

A. Organization Information

Case Id: 30102

Name: The HUB OC - 2027

Address: 1439 W. Chapman Ave., Suite 196, Orange, CA

A. Organization Information

Please provide the following information.

A.1. Applicant/Organization Name:

The Hub OC

A.2. Executive Director:

Holiday Zimmerman

A.3. Phone:

9494662505

A.4. Email:

holiday@thehuboc.org

A.5. Funding Request:

\$50,000.00

A.6. Address:

1439 W. Chapman Ave. Suite 196 Orange, CA 92868

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:

The Hub OC Community Centers

A.11. Project/Program Address:

1120 North Lemon Street Orange, CA 92867

A.12. Additional project address locations?

Yes

1148 North Lemon Street Orange, CA 92867

426 West Almond Avenue Orange, CA 92866

A.13. Project/Program Manager:

Yuli Kizler

A.14. Project/Program Manager Phone:

(657) 363-9706

A.15. Project/Program Manager Email:

yuli@thehuboc.org

FISCAL MANAGER

A.16. Fiscal Manager:

Chris Poirier

A.17. Fiscal Manager Phone:

(714) 501-1382

A.18. Fiscal Manager Email:

chris@thehuboc.org

GRANT CONTACT

A.19. Grant Application Contact:

Cam Geringer-Pate

A.20. Grant Contact Phone:

(530) 588-5889

A.21. Grant Contact Email:

cam@thehuboc.org

AUTHORIZED SIGNERS ON AGREEMENT

A.22. Name:

Holiday Zimmerman

A.23. Title:

Executive Director

A.24. Email:

holiday@thehuboc.org

Printed By: Jessica Herrera on 2/3/2026

If secondary signer:

A.25. Name:

A.26. Title:

A.27. Email:

QUARTERLY AND ANNUAL REPORTING CONTACT

A.28. Name:

Cam Geringer-Pate

A.29. Title:

Director of Sustainability

A.30. Email:

cam@thehuboc.org

B. Description

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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:

The mission of The Hub OC is to meet the physical, relational, and emotional needs of Orange County and the world for spiritual transformation. There are multiple programs under the umbrella of the Hub OC that look like separate organizations, but all work together for the larger vision and mission of the Hub OC to provide direct assistance to those who need it in the Orange community. The Hub OC works daily to reduce homelessness, increase high quality childcare opportunities for low-income youth, and provide workforce development opportunities for the underemployed of Orange.

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.

The proposed Community Development Block Grant project will deliver youth-focused educational and enrichment services designed to strengthen academic outcomes and long-term stability for children living in low-income households in the City of Orange. The program will operate at Lemon Grove Apartments and Citrus Grove Apartments, two affordable housing communities that together are home to hundreds of families. Approximately 90 percent of households within these communities fall within the Extremely Low Income category, placing them among the most economically impacted areas in the city. This project is designed to provide consistent, structured youth programming that supports academic success, positive engagement, and household stability. Tutoring will serve as the cornerstone of the program and will be offered throughout the week to students from elementary school through high school. Services will include both one-on-one tutoring and small-group instruction, allowing programming to be responsive to individual learning needs while reinforcing peer-based academic support. Tutoring will focus on core academic subjects, study skills, and academic confidence, helping students remain engaged in school and build habits that support long-term educational success. In addition to tutoring, the program will offer daily enrichment opportunities that complement academic learning and promote well-rounded development. These activities will include practical skill-building classes such as cooking, gardening, and basic computer literacy, as well as creative and physical enrichment opportunities including art, dance, music, singing, instrument instruction, and youth sports. These offerings are designed to reinforce classroom learning by supporting focus, teamwork, self-confidence, and consistent participation in structured activities during out-of-school hours. Through consistent tutoring, daily enrichment, and targeted support, this project seeks to create stable, supportive environments where children can learn, grow, and succeed. By concentrating services within affordable housing communities experiencing the highest levels of economic hardship, the program delivers CDBG-funded services in a manner that is accessible, focused, and directly aligned with the needs of youth in the City of Orange.

C. Objective

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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.

The proposed project will begin immediately at the start of the 2026–2027 program year and will operate continuously through June 10th, 2027. Youth tutoring and enrichment services will be delivered year-round, with programming structured to align with school schedules and seasonal learning needs. Youth classes and enrichment activities will be organized into trimester-based sessions during the fall, winter, and spring, allowing students to participate in consistent, structured cycles of learning. Summer programming will provide continued academic support and enrichment opportunities to maintain engagement and reduce learning loss during the school break. The project will conclude at the end of the 2026–2027 school year, with all services delivered as planned and participation tracked throughout the program period.

D. Demographics

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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	175	113
Black/African American		
Asian		
American Indian/Alaskan Native		
Native American/Other Pacific Islander		
American Indian/Alaskan Native & White		
Asian & White		
Black/African American & White		
American Indian/Alaska Native & Black/African American		
Other Multi-Racial		
TOTAL	175	113

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

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E. Measurements & Outcomes

Please provide the following information.

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

Affordable Housing (Create or Maintain)	<input type="checkbox"/>
Homelessness (Activities to end homelessness)	<input type="checkbox"/>
Community Development (Public Services or Public Facilities)	<input checked="" 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:
175

Of the Total Persons Assisted, how many will:

Have new or continued access to this service or benefit:	175
Have improved access to this service or benefit:	0

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

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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	\$48,000.00	\$60,000.00	\$108,000.00
Supplies	\$2,000.00	\$15,000.00	\$17,000.00
Construction	\$0.00	\$0.00	\$0.00
Supplies/Other	\$0.00	\$0.00	\$0.00
TOTAL	\$50,000.00	\$75,000.00	\$125,000.00

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
Local Business Donation	Lemon Grove L.P.	\$20,000.00	committed
Local Business Donation	Citrus Grove L.P.	\$20,000.00	committed
Fundraising Donations	Private Donations	\$35,000.00	committed
		\$75,000.00	

G. Audit & Performance

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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.

The HUB completes an annual independent audit conducted by a third-party accounting firm contracted by the organization. The most recent audit, December 31st 2024, included a comprehensive review of the organization's financial statements, internal controls, and grant management practices. The audit did not identify any findings, deficiencies, or concerns, and no issues were cited in the auditor's report or accompanying management letter. The audit confirmed that the organization's financial systems and controls are functioning appropriately and in accordance with applicable federal and funding requirements.

G.2. PAST PERFORMANCE:

A. Funding Expenditure Status. Enter dollar amounts

FY Year	Amount Awarded	Remaining
2025-26	\$39,089.00	\$31,635.47
2024-25	\$43,709.90	\$0.00
2023-24	\$40,000.00	\$0.00
TOTAL	\$122,798.90	\$31,635.47

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, the HUB Community Center not only plans to meet, but exceed its stated goals for the current funding period. With an initial target of reaching 175 individuals, the Center is on track to achieving the target handedly this year, serving 113 unique individuals by December 2025, with the full Spring 2026 season still ahead. This early achievement reflects both the effectiveness of the program design and the deep-rooted trust the HUB has built within the community it serves. The impact was especially significant for households experiencing acute economic hardship. Nearly all participants fell at or below 50% of the Area Median Income (AMI), with over 70% of participants in the Extremely Low Income Bracket (30% AMI), underscoring the HUB's ability to strategically direct CDBG resources toward residents facing the greatest barriers to stability. This strong performance is the result of deeply relational, community-informed programming. These high levels of participation were made possible by a blend of qualified staff, volunteer educators, and partner organizations, all working in concert to extend program reach and amplify impact. The HUB continues to build on this success by scaling its most effective interventions, ensuring the remainder of the program year is marked not only by sustained engagement but also by strategic growth. As the HUB prepares for its next funding cycle, the focus remains clear: serve the most economically impacted families, reinforce community cohesion, and provide pathways to long-term stability.

H. Required Documents

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H. Required Documents

Please provide the following information.

Articles of Incorporation

Allelous Articles of Incorporation.pdf

Board Minutes-Recent Board of Director's Meeting Minutes

10-3-2025 HUBOC Board Meeting Minutes.pdf

Bylaws

Allelous Bylaws.pdf

Census Tract Table

***No files uploaded*

Low/Moderate Area Map

CDBG Eligible Areas 20252029 Consolidated Plan.pdf

Organizational Chart

Copy of HUB OC Org Chart.pdf

Recent Audited Financial Statements

2024 Audit Financial statement (1).pdf

Service Area Map

CDBG Eligible Areas 20252029 Consolidated Plan.pdf

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

Allelous 501C 3 letter.pdf

Timeline of Expenditures **Required*

Proposed Quarterly Expenditure Timeline CDBG 2026_27 - Google Docs.pdf

Timeline of Program/Project Milestones **Required*

Program Project Milestones CDBG 2026_27 - Google Docs.pdf

Other Documentation

***No files uploaded*

Certification

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Certification

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

Signature:

Cameron Geringer-Pate

Electronically signed by cam@ycorange.org on 1/23/2026 1:40 PM

Title:

Director of Grants and Strategic Partnerships