

**City of Chattanooga, TN**  
**Consolidated Annual Performance and Evaluation Report**  
**CAPER**

Third Program Year

July 1, 2018 – June 30, 2019



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2018-2019 CAPER

# Table of Contents



<a href="#"><u>CR-05 - Goals and Outcomes</u></a> .....	1
<a href="#"><u>CR-10 - Racial and Ethnic composition of families assisted</u></a> .....	12
<a href="#"><u>CR-15 - Resources and Investments 91.520(a)</u></a> .....	13
<a href="#"><u>CR-20 - Affordable Housing 91.520(b)</u></a> .....	20
<a href="#"><u>CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)</u></a> .....	23
<a href="#"><u>CR-30 - Public Housing 91.220(h); 91.320(j)</u></a> .....	30
<a href="#"><u>CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)</u></a> .....	33
<a href="#"><u>CR-40 - Monitoring 91.220 and 91.230</u></a> .....	42
<a href="#"><u>CR-45 - CDBG 91.520(c)</u></a> .....	43
<a href="#"><u>CR-50 - HOME 91.520(d)</u></a> .....	45
<a href="#"><u>CR-60 - ESG 91.520(g) (ESG Recipients only)</u></a> .....	51
<a href="#"><u>CR-65 - Persons Assisted</u></a> .....	54
<a href="#"><u>CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes</u></a> .....	58

## **Attachments**

**Attachment 1:** ESG Sage Report

**Attachment 2:** PR26, PR91, PR 36

**Attachment 3:** Rental Inspection Report

**Attachment 4:** Section 3 Summary

**Attachment 5:** Public Involvement

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan.**

#### **91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The overall goal of HUD's community planning and development programs is to develop viable communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate-income persons. The City of Chattanooga has a long history of successfully managing programs funded through the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and the Emergency Solutions Grant (ESG).

This is the fourth year of the Five-Year Consolidated Plan. The City's activities and performance are consistent with the goals, objectives, and priorities outlined in Annual Plans and the Consolidated Plan. The City allocated Program Year 2018 - 2019 funds to activities that met 2015 - 2019 Consolidated Plan priority needs. Some activities were carried out by partner organizations and others were in-house, managed by City personnel. Activities undertaken improved housing conditions for owner-occupants and renters, created homeownership opportunities, assisted the homeless, eliminated blighting conditions in neighborhoods, enhanced or improved services, provided infrastructure and public facilities in lower-income neighborhoods and provided loans to businesses for creating jobs.

During FY 2018 - 2019 one hundred forty-five (145) homeowners received assistance in preserving their home. Assistance was provided through housing improvement programs operated by the City and partner entities. Types of improvements ranged from minor repairs and landscaping, through activities conducted by Habitat, Group, and World Changers, to roof installations through Chattanooga Community Housing Organization (CCHDO), and major home renovations through Chattanooga Neighborhood Enterprise (CNE). Fifty-four units were subsidized with CDBG, three with Lead Safe and Healthy Homes funds, and the balance with private resources through partner agencies. Three households became homeowners with down payment assistance provided by CNE, using HOME funds. An additional forty-three (43) affordable rental units were added to the City's inventory through construction or renovation of units using CDBG, HOME and the City PILOT Program. Three affordable rental units were preserved through renovation. One homeowner unit was added to the local inventory through Habitat with HOME funds.

Although the levels of assistance for public service activities supported by the City's CDBG and ESG allocations are very limited, through social services partners and other City departments, over 10,000 citizens received a wide range of public services assistance. Examples of services include housing counseling, rental assistance, utility assistance, job training, childcare, access to technology, budgeting and family counseling, and economic development/business start-up assistance. Combined CDBG and ESG of \$194,801 and City funds of over \$500,000, allowed the City and partner organizations to assist

over 1,423 individuals by providing emergency shelter, homelessness prevention services, and re-housing assistance to those experiencing homelessness. The City's financial assistance with the Cold Weather Shelter provided safe shelter from the cold to an average of 80 persons per night for 90 days.

\$200,000 in CDBG funds was made available to the City's Transportation Department (CDOT) for public infrastructure improvements in low-to-moderate income census tracts. During the 2018 – 2019 fiscal year, CDOT completed 1,800 linear feet spanning roughly four blocks in Eastlake, from on Dodds Avenue from Rossville Blvd. to 44th Street. An approximate number of residents served is 4,256 in the Census Tract 24.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration and Planning	Admin	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	63867	63867	100.00%	63867	63867	100.00%
Community Dev Public Facilities & Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	63867	63867	100.00%	4256	4256	100.00%
Community Dev Public Facilities & Infrastructure	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings		0		13	13	100.00%
Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0			4256	4256	100.00%
Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	28000	280.00%	2000	2000	100.00%

Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted		0				
Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	1107	134	12.10%	221	40	18.10%
Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	100	487	487.00%	20	3	15.00%
Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	50	30	60.00%	10	1	10.00%
Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	1305	510	39.08%	261	145	55.56%
Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	100	23	23.00%	20	3	15.00%
Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Housing for Homeless added	Household Housing Unit	90	0	0.00%	18	0	0.00%

Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Buildings Demolished	Buildings	75	193	257.33%			
Increase Employment Opportunities	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	180	108	60.00%	36	0	0.00%
Increase Employment Opportunities	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	45	15	33.33%	9	0	0.00%
Services and Housing for Homeless	Homeless	CDBG: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	28000	1,400.00%	70	481	687.14%
Services and Housing for Homeless	Homeless	CDBG: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1075	393	36.56%	215	581	270.23%
Services and Housing for Homeless	Homeless	CDBG: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	2000	503	25.15%	414	414	100.00%
Services and Housing for Homeless	Homeless	CDBG: \$ / ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	

Services and Housing for Homeless	Homeless	CDBG: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	373	311	83.38%		0	
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**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

**Program Units/Number Served Using CDBG**

Public Services Activities serving homeless - CDBG: 481 individuals, City Funds:581

ECD Minor Home Repair (World Changers & GROUP projects) – City General Funds: 85 units

Lead Hazard and Healthy Homes Grant: 3 units

CCHDO Roofing Program – CDBG: 29 units

Habitat for Humanity Neighborhood Revitalization – CDBG: 18 units

ECD Rental Unit Renovation Program – CDBG: 2 units

Homebuyer Counseling – CDBG: 54 individuals

Reductions in funding levels limit the range and volume of activities the City is able to commit to when utilizing Entitlement Funds. Shrinkage in anticipated resources is the biggest challenge to achieving anticipated 5-year goals. Thus, funds must be intentionally targeted to address the greatest need(s) in the most effective, efficient and impactful manner.

Primary focuses for the use of available funding under the Consolidated Plan include: the preservation and production of affordable housing for households at or below 80% AMI, providing housing and housing-related services to the homeless or near homeless, supporting neighborhood stabilization and development in strategic coordination with housing activities, and promoting economic developing activities.

With program income, a total of \$3,724,538 in CDBG funds was available. \$3,040,085 in CDBG was budgeted for activities in FY 2018 – 2019. 52% was allocated to housing, 17% for community improvement and blight removal, 13% to economic development, 12% to grant administration, and 5% to public services. Because of limited funding, goals and proposed allocations for social service activities are relatively low. However, due to partner agencies leveraging ESG and CDBG with other funding, established goals associated with homeless services were exceeded. In addition to the 4,067 assisted with CDBG and ESG, over 28,000 were assisted through programs funded with City general funds.

Annual goals established to address affordable housing fell short for rental and homeowner housing, primarily due to unrealized opportunities to leverage funds with other partnership programs. However, one CDBG assisted project and three PILOT projects, that are underway, will contribute to the preservation of over 500 affordable rental units that will be counted in the upcoming fiscal year.

Because they can only be used for new construction under limited circumstances, CDBG funds are primarily allocated for the preservation of housing and improving access to housing through education

and down payment assistance. To the greatest extent possible, the City seeks to address the need for affordable housing by leveraging CDBG and HOME funds through partnerships with other entities - for-profit and non-profit, using various initiatives like the City’s PILOT (Payment in Lieu of Taxes) Program, and the rental rehab programs. Through the CDBG and HOME assisted rental housing projects, three affordable rental units are being preserved. This falls far below the annual goal of 20.

Economic Development/Section 108 Loan - The Section 108 Revolving Loan Fund, managed by BrightBridge, Inc. was capitalized with \$2,434,468 in proceeds received by the City through HUD’s Section 108 Loan Guarantee Program in 2009. The focus of the loan program is to assist businesses for the creation/retention of jobs for low and moderate-income citizens.

During FY 18-19, the Section 108 Revolving Loan Fund was transitioned over to another entity to manage – Southeast Tennessee Development (SETD). The transition took most of the year to finalize. As a result, no new loans were made during FY 2018-19. Nonetheless, the City provided \$120,000 in General Funds to the Urban League in support of the following economic development activities in FY 18-19

**CR-10 - Racial and Ethnic composition of families assisted**

**Describe the families assisted (including the racial and ethnic status of families assisted).**

**91.520(a)**

	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>
White	26	0	324
Black or African American	80	1	364
Asian	0	0	0
American Indian or American Native	0	0	0
Native Hawaiian or Other Pacific Islander	0	1	0
<b>Total</b>	<b>106</b>	<b>2</b>	<b>688</b>
Hispanic	0	0	0
Not Hispanic	101	108	0

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

**Narrative**

The 2015 ACS 5-Year Population Estimate shows Chattanooga with a population of 174,458. The racial breakdown is as follows: White 105,202 (60.3%); Black or African American 59,263 (33.9%); Hispanic or Latino (of any race) 9,448 (5.4%).

In 2018-2019, services provided through the CDBG program were concentrated primarily in low/moderate-income neighborhoods and Census Tracts (51% or more of people within an area have incomes 80% or below the Median Family Income). Other programs, like housing activities, operate on a citywide basis but serve only low and moderate-income persons. HOME funds must be utilized for housing activities benefiting low and moderate-income people and are targeted accordingly. Emergency Shelter Grant funds give priority to populations rather than geographic areas. ESG funds are used to primarily serve citizens with incomes below 30% of the area median income (AMI).

The majority of funding expended involved activities available City-wide, for housing, homeless services, and economic development. The City recognizes that neighborhoods have distinct needs and must have different revitalization strategies and approaches to redevelopment. When feasible, the City utilizes a targeted approach to neighborhood revitalization. To accomplish this, the City engages in community planning efforts, working closely with neighborhood-based organizations and other City Departments, including the Chattanooga-Hamilton County Regional Planning Agency to identify what is needed in a particular community. This is becoming increasingly challenging in light of limited funding and Fair Housing restrictions governing minority and poverty concentrations. Forty-six percent (46%) of families served were White, Forty-six percent (46%) Black/African American and one percent (1%) Hispanic.

The City’s Community Development Office (CD) collects, analyzes and monitors data to identify underserved areas and track progress made in targeted areas. In considering activities for funding, CD reviews neighborhoods on the basis of the following criteria: location, amount of investment, proximity to other investment, and ability to sustain and leverage City/Federal investment.

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	3,040,085	1,430,036
HOME	public - federal	2,371,532	406,108
ESG	public - federal	169,132	110,474

**Table 3 - Resources Made Available**

**Narrative**

Available resources of CDBG, HOME, and ESG include annual allocations, program income earned and carry-over balances from the prior year.

July 1, 2018– JUNE 30, 2019 Expenditures	
<b>Expenditures Under the CDBG Program</b>	
Public Facilities & Infrastructure	\$122,667
Clearance & Demolition	\$86,739
Public Services (General)	\$73,998
Economic Development	\$400,898
Housing (Single Unit) -Preservation	\$342,982
Housing (Multi Unit) - Preservation	\$27,572
Program Administration	\$375,940
<b>Total CDBG Expenditures</b>	<b>\$1,430,796</b>
Funding Available	\$3,724,538
<b>Balance as of June 30, 2019</b>	<b>\$2,293,742</b>
NSP & CDBG Program Income Generated	\$375,316
<b>Expenditures Under the HOME Program</b>	
Affordable Rental Housing – Preservation & Production	\$215,648
Chattanooga Community Housing Development Org/Production	\$58,445
Chattanooga Neighborhood Enterprise Homebuyer Assistance	\$29,032
Program Administration	\$102,983
<b>Total HOME Expenditures</b>	<b>\$406,108</b>
Funding Available	\$3,545,627
<b>Balance as of June 30, 2019</b>	<b>\$3,139,519</b>
Program Income Generated	\$491,113

July 1, 2018– JUNE 30, 2019 Expenditures	
<b>Expenditures Under the ESG Program</b>	
Partnership FC&A	\$7,088
Community Kitchen	\$12,988
Hamilton County EAP	\$38,488
Family Promise	\$32,049
Room in the Inn	\$9,299
Program Administration	\$10,562
<b>Total ESG Expenditures</b>	<b>\$110,474</b>
Funding Available	\$169,132
<b>Balance as of June 30, 2019</b>	<b>\$58,658</b>
<b>Other Programs/Projects</b>	
HOME Match Contributed	\$6,138.00
ESG Match	\$153,843

The tables above outlines the resources available (budgeted), along with amounts expended, between July 1, 2018, and June 30, 2019, under the three Entitlement Grants. CDBG funds are used to provide direct assistance to low- and moderate-income citizens residing within the city limits of Chattanooga or

to address infrastructure improvements located within low- and moderate-income census tracts. These are census tracts in which at least 51% of the households are low- and moderate-income.

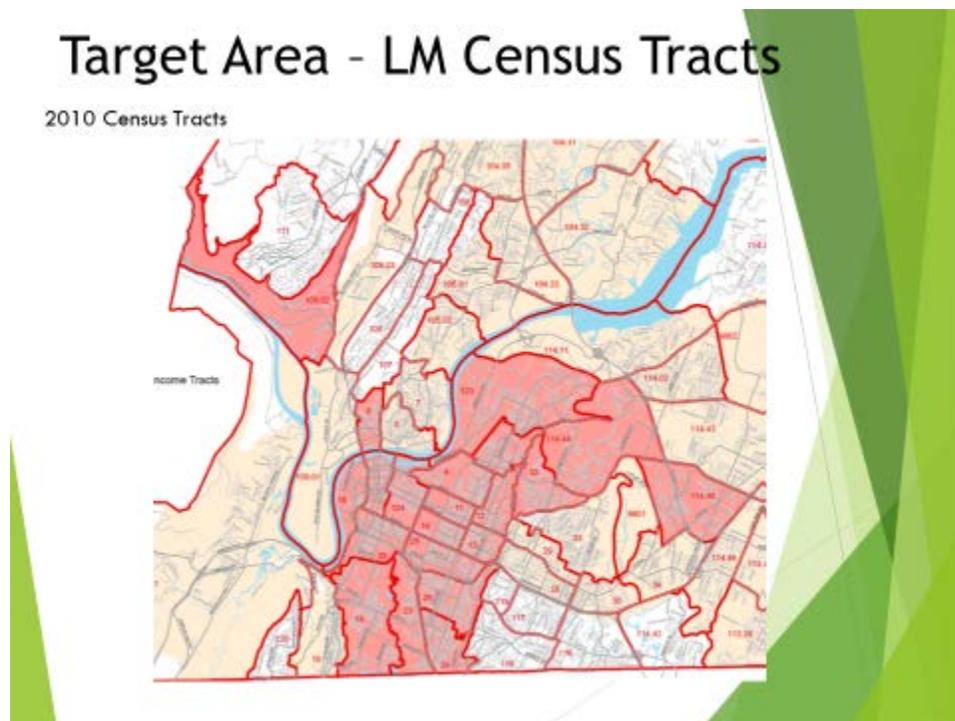
**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-wide Activities	100	100	PJ Area
Eligible Census Tracts	100	100	L/M Census Tracts

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

Funding received for Consolidated Plan projects and activities serves low and moderate-income residents and neighborhoods within the city limits of Chattanooga. The City of Chattanooga's target area is the entire city, therefore the distribution of funds is projected and targeted city-wide. Housing, economic development, and public service activities are provided city-wide while public facility improvements, infrastructure improvements, and some economic development activities, are limited to low-income census tracts. A great percentage of total funding available is targeted for the production and preservation of affordable housing activities which, typically, are not restricted by census tract. If future requirements deem it necessary, strategic target areas may be identified later.



## City of Chattanooga Low- Moderate Income Census Tracts

Area	Census		Percentage			Race/Ethnicity		
	Tract	Pop.	L/M	White	Black	Hispanic	Am. Indian	Asian
Orchard Knob, Avondale	4	3,143	68.45%	6.8%	89.2%	2.4%	0.6%	0.0%
Hill City	8	1,348	68.31%	64.7%	32.8%	1.1%	1.6%	0.0%
Fortwood	11	1,774	62.87%	29.5%	50.2%	23.3%	0.0%	0.0%
Glenwood	12	3,513	61.11%	13.6%	84.8%	0.7%	1.2%	0.0%
East Lake, Ridgedale	13	2,064	74.25%	38.6%	50.5%	18.5%	0.4%	0.0%
Highland Park	14	2,066	66.42%	56.1%	42.2%	9.7%	0.0%	0.2%
Westside	16	2,481	100.00%	18.3%	80.0%	0.0%	0.9%	0.8%
South Chattanooga, Alton Park, Piney Woods	19	3,959	85.83%	2.8%	94.7%	1.3%	0.3%	0.0%
Southside	20	1,211	85.02%	21.0%	65.1%	11.5%	2.4%	0.0%
Clifton Hills	23	1,492	68.56%	43.4%	29.3%	26.5%	0.9%	0.0%
Cedar Hill, East Lake	24	4,256	78.12%	72.9%	13.0%	28.3%	2.0%	3.7%
East Lake	25	4,773	80.76%	35.7%	55.1%	11.4%	2.1%	0.0%
Oak Grove	26	2,734	75.76%	34.5%	49.4%	24.3%	0.0%	0.0%
Downtown	31	1,708	60.53%	64.2%	34.7%	3.3%	0.0%	0.0%
Foxwood Heights	32	3,385	61.81%	15.5%	75.6%	5.2%	3.9%	0.0%
Signal Mt. Blvd.	109.02	1,007	70.31%	100.0%	0.0%	0.0%	0.0%	0.0%
Eastdale	114.44	3,813	59.59%	17.3%	80.8%	2.4%	0.0%	0.0%
Shaphard	114.45	3,704	51.24%	55.2%	39.5%	10.2%	0.0%	1.1%
Avondale, East Chattanooga	122	2,908	86.55%	5.7%	92.9%	2.0%	0.0%	0.0%
Amnicola, East Chatt, Glass Farm	123	4,609	66.32%	30.5%	63.9%	0.8%	2.0%	1.2%
Mill King, Fortwood	124	5,092	68.17%	64.1%	28.5%	2.1%	0.1%	6.6%

Source: U.S. Census Bureau, 2010 Census

The 2018 median income for a family of four in Chattanooga was \$61,700. Incomes for families of that sized served under these programs/activities do not exceed \$53,300 (80% of the median income). The following charts and map show income limits, rent limits, and Census Tracts used in determining eligibility when using Federal Funds, as well as the population and demographic makeups within the Census Tracts. ESG funds primarily served those with incomes below 30% AMI, HOME for those with incomes below 60% for rental and 80% for homeownership, and CDBG funds served those with incomes below 80% AMI. The shaded areas on the map (low-income Census Tracts) are the areas in which CDBG funds can be used for sidewalk/infrastructure improvements.

### Target Populations

The following income categories are used for programs:

- ▶ Extremely low - households with income less than 30 percent of area median income (AMI)
- ▶ Very low - households with income between 30 and 50 percent of AMI
- ▶ Low - households with income between 51 and 80 percent of AMI
- ▶ Moderate - households with income between 81 and 120 percent of AMI
- ▶ Above moderate - households with income above 120 percent of AMI

#### 2018 Income Limits (Median Family Income: \$61,700)

Family Size	Low Income 80% AMI	60% AMI	Very Low 50% AMI	Extremely Low 30% AMI
1 Person	\$34,550	\$25,950	\$21,600	\$12,950
2 Person	\$44,450	\$29,640	\$24,700	\$14,800
3 Person	\$49,350	\$33,360	\$27,800	\$16,650
4 Person	\$53,300	\$37,020	\$30,850	\$18,500
5 Person	\$57,250	\$40,020	\$33,350	\$20,000

#### Rents:

CDBG and ESG projects/programs will use the most recent HUD published Fair Market Rents.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City of Chattanooga prides itself on its ability to leverage federal resources more than 20-to-1. Unfortunately, over the past six years, other federal, state, and local resources for activities eligible for Consolidated Plan funding have been cut severely. Private resources have been similarly limited by reductions in the corporate, foundation, and individual giving.

However, the City continues to utilize partnerships with for-profit and non-profit partners to maximize the impact of available funds. An example is the rental rehab program under which CDBG funds were leveraged with private developers.

The leverage provided is typically more than 2 dollars of private funding and non-federal resources like the City's PILOT. Through the PILOT Program, 40 new units were added to City inventory of affordable rental units. The City and Hamilton County are forgoing a total of \$2.2 million, over ten years, in taxes as an incentive for affordable units in projects.

CDBG does not carry a match requirement, as with ESG and HOME. ESG matching requirements are satisfied through subrecipient partnerships. Entities receiving ESG funds must match grant funds dollar for dollar. Subrecipients satisfy this requirement by using volunteers' hours, and/or private funding. ESG program expenditures (total less administrative (\$10,562) for FY 2018-2019 totaled \$110,473. Match and leverage, total to \$143,844

Although CDBG regulations require a minimum of 70% of the funds, be used to benefit low/moderate-income residents (over a three year period), past reporting has shown that for the City of Chattanooga, 100% of expenditures met this requirement.

HOME funds, typically carry a 25% match requirement, however, some grantees, like the City of Chattanooga, have a reduced match requirement of 12.5%. The City addresses its match requirement through carryover match from prior years as well as through match requirements placed on sub-grantees receiving funding for projects. The following tables provide information on required match under HOME.

The HOME match information shows the City with \$6.2 excess match to carry over to cover future match requirements. This can be attributed to organizations like Habitat being able to count such match as; in-kind donations, volunteer labor, land donations, and partners'. Match

contributions for 2018-19 were \$6,138.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	6,213,442
2. Match contributed during current Federal fiscal year	6,138
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	6,219,580
4. Match liability for current Federal fiscal year	103,164
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	6,116,416

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1406 N. Orchard Knob	07/01/2018	0	0	6,138	0	0	0	6,138

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
864,848	491,113	406,108	0	949,853

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	3,427,469	0	0	97,600	0	3,329,869
<b>Sub-Contracts</b>						
Number	6	3	1	1	1	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	3,427,469	110,436	3,317,033			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	18	193
Number of Non-Homeless households to be provided affordable housing units	532	189
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>550</b>	<b>382</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	215	0
Number of households supported through The Production of New Units	231	41
Number of households supported through Rehab of Existing Units	281	145
Number of households supported through Acquisition of Existing Units	20	3
<b>Total</b>	<b>747</b>	<b>189</b>

Table 12 – Number of Households Supported

### Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

These goals were established under the premise that the majority would be achieved through collaborative partnerships and incentives with Chattanooga Housing Authority (CHA), non-profit and for-profit developers as well as through other HUD sponsored programs, like Shelter Plus Care. CDBG and HOME would only be used to able to subsidize or incentivize approximately ten percent (10%) of the total.

The City's Shelter Plus Care grant, which subsidized 25 to 30 units of rental housing, was not renewed resulting in the City not being able to impact this goal. However, other agencies were able to provide rental assistance - many served through homeless services providers. And although the chart shows zero for "Number of homeless to be provided affordable housing units" the 776 units under "Number of Non-

*homeless to be provided affordable units*" include homeless households accessing units assisted with CDBG, HOME, and the PILOT Program.

Anticipated partnerships with Low Income Housing Tax Credits (LIHTC) developers have not materialized because developers are finding it difficult to put forth viable projects for consideration under the current structured Low Income Housing Tax-Qualified Allocation Plan and the County Needs Scores for the area.

In spite of no longer receiving federal funding for Shelter Plus Care for rental assistance, using general funds, the City assisted 581 homeless individuals with rental assistance to access permanent housing. Seventy-eight (78) of these were classified as veterans. Homeowner and rental housing units were preserved using CDBG, HOME, private dollars, and City General Funds. The annual goal of preserving 261 homeowner housing units through various rehab programs was not achieved because expected partnerships with local churches and groups have not materialized as anticipated.

The goal established for the acquisition of existing units for homeownership was not achieved either. Three households were assisted into homeownership through Chattanooga Neighborhood Enterprise (CNE) and one through Habitat for Humanity.

**Discuss how these outcomes will impact future annual action plans.**

Overall goals for the preservation and production of affordable housing fell short. Like many other cities nation-wide, the City is challenged with finding solutions to incentivize the production of affordable housing. Rising construction costs, a shortage of contractors, and market-rate competitors are the major contributors to the challenge. The City is exploring many avenues through which to address these challenges.

The City continues to explore ways and opportunities to increase and grow partnerships. The recently established affordable housing fund and creative ideas garnered from a City-held, Housing Connections Conference, optimistically will result in greater progress towards reaching established goals, next year.

Additionally, all homeowner and rental housing improvement programs will be operated to incorporate resources from the Lead and Healthy Homes Grant that the City received in 2017. The City was awarded Lead Hazard Control and Healthy Home Grants totaling \$1,650,000 to reduce lead hazards in approximately 120 homes. Lead issues will be addressed at no cost to the property owner. This should serve as an incentive for landlord and homeowners to participate in preserving affordable rental and homeowner units.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	8	1
Low-income	17	1
Moderate-income	21	0
<b>Total</b>	<b>46</b>	<b>2</b>

**Table 13 – Number of Households Served**

**Narrative Information**

The data above and in the following table provide details on families served through CDBG, HOME, ESG, and City-funded programs. Of the families served, 100% of those assisted were low-income to moderate-income. The City and partner entities use HUD published guidelines in providing services and documenting eligibility.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The persons who remain chronically homeless are mostly people with complex issues that cut across several systems of care: health care, mental health care, substance abuse services, and sometimes care for intellectual disabilities. Extensive collaboration among these systems of care is required to meet the needs of many of the persons who are currently chronically homeless.

The Point-in-Time count for the Chattanooga area was held on January 26, 2017. The count was 576 persons, a slight increase from January 2016 of 527. The Chattanooga Regional Homeless Coalition (CRHC) is the lead strategic planning agency for the Continuum of Care (CoC) and collaborative application for the Chattanooga area and manages the Coordinated Entry System (CES) for the CoC. The ultimate objective of the planning process of the Continuum of Care is to produce programs that lead to solutions and permanent housing for persons who are homeless.

The CoC Advisory board oversees all CoC business, facilitating policy and planning to prevent and end homelessness via engaged members and committees addressing housing, health, coordinated entry, HMIS, rapid re-housing collaboration, and employment/income. CRHC is responsible to assure that all programs in the collaborative application are consistent with the City of Chattanooga's Consolidated Plan, and meet the goals of the Chattanooga area plan to end homelessness, including coordination with Emergency Solutions Grant (ESG) projects/programs. The CES uses a standardized assessment tool which includes VI-SPDAT. Case conferencing is used to help ensure that the most vulnerable are housed in a timely manner and to consider vulnerability on a case-by-case base in cases where the assessment tool did not accurately reflect a homeless person's true vulnerability.

The City provides CDBG and ESG funding to agencies for outreach, centralized intake, rapid-housing, stabilization and shelter operation. The centralized intake/coordinated assessment program is a one-stop program located at the Family Promise of Greater Chattanooga Area (FPGC) Day Center where homeless and near homeless families can receive an intake and assessment to identify barriers to success and get securely linked to case management, a rapid re-housing program, and supportive follow-up services. Chattanooga Community Kitchen conducts outreach in partnership with the Homeless Health Care Clinic to provide care for the homeless around the city. The Homeless Health Care Center (HHCC), operated by the Hamilton County Health Department is a comprehensive onsite medical clinic offering case management, substance abuse treatment and mental health services to the homeless.

Taking on the challenge under the US Interagency Council on Homelessness to end homelessness among veterans, Mayor Berke established a Homeless Services Program. The program has expanded to include non-veterans. During FY 2018-19 the following was accomplished under the program.

Total Number of People Served: 581

Total number of people housed:193

Number of Veterans housed: 78

Average length of time to house Veteran for FY19: 48 days

Average in 2019: 37

Shortest length of time to House: 6 Hours

#### Outreach

Number of individuals contacted by Outreach: 220

Number of coordinated entry assessments performed: 90

#### Emergency Shelter

Total number assisted with emergency shelter: 45

Total number housed after being placed in emergency shelter: 38

Average length of time to house Veteran after being placed in the shelter: 47 days

#### Housing Navigation

Landlord Partnerships: 36

Property Management Company: 8

Private Landlord: 18

Apartments: 10

#### Severity of need

VISPDAT Score:

Housed Average: 6 Max:13 Lowest: 1

Inactive Average: 7 Max:11 Lowest: 4

Average of all people served: 6.44

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

In Spring 2018, Mayor Berke through Executive Order announced the creation of the Chattanooga Interagency Council on Homelessness (CICH). CICH is a group of organizations and individuals appointed that plan, coordinate, and accelerate the City's response to ending homelessness. The goals for CICH include: is the primary body responsible for

1. Developing our community's plan to end homelessness
2. Coordinating all groups to implement the plan
3. Holding stakeholders accountable to meeting goals outlined in the plan
4. Building more accountability and transparency to the community around homelessness

5. Unifying community resources to address homelessness towards a common goal and process

A consulting firm was hired to help with the development of a Homelessness Action Plan. The plan to end homelessness in Chattanooga focuses on several key goals:

1. Improve coordination among the organizations that serve people experiencing homelessness.
2. Enhance case management services.
3. Establish emergency shelter options.
4. Expanding rapid re-housing capacity.
5. Expand permanent supportive housing capacity

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Partner entities, along with many other local agencies and City departments (primarily YFD) work closely together to provide a wide range of services to households most in need, helping them avoid homelessness. Chattanooga area providers continue to evaluate the effectiveness and capacity of current emergency shelter and transitional housing using a team of local homeless service provider staff and administrators. These agencies work collaboratively with other agencies to provide comprehensive, coordinated services and shelter to individuals and families in need. Clients may be referred to for various programs.

Chattanooga Regional Homeless is responsible for overseeing the strategy to reduce First-Time Homelessness. The COC has prevention funds through several units of local government and SSVF as well as several privately funded agencies. Coordinated Entry training includes diversion to these programs as well as other resources available through the 211 system. Two 211 systems are operated by United Way within the CoC area. Both of these maintain a database of currently available resources for the unstably housed including food, utility, and life skill assistance. Several home energy conservation and home weatherization programs operate within the CoC and are available through 211 call center referral. Multiple agencies offer job training/placement and computer skills training to low-income individuals.

The Family Justice Center provides free services for victims of sexual assault, human trafficking, elder abuse, domestic and family violence through an extensive collaboration with law enforcement, legal

services, and partner social service agencies, all located at one secured, comfortable location, where victims can get all the services they need to safely escape abuse. Partnership for Children, Families, and Adults provides case management services to victims of domestic violence and sexual assault through their Crisis Center. Subrecipients are required to ensure the confidentiality of client data pertaining to the provision of family violence prevention or treatment services.

The Hamilton County Department of Social Services, Volunteer Behavioral Health Care System, local hospitals, the Hamilton County Sheriff's Department, and local agencies all work together to ensure that persons are not discharged into homelessness. For individuals with mental/substance abuse problems discharge planning begins at admission and continues throughout hospitalization and continuity of care is maintained by an active liaison with case management agencies offering a variety of community services.

Homeless inmates are identified upon entry into the correctional facilities and linked to appropriate services. Special liaisons appointed by the facility, develop an appropriate discharge plan for release and community reintegration is planned. The Correctional Release Center (CRC) is contracted by the Tennessee Department of Correction to provide short-term transitional services rooted in evidence-based practices to address the needs of incarcerated women. While at the CRC, women work toward gaining job and life skills that will assist in a productive re-entry into society.

The CRHC communicates with homeless service providers to monitor trends in the homeless population and ensure that more foster care youth are not being discharged into homelessness. The CRHC disseminates information to other local social service providers about the DCS programs and identifies DCS Program specialists in the area. Specialists from the Office of Independent and Transitional Living assists youth aging out of foster care (or youth formerly in the system), up to age 21, and routinely coordinates with local providers and mainstream resources for qualifying, homeless youth.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Chattanooga's CoC community, social services providers, and housing providers work collaboratively to create and provide:

- Expanded customer-focused paths to, and opportunities for, permanent housing,
- Develop units of affordable housing for persons experiencing homelessness,
- Increase access to services and supports for individuals and families,
- Prevent homelessness,
- Increase employment training and employment opportunities, and

- Strive toward full community reintegration and stability of all citizens of the region through linkage to mainstream resources and support.

The City of Chattanooga is one of few cities nationwide to have effectively ended chronic homelessness among veterans. Chattanooga officially achieved this in February 2017 by providing permanent housing and services to 244 veteran households.

The City has expanded outreach and services to the general homeless population. The City expended over \$370,000 in General Funds, directly assisting veterans and other homeless individuals with obtaining access to permanent housing by covering rent and utility deposits and rent arrearages. 581 individuals were assisted. 78 were veterans.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Following are some highlights from Chattanooga Housing Authority 5-year PHA Plan and Annual PHA Plan. The full plans can be accessed/reviewed on the organization's website at: [WWW.chahousing.org](http://WWW.chahousing.org). CHA has established the following goals, objectives and actions to address the needs of public housing residents.

- Expand the supply of Assisted Housing in Chattanooga
- Increase assisted housing choices
- Improve the quality of assisted housing
- Improve community quality of life and economic vitality
- Promote self-sufficiency and asset development
- Ensure Equal Opportunity and Affirmatively Further Fair Housing

The CHA will apply for new allocations of HCVP vouchers as they become available. The CHA proposed to build 50 new townhomes for families on a vacant parcel at Cromwell Hills Apartments. HUD's Office of FHEO, disapproved the proposal due to greater than 50% minority concentration in the Census Tract of the proposed development. The CHA appealed the decision, but was unsuccessful in securing HUD approval.

The CHA awarded 87 project based vouchers to the Elmington Capital Group, which will be building a new development with 199 rental units. These units will be ready for occupancy in July 2019.

If the CHA's plan to apply for a partial demo of College Hill Courts is approved, these 87 units may be used for relocating 87 College Hill Courts residents under CHA's people first approach.

The CHA awarded 24 project based vouchers to CADAS, a local nonprofit entity, to support a new 24 unit development for people who have successfully completed alcohol/drug rehabilitation. These units will be ready for occupancy by December 2017.

CHA Successfully applied for a grant from the Maclellan Foundation that funds the salary and benefits for a Housing Navigator - helps homeless individuals and families who to secure affordable, quality housing.

During Phase I of the Boynton Terrace renovation- worked closely with 87 elderly families to offer choices that would most closely suit each individual family's need.

Applied for disposition of 200 units at Cromwell Hills Apartments in preparation for a 4% tax credit deal that will fund the redevelopment of 200 units at Cromwell Hills Apartments.

Partnered with existing agencies to provide educational, recreational and social opportunities on site in

public housing developments

Upward Mobility Counselor continued to implement Upward Mobility Programs at Fairmount Apartments, Greenwood Terrace and Maple Hills. The CHA plans to expand the Program in its Cromwell Hills Apartment and Scattered Site renovations, new development projects that will result in an additional 311 families being part of self-sufficiency initiatives.

CHA hosted 5 job fairs that linked prospective employers with interested LIPH residents and HCVP participants.

All CHA staff have received training by HUD staff on Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Titles II and III of the Americans with Disabilities Act. This training will be repeated in the latter half of 2017 and in 2018.

The CHA promptly responded to requests for reasonable accommodations in its programs.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

The Family Self-Sufficiency Program (FSS) is a special opportunity offered to Public Housing residents and Housing Choice Voucher Program (Section 8) participants by the Chattanooga Housing Authority. FSS Program clients work with CHA staff in obtaining both public and private resources that are needed to become free of Temporary Assistance for Needy Families (TANF) and other types of governmental assistance. When a resident successfully completes the FSS Program, they may use the money in the escrow account, established while participating in FSS Program, for anything that will assist them in remaining self-sufficient. Examples of escrow usages include tuition for college, a new car or the down payment on a home.

CHA's Homeownership Voucher Option allows residents to own a home by assisting qualified clients with monthly mortgage payments. Instead of using their voucher to help make monthly rent payments, the voucher is applied to a monthly mortgage payment.

Residents can attend a homebuyer's education course to determine if they are financially and emotionally ready to purchase a home and to gain a better understanding of the home-buying process. Residents attend a one-on-one counseling session to develop a personal homeownership plan. CHA works with them to prepare for purchasing a home by reviewing credit ratings, work history, and the family's financial situation. They can develop their homeownership plan by attending additional counseling sessions/homebuyer education classes/workshops; establish and/or maintain good credit; follow other suggestions given by homeownership counselors.

### **Actions taken to provide assistance to troubled PHAs**

This section is not applicable. CHA is not a troubled PHA.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The City continues to hold addressing housing affordable needs in Chattanooga as a very high priority and continues to identify innovative ideas/programs to address those needs. As a fast-growing and changing community, the City is continuously reviewing and when possible, amending policies, laws, or ordinances adversely affecting access to affordable housing, development, and preservation.

Chattanooga endeavors to be intentional about increasing the availability of affordable housing in neighborhoods throughout the City. These efforts involve developing and maintaining partnerships across the board and throughout the community with builders, realtors, developers, housing agencies and citizens in the creation of a variety of housing opportunities. Discussions and planning emphasize increasing awareness and empathy for the wide variety of citizens seeking housing and how life situations and lifestyle preferences shape housing needs.

Such planning and discussion have resulted in the following taking place: Along with leveraging federal funds to increase the supply of affordable units, other efforts include:

1. Establishment of an Affordable Housing Trust
2. Changes in City's zoning codes in select areas with a Form-based Code which, in part, allow a wider variety of real property uses.
3. Changes to the Payment in Lieu of Taxes (PILOT) incentive program requiring developers to reserve at least 50% (up from 20%) of the units for tenants or homeowners with income levels that do not exceed 80% of the Area Median Income (AMI).
4. Changes in zoning to allow the development of accessory dwelling units (ADUs) in certain area of the community – increasing inventory and housing options in high-density area.

The City continues to improve its efforts in Fair Housing, including establishing and meeting goals in compliance and education, etc. To educate the public on Fair Housing the City will continue to host, sponsor and attend Fair Housing community events.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

To the greatest extent feasible, the City leverages Entitlement Funds with local investments to serve low-to-moderate income citizens through housing and social services. 100% of HOME, ESG, and CDBG funding is expended for households with incomes at or below 80% of the Area Median Income (AMI).

Over 85% of citizens served through programs/activities in 2018 - 2019 very extremely low income with household incomes 0-30% of AMI.

The City of Chattanooga collaborates with the County and local agencies to continue efforts to reduce the number of families and individuals living in poverty. Community Development funds are primarily used for housing, housing related services and economic development. CDBG and ESG funds are used to leverage programs and activities carried out by partner entities in serving low- and very low-income individuals and families struggling with issues leading to poverty and homelessness by raising household incomes and stabilizing housing situations. These funds support various efforts to lead individuals and families out of poverty through supportive services, job training, re-housing, and self-sufficiency counseling.

CDBG funds have also been used to support the Lead Agency of the Continuum of Care in the Consolidated Application in hopes of the area receiving the maximum awards available to support affordable housing and services for homeless persons to make the transition to permanent housing and independent, stable living.

Efforts are constantly underway to improve the quality of life and economic conditions for families through improved employment opportunities. The City uses CDBG funds in support of a Section 108 Loan Guarantee utilized to establish a revolving loan fund for business development and the creation/retention of jobs for low- to moderate-income persons. Efforts are also being taken to enhance the number of minority, veteran and women-owned businesses in Chattanooga. Utilizing General Funds, the City provides resources and information that small, minority, and women-owned businesses need to compete for business opportunities with the City of Chattanooga. Startup CHA offers local government and city infrastructure as a platform for startups to pilot their new products and ideas.

CDBG and HOME funds are used in leveraging private and other government funds in the production and preservation of affordable rental and homeowner housing. Housing is the stabilizing force to move many from poverty to stability. It can also serve as an instrument in creating/maintaining wealth through appreciating values in homes. Home repair and renovation programs assist low-income households in preserving/improving the value of their homes. HOME funds are also utilized in providing down payment assistance programs - providing households access to homeownership.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City of Chattanooga went into compliance with the Lead-Based Paint regulations in 2002. The City will continue to implement the HUD regulations for the elimination of lead-based paint hazards. All of the affordable housing providers using federal funds comply with HUD's Lead-Safe Housing Regulations and lead hazard evaluation and reduction activities are included in all housing and improvement programs.

Identifying lead-based paint hazards is an integral part of the total process for housing rehab. All pre-

1978 built houses, which are identified through the environmental review process are required to receive a lead hazard screen/lead-based paint testing to determine if a lead hazard exists. If a lead hazard is identified, a Risk Assessment is prepared to define the hazard(s) and to define the remediation necessary to eliminate hazard(s). The actual remediation work is accomplished as a part of the rehab work.

These actions will reduce the number of housing units in the City with lead-based paint hazards and increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.

The City of Chattanooga was awarded a HUD Office of Lead Hazard Control and Healthy Homes (OLHCHH) grant from the fiscal year 2017 funding in the amount of \$1,500,000 for lead hazard control and \$150,000 for healthy home improvements. The purpose of the grant programs is to provide lead hazard control and healthy home-related home repair services to low and moderate-income homeowners and tenants in the City of Chattanooga. The work plan time frame for the use of the funds is January 2, 2018, through January 1, 2021.

The Lead-Safe and Healthy Homes Grants will allow the City of Chattanooga to:

- Conduct lead-based paint inspection/risk assessments and provide lead hazard control remediation in a minimum of 75 units,
- Provide healthy home improvements in a minimum of 40 units,
- Conduct education and outreach to provide information on lead-based paint safety and the prevention of Childhood Lead Poisoning, while also providing enrollment opportunity to approximately 200,000 Chattanooga area residents,
- Provide lead-based paint abatement training to 50 Chattanooga construction professionals to expand the number of trained abatement professional workers.

Chattanooga Lead-Safe and Healthy Home Program is a no-cost to the occupant program. Assistance is available to both low- income owner and tenant-occupied homes, built before 1978. Owner-occupied homes qualify through 80% AMI and tenant-occupied homes qualify at 50% AMI. All lead hazard remediation services, under the programs, will be completed by the Tennessee Department of Environment and Conservation certified Lead-Based Paint Abatement professionals. Services will include but not be limited to lead-safe work practices; abatement that includes component replacement, enclosure, and encapsulation; scraping/prepping and painting interiors and exteriors; replacement or installation of exterior siding, windows and/or window-frames, interior/exterior doors and doorframes; along with any associated general carpentry/construction work necessary to accomplish timely, quality services meet federal HUD OLHCHH funding compliance requirements, and protect Chattanooga children from the detrimental effects of Childhood Lead Poisoning.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City of Chattanooga allocates over \$1.1 million in General Funds to the Youth and Family Development department in addition to another \$2.1 million to local agencies to address local needs from housing to social service, education, economic development, childcare, and speech therapy.

**Agencies Funded with City General Funds for FY 2017-2018**

- AIM Center: Public system of care for mentally ill adults - \$60,000.00
- Bethlehem Center: V-Team Leadership Curriculum for at-risk youth - \$45,000.00
- Chattanooga Urban League: Education, Health, Entrepreneurship Programs - \$115,000.00
- Chattanooga Neigh. Enterprise: Create affordable homeownership and rental housing - \$705,000.00
- Homeless Coalition: Emergency cold-weather shelter - \$70,000.00
- Room in the Inn: Provide temporary housing and support to homeless women - \$25,000.00
- Children’s Advocacy Center: Provide services for children who are victims of abuse - \$65,000.00
- Chambliss Center: Extended child care program for at-risk youth - \$350,000.00
- Community Foundation: Needs-based renewable scholarships for city students - \$106,300.00
- Girl’s Inc.: Programs for girls to promote self-esteem and practical skills for life - \$110,000.00
- Chattanooga Goodwill Industries: To supplement Furniture Bank - \$10,000.00
- Helen Ross McNabb: Mental health services for the uninsured - \$62,000.00
- Habitat for Humanity: Housing programs - \$50,000.00
- Joe Johnson Mental Health Center: Community based mental health treatment - \$60,000.00
- LaPaz Chattanooga: Programs targeting the Hispanic population - \$50,000.00
- Orange Grove Center: Adult comprehensive training center -\$105,188.00
- Partnership for FCA: Crisis resource center - \$65,000.00
- Signal Centers: Adult services for low income and disabled adults over 60 - \$75,000.00
- Tech Town: Closing the digital divide for children aged 7 to 17 – 40,000.00
- Youth and Family Development: Various social services - \$1,426,650.00
- Speech and Hearing Center Nonprofit: speech and audiological services for individuals at or below the poverty line - \$67,700.00
- Total: \$3,662,838

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The Office of Community Development operates under the City's Department of Economic and Community Development. The CD Office is responsible for managing all aspects and requirements related to the Consolidated Plan, Action Plan, CAPER and related federal compliance. The 19-member Community Development Advisory Committee provides community input in decisions related to community development programs. The CD Office works closely with other offices in the department, other City departments, and local non-profits to comprehensively access and address community needs, particularly those of low- and moderate-income citizens.

Immediately following his inauguration, Mayor Berke streamlined government with a top to bottom reorganization that eliminated three departments and saved taxpayer dollars in the process. Since the reorganization, the Administration has relentlessly focused on making Chattanooga streets safer, families stronger, growing middle-class jobs, and using taxpayer dollars efficiently. The City is restructuring departments and services to match the priorities of the communities, ensuring that departments are more attentive than ever to the lives of the people they serve - including transportation, affordable housing, clean streets, and clean water, and finding productive after school activities for kids. The Community Development staff continues to manage HUD Entitlement funds. The staff attends training, as required, to maintain competency in areas of responsibility, including Title VI, Fair Housing, and EEO.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Addressing community needs effectively, efficiently, and in an impactful manner, requires coordinated efforts. Annually, the Community Development Office prepares the Five-Year Consolidated Plan and the One-Year Action Plan on behalf of the City of Chattanooga. During the development processes for these plans, the CD Office coordinates with a variety of nonprofit organizations, including Chattanooga Housing Authority, CoC organizations, other affordable housing organizations (public and private), social service providers, health, and social service agencies. These coordinated efforts are critical in leveraging limited CD resources. Partners, projects, and programs are identified through a competitive application process. Prior to undertaking projects/programs/activities funded with CPD funds, each is evaluated to ensure collaboration, coordination, and effectiveness.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The goals of the City of Chattanooga's Fair Housing Program are:

- (1) To "affirmatively further fair housing" with a focus on inclusion and achieving parity
- (2) To research and analyze Chattanooga's housing posture and identify actions and strategies that impact equal housing opportunities.

Objectives:

- (1) To provide outreach activities which educate citizens, agencies, and advocacy groups on their fair housing rights and responsibilities
- (2) To train and assist housing, lending, and human/social services organizations on adhering to the fair housing law and implementing housing equality initiatives.

An update to the City of Chattanooga Analysis of Impediment to Fair Housing (AI) was done in December 2013. In adherence to new regulations the City of Chattanooga, in partnership with the CHA, will conduct a comprehensive AI beginning in 2018. In the meantime, the City will continue to undertake actions in response to recommendations identified update. The City's plans included addressing

impediments by adopting a policy that supports affordable housing throughout the City and endorses a mixed-income approach that promotes a variety of housing products. Actions being taken toward these efforts are included in attachments.

The most important action the City can and does take in overcoming the effects of impediments to fair housing choice is to ensure everyone in the community is knowledgeable of the actions that exist or that can be created to lead to impediments. To that end, the City puts efforts and resources toward educating the community

If a citizen needs to file a complaint they are directed to contact: Tennessee Human Rights Commission, City of Chattanooga Compliance Officer, City Office of Multicultural Affairs, or City Office of Economic & Community Development. The City's Compliance Officer handled 456 inquiries regarding code enforcement, HUD, legal aid, and MMS. Data is outlined in the attached table.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The Community Development Office has created written policies and procedures relative to operating CPD programs, including monitoring. Funded subrecipients/partners are provided information, training, and technical assistance, as necessary based on the size and complexity of the project/program/activity. Subrecipients/partners receive training on cross-cutting federal requirements prior to signing a contract. All contracts contain language relative to compliance with funding requirements. Additional restrictions/security liens are placed on assisted properties to ensure long-term compliance. HOME- and CDBG-assisted properties are monitored to confirm that residents meet qualifications for residing in the units.

Annually, the CD staff conducts on-site monitoring of all subrecipients and programs. This is in addition to desk monitoring. Monitoring visits assist in determining if the subrecipient is carrying out its program and activities within the timeline denoted in the contract and ensures that the required records are maintained to demonstrate compliance with applicable regulations.

All subrecipients are required to submit quarterly status reports to the CD Office for review. Adequate documentation is required for all funding reimbursement requests. A CD staff member is present at all pre-construction meetings to ensure adherence to requirements involving Davis Bacon and minority business outreach.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City's Citizen Participation Plan provides the framework and process by which citizens receive a reasonable notice and an opportunity to comment on performance reports. The City posts notices of all meetings, available plans, and HUD funding allocations on the City's website, department newsletter, and the local newspaper, including the newspaper written in Spanish. Comment periods range from 15 days for the CAPER to 30 days for Action Plans and Consolidated Plans. All public meetings are announced at minimum, fourteen days prior to the meeting date. During the comment period, copies of the Consolidated Plan are made available at the public library, City Hall, online, and at the public housing authority. All reports are available on line and at the CD Office. The public involvement process for the entire 2018 - 2019 program year can be reviewed under Attachment 5.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City has not changed its program objectives.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Address of HQS Inspection Pass or Fail Pass Date Program Issues

56 Hemlock St Passed on Initial Inspection 8/28/2018 CNE Homebuyer

113 N. Moore Passed on Initial Inspection 8/2/2018 HOME Rental

234 Tunnel Blvd Passed on Initial Inspection 7/31/2018 HOME Rental

419 E. 16th St. (A) Passed on Initial Inspection 3/7/2019 HOME Rental

419 E. 16th St. (B) Passed on Initial Inspection 3/7/2019 HOME Rental

718 Sylvan Passed on Initial Inspection 8/6/2018 HOME Rental

720 Sylvan Passed on Initial Inspection 8/6/2018 HOME Rental

1508 Old Ringgold Rd. Passed on Initial Inspection 9/14/2018 HOME Rental

1508 Washington St. (B) Passed on Initial Inspection 3/7/2019 HOME Rental

1512 Washington St (B) Passed on Initial Inspection 3/7/2018 HOME Rental

1617 E. 14th St. Passed on Initial Inspection 11/5/2018 HOME Rental

1731 Jeanaga Tr. Passed on Initial Inspection 5/7/2019 CNE Homebuyer

1805 E. 4th St. Failed on 3/7/2019 3/10/2019 HOME Rental Smoke Detect. dead; broken stair tread (fixed)

2005 Daisy St. Passed on Initial Inspection 8/2/2018 HOME Rental

2009 Daisy St. Passed on Initial Inspection 8/2/2018 HOME Rental

2414 Union Ave. (A) Passed on Initial Inspection 8/23/2018 HOME Rental

2414 Union Ave. (B) Passed on Initial Inspection 8/23/2018 HOME Rental

2515 Gilbert St. (1940) Passed on Initial Inspection 3/19/2019 HOME Rental

2515 Gilbert St. (1972) Passed on Initial Inspection 3/19/2019 HOME Rental

2515 Gilbert St. (1929) Passed on Initial Inspection 3/19/2019 HOME Rental

2515 Gilbert St. (1945) Passed on Initial Inspection 3/19/2019 HOME Rental

2515 Gilbert St. (1957) Passed on Initial Inspection 3/19/2019 HOME Rental

2515 Gilbert St. (1941) Passed on Initial Inspection 3/19/2019 HOME Rental

2515 Gilbert St. (2013) Passed on Initial Inspection 3/19/2019 HOME Rental

2515 Gilbert St. (1901) Passed on Initial Inspection 3/19/2019 HOME Rental

2545 McCallie Ave. (A) Passed on Initial Inspection 8/6/2018 HOME Rental

2545 McCallie Ave. (B) Passed on Initial Inspection 8/6/2018 HOME Rental

2606 Long St. Failed on 11/1/2018 12/3/2018 HOME Rental No grab bar on front porch rail (corrected)

3011 Fox Dr. Failed on 8/10/2018 8/14/2018 HOME Rental Window leakage (corrected)

3702 Lake Vista Dr. Passed on Initial Inspection 10/31/2018 HOME Rental

3707 3rd Ave. Passed on Initial Inspection 2/7/2019 CNE Homebuyer

4516 Balcom St. (B) Passed on Initial Inspection 2/27/2019 HOME Rental

4520 Balcom St. (B) Passed on Initial Inspection 2/27/2019 HOME Rental

4726 Old Mission Rd. Passed on Initial Inspection 2/12/2019 HOME Rental

457 Dodson Ave (E-504) Passed on Initial Inspection 8/15/2018 ESG Rental

701 N. Germantown Rd (305) Failed on 10/1/2018 10/4/2018 ESG Rental No hot water; tub faucet leaking (corrected)

1112 Arlington Ave. Passed on Initial Inspection 7/11/2018 ESG Rental

1434 Bradt St. Passed on Initial Inspection 10/16/2018 ESG Rental

3929 Manor Rd. (211) Passed on Initial Inspection 10/1/2018 ESG Rental

2508 Latta St. Failed on 9/9/2018 9/11/2018 ESG Rental Missing faucet, doorknob, outlet cover (fixed)

1926 Blackford St. (B) Passed on Initial Inspection 8/28/2018 ESG Rental

2117 Elder St. (B) Passed on Initial Inspection 7/11/2018 ESG Rental

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.**

**92.351(b)**

City of Chattanooga ensures that project partners make HOME-assisted units available to all qualified individuals regardless of race, color, religion, sex, familial status, disability, national origin, sexual orientation, and gender identity. Guidance is provided to partners in advertising and selecting potential tenants. Monitoring visits are performed on HOME-funded rental projects, including checking records of advertising and outreach activities.

The City of Chattanooga in compliance with the Federal regulations published as the Final Rule on September 16, 1996, for the HOME Investment Partnerships Act at Title II of the Cranston-Gonzalez

National Affordable Housing Act, as amended, (42 U.S.C. 12701 et seq.) maintains affirmative marketing procedures and requirements for rental and homebuyer projects containing 5 or more HOME-assisted units. Persons or organizations that enter into contractual agreement with the City to develop projects consisting of 5 or more HOME-assisted units will take steps to provide information and otherwise attract eligible persons in the housing market area to available housing without regard to race, color, national origin, sex, religion, familial status or disability. (The affirmative marketing procedures do not apply to families with Section 8 tenant-based rental housing assistance or families with tenant-based rental assistance provided with HOME funds.) The affirmative marketing requirements and procedures require at minimum, but are not limited to, the following:

1. Developers of eligible HOME-assisted projects must adopt methods for informing the public, owners, and potential tenants about Federal Fair Housing Laws and the City's Affirmative Marketing Policy (e.g., the use of the Equal Housing Opportunity logotype or slogan in press releases and solicitations for owners, written communication to fair housing and other groups.
- 2.. Developers of eligible HOME-assisted projects must use the Equal Housing Opportunity logotype or slogan in any advertisement purchased from commercial media.
3. Developers of eligible HOME-assisted projects must display the Fair Housing Poster in view of any potential tenant, owner and the public.
4. To the extent practicable, the developer of eligible HOME-assisted units must use community contacts for marketing such units and reach out to inform and solicit applications from persons who would not likely apply without special outreach (e.g., neighborhood associations, community development corporations, places of worship, employment centers, fair housing groups, or housing counseling agencies).
5. Developers of eligible HOME-assisted units will maintain records that describe the actions taken to affirmatively market units and in such form to assess the results of these actions.
6. As a part of the HOME Program requirements, the City will monitor the compliance with these affirmative marketing procedures and requirements. The City will seek expeditious correction of any infractions and make referrals to proper enforcement agencies as appropriate and applicable.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

The City received \$491,113 in HOME program income during the year. The program income was generated from principle and interest payments on homeowner rehab and homebuyer assistance loans. Program income was used to assist in the development of affordable rental units, units for homebuyer assistance and providing down payment assistance. Owner and tenant characteristics are detailed under Table 13 and narrative at CR20. IDIS Report PR36, with attachments, details the program

income received.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

The City conducted a housing study to develop a comprehensive approach to addressing the City's affordable housing needs through introducing/enhancing incentives for partnerships with private developers to leverage federal resources in producing and preserving affordable housing. These include the City's PILOT Program, partnering with developers in LIHTC projects, amassing critical properties through the Land Bank Authority, utilizing THDA's Blight Elimination Program to clear abandoned properties for re-use. Additionally, the City has or proposes to:

- 1) Establish a baseline and set specific targets (two-year or five-year) for the number of affordable housing units within the City for moderate-income and low-income households. Include transportation costs.
- 2) Propose a definition of "affordable and livable housing" for low and moderate-income households.
- 3) Adopt a policy that supports affordable housing throughout the City and endorses a mixed-income approach that promotes a variety of housing products for new development receiving local public assistance.
- 4) Establish a home rehab fund to incentivize first-time homebuyers to purchase and renovate homes in targeted communities.
- 5) Consider amending City codes to allow single apartments within houses in targeted R-1 zoned areas as a way to reduce homeownership costs.
- 6) Introduce a portfolio of incentives such as fee reductions and density bonuses for housing developments that include affordable units. Projects over a certain size that do not incorporate affordable housing would pay a fee into a housing trust fund that would support affordable housing efforts.

# CR-60 - ESG 91.520(g) (ESG Recipients only)

## ESG Supplement to the CAPER in *e-snaps*

### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	CHATTANOOGA
Organizational DUNS Number	043112341
EIN/TIN Number	626000259
Identify the Field Office	KNOXVILLE
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Chattanooga/Southeast Tennessee CoC

##### ESG Contact Name

Prefix	Mrs
First Name	SANDRA
Middle Name	H
Last Name	GOBER
Suffix	0
Title	Manager, Community Development

##### ESG Contact Address

Street Address 1	101 E. Eleventh Street
Street Address 2	Suite 200
City	Chattanooga
State	TN
ZIP Code	-
Phone Number	4236437332
Extension	0
Fax Number	4236437341
Email Address	sgober@chattanooga.gov

##### ESG Secondary Contact

Prefix	Mrs
First Name	Regina
Last Name	Partap
Suffix	0
Title	Assistant Manager, Community Development
Phone Number	4236437335
Extension	0
Email Address	rpartap@chattanooga.gov

## 2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2018
Program Year End Date	06/30/2019

### 3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name  
City  
State  
Zip Code  
DUNS Number  
Is subrecipient a victim services provider  
Subrecipient Organization Type  
ESG Subgrant or Contract Award Amount

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	39
Children	46
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>85</b>

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	55
Children	95
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>150</b>

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	438
Children	28
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>466</b>

Table 18 – Shelter Information

#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 19 – Household Information for Street Outreach

#### 4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	138
Children	621
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>759</b>

Table 20 – Household Information for Persons Served with ESG

#### 5. Gender—Complete for All Activities

	Total
Male	319
Female	383
Transgender	0
Don't Know/Refused/Other	9
Missing Information	48
<b>Total</b>	<b>759</b>

Table 21 – Gender Information

## 6. Age—Complete for All Activities

	<b>Total</b>
Under 18	152
18-24	54
25 and over	553
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>759</b>

Table 22 – Age Information

## 7. Special Populations Served—Complete for All Activities

### Number of Persons in Households

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans	7	0	7	5
Victims of Domestic Violence	33	0	6	27
Elderly	31	0	1	30
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	2	0	0	2
Chronic Substance Abuse	0	0	0	0
Other Disability	287	0	4	283
Total (Unduplicated if possible)	360	0	0	0

Table 23 – Special Population Served

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	239
Total Number of bed-nights provided	239
Capacity Utilization	100.00%

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

HUD has implemented a mandated system of reporting performance measurements in a precise and timely manner. Communities must collect an array of data including an unduplicated count of homeless persons, analyze their patterns of the use of the McKinney-Vento and other assistance, including information on how they enter and exit the homelessness assistance system and assess the effectiveness of that assistance. Through the Federal Register Notice, the Emergency Solutions Grants Program and Community Development Block Grants were made a part of this mandate. Therefore, all proposed projects/organizations must provide written certification of their participation in an existing HMIS. All recipients funded under this proposal must provide needed data to the city of Chattanooga in order to be reimbursed for eligible expenses. **Table 24** reflects data across the CoC. Other tables in this section are solely associated with City of Chattanooga funded ESG projects.

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	54,199	29,717	23,488
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	30,579	22,826	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>84,778</b>	<b>52,543</b>	<b>23,488</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0	40,104	56,048
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	90,714	0
Expenditures for Housing Relocation & Stabilization Services - Services	14,444	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>14,444</b>	<b>130,818</b>	<b>56,048</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	25,730	0	0
Operations	4,652	15,903	19,176
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>30,382</b>	<b>15,903</b>	<b>19,176</b>

Table 27 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Street Outreach	1,893	4,722	0
HMIS	8,819	6,852	1,200
Administration	22,488	11,177	10,562

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2016	2017	2018
	162,804	222,015	110,474

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	2016	2017	2018
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	60,531	90,000	38,488
Private Funds	64,326	0	115,355
Other	65,819	220,000	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>190,676</b>	<b>310,000</b>	<b>153,843</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2016	2017	2018
	353,480	532,015	264,317

**Table 31 - Total Amount of Funds Expended on ESG Activities**

