. There were no findings on the audit, and we always address any concerns our auditors find in a timely and intentional manner.

G.2. PAST PERFORMANCE:

A. Funding Expenditure Status. Enter dollar amounts

FY Year	Amount Awarded	Remaining
2025-26	\$19,544.00	\$8,414.96
2024-25	\$20,000.00	\$0.00
2023-24	\$0.00	\$0.00
TOTAL	\$39,544.00	\$8,414.96

B. Goals - If your agency was funded previously, were the stated goals met, and if not explain why and what your agency is doing to ensure these goals are met in the future:

Yes, our goals for 2024-25 were met. We are well on track to meet our goals of serving 130 residents for 2025-26. As noted, we are serving over 200 City of Orange residents in Valencia Gardens. Since almost all of our residents moved in during Quarter 3 of 2024-25, most of the residents will be recertified in the next two quarters and our QPR will reflect that accordingly.

H. Required Documents

Case Id: 30112

Name: Families Forward - 2027

Address: 8 Thomas, Irvine, CA 92618

H. Required Documents

Please provide the following information.

Articles of Incorporation

Articles of Incorporation FF.pdf

Board Minutes-Recent Board of Director's Meeting Minutes

***No files uploaded*

Bylaws

Signed Bylaws 07.2024 FF.pdf

Census Tract Table

Census Tract Table FF.pdf

Low/Moderate Area Map

CDBG Eligible Areas 20252029 Consolidated Plan.pdf

Organizational Chart

Organizational Chart (Entire Org) FF.pdf

Recent Audited Financial Statements

Audited Financials FF.pdf

Service Area Map

Service Area Map Families Forward.pdf

Tax status-IRS 501(c)(3) Letter

Non-Profit Determination 501c3 FF.pdf

Timeline of Expenditures *Required

Timeline of Expenditures FF.pdf

Timeline of Program/Project Milestones *Required

Timeline of Program Project Milestones FF.pdf

Other Documentation

Orange CDBG Board Approval FF.pdf

Certification

Case Id: 30112

Name: Families Forward - 2027

Address: 8 Thomas, Irvine, CA 92618

Certification

I hereby certify that all information contained herein and attached hereto is accurate to best of my knowledge:

Signature:

Madelynn Hirneise

Electronically signed by grants@families-forward.org on 1/16/2026 9:12 AM

Title:

Chief Executive Officer