

**CITY OF CHATTANOOGA
DEPARTMENT OF ECONOMIC AND
COMMUNITY DEVELOPMENT**

2015 – 2019

CONSOLIDATED PLAN

PUBLIC MEETING

MARCH 16, 2015

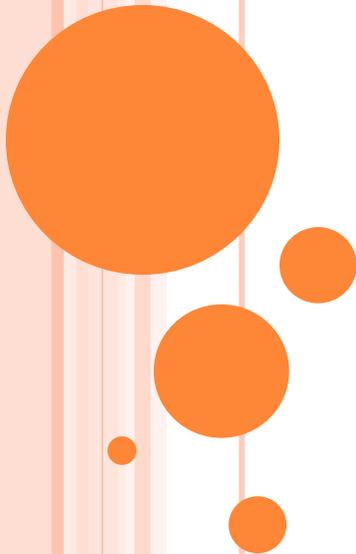
10:00 AM – 12:00PM

CITY COUNCIL ASSEMBLY ROOM

&

5:30PM – 7:30PM

SOUTH CHATTANOOGA YFD CENTER



AGENDA

- Introductions
- Purpose
 - Overview - Consolidated Plan, Action Plan & Citizen Participation Plan
 - Definition, Purpose, Components, Development Process
 - Overview – Strategies for use of anticipated resources
 - Information on related deadlines/dates
 - Provide opportunity for public comments



WHAT IS THE CONSOLIDATED PLAN

- A 3 or 5-year plan required by HUD of cities/counties/states receiving Entitlement funds - CDBG, ESG, HOME
- Identifies community needs of low- and moderate income citizens, outlines objectives and focus for expenditure of funds over 3/5 years to address needs



WHAT IS THE CONSOLIDATED PLAN

○ Key Components

- Housing and Community Needs Assessment
- Housing and Community Development Five-Year Strategy
- Analysis of Impediment to Fair Housing
- Citizen Participation
- One-Year Action Plan



CONSOLIDATED PLAN: PROCESS

- Citizen Participation Plan
- Needs Assessment
- Strategic Plan
- Annual Action Plan
- Annual Performance Report



PUBLIC FORUMS & MEETINGS, CONSULTATIONS

- RPA – Renewing Our Vision (Comprehensive Plan)
April – Present
- National Night Out – October 7, 2014
- Public Forums
 - Brainerd YFDC – October 13, 2014 @ 11:00am
 - East Chattanooga YFDC – October 16, 2014 @ 5:30pm
 - South Chattanooga YFDC – October 23, 2014 @5:30pm
 - Chattanooga Housing Authority – November 3, 2014 @ 5:30pm
- Consultations
 - housing providers & developers, homeless and non-homeless services providers
- Surveys
 - Community Needs Survey – On-line, meetings, through service organizations
- 2005-2009, 2007-2011 American Community Surveys and 2005 CHAS data provided by HUD



DATA/INFORMATION FROM OTHER PLANS THAT WERE UTILIZED

- Chattanooga Forward Task Forces
 - (Housing, Technology, Gig, and Entrepreneurship, Sports & Outdoors, Arts and Downtown)
- Survey of Homeless – Registry Week
- RPA – GrowingForward
- Thrive 2055
- 2040 Regional Transportation Plan
- Blueprint to End Homelessness
- Chattanooga Housing Study
- Housing Affordability and Vacancy
- CHA Agency Plan
- Places for People (Chattanooga Parks Assessment)
- Healthy Food Access in the Greater Chattanooga Area
- Mass Transit Alternative Study
- Stand Survey
- 2011 Chattanooga Food and Farm Assessment



GRANTS/SOURCES

Entitlement Grants – Department of HUD

- HOME Partnership Grant
- Community Development Block Grant (CDBG)
- Emergency Shelter Grant (ESG)

Other HUD Grants/Initiatives

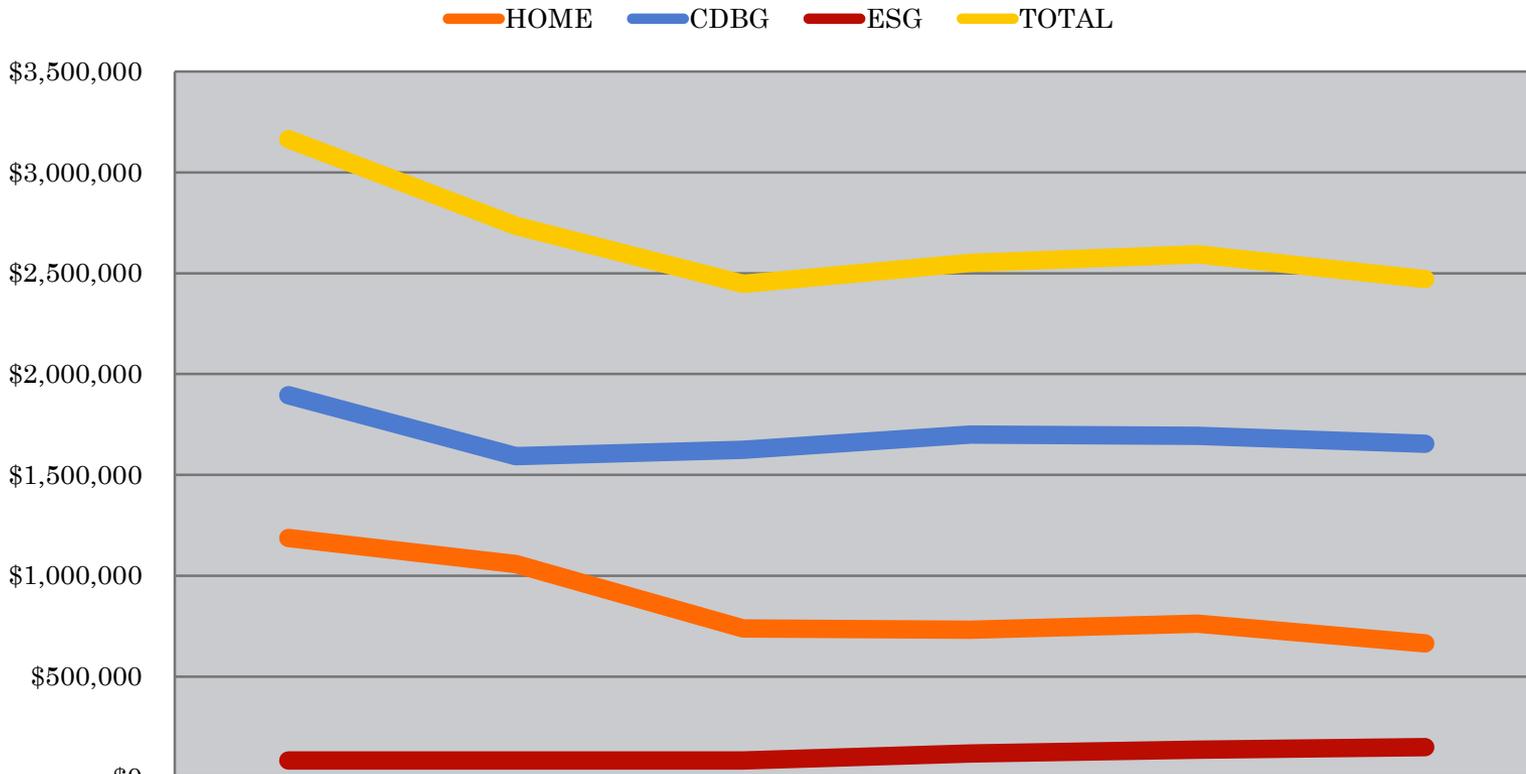
- Shelter Plus Care Grant
- Stimulus Grants

Other Funds

Tennessee Housing Development Agency
(THDA)



ENTITLEMENT FUNDING 2010 - 2015



	2010	2011	2012	2013	2014	2015
HOME	\$1,186,611	\$1,058,485	\$738,483	\$732,663	\$762,353	\$665,430
CDBG	\$1,894,525	\$1,593,534	\$1,625,052	\$1,700,550	\$1,693,338	\$1,654,122
ESG	\$84,000	\$84,000	\$84,000	\$118,552	\$138,151	\$150,938
TOTAL	\$3,165,136	\$2,736,019	\$2,447,535	\$2,551,765	\$2,593,842	\$2,470,490



FIVE- YEAR ANTICIPATED FUNDING

	HOME	CDBG	ESG	TOTAL
Grant	\$665,430	\$1,654,122	\$150,938	\$2,470,490
Program Income	\$160,000	\$135,000	\$0	\$295,000
Total	\$825,430	\$1,789,122	\$150,938	\$2,765,490
5-Year Estimates	\$4,127,150	\$8,945,610	\$750,000	\$13,827,450



ENTITLEMENT GRANTS

- Community Development Block Grant (CDBG)
 - Develop viable urban communities through
 - Decent housing
 - Suitable living environment
 - Expanded economic opportunities
- HOME Investment Partnerships Program
 - Provide decent, safe, and sanitary affordable housing to lower-income households
 - Leverage private sector participation
- Emergency Solutions Grant
 - Support operations and services of homeless shelters
 - Prevent families and individuals from becoming homeless
 - Rapidly re-house homeless individuals and families



ELIGIBLE FUNDING CATEGORIES

○ Five Categories

- Community Development
- Housing
- Public Services (Non-Homeless)
- Services for Homeless
- Economic Development



HUD'S NATIONAL OBJECTIVES AND STATUTORY GOALS

- National Objectives
 - Benefit low to moderate income persons;
 - Aid in the prevention of slums and blight;
 - Address needs having a particular urgency
- Statutory Goals
 - Provide Decent Housing
 - Provide a Suitable Living Environment
 - Expand Economic Opportunities



CITY'S GOALS TO ADDRESS HOUSING & COMMUNITY DEVELOPMENT NEEDS

- Increase supply of affordable rental housing and housing for homeownership available to the City's low-to-moderate income households;
- Preserve existing affordable housing stock;
- Provide housing and services to special needs populations;
- Improve/increase opportunities for citizens to access/retain affordable;
- Support neighborhood stabilization and development through public improvements in strategic coordination with housing activities, and;
- Promote economic development activities in the City.



TARGET POPULATION

The following income categories are used throughout the Plan:

- 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

Income Limits (Effective January 22, 2014)

2014 Median Family Income: \$54,200

Family Size	80% of Median	50% of Median	30% of Median
1 Person	\$ 30,900	\$ 19,300	\$ 11,600
2 Person	\$ 35,300	\$ 22,050	\$ 13,250
3 Person	\$ 39,700	\$ 24,800	\$ 14,900
4 Person	\$ 44,100	\$ 27,550	\$ 16,550
5 Person	\$ 47,650	\$ 29,800	\$ 17,900



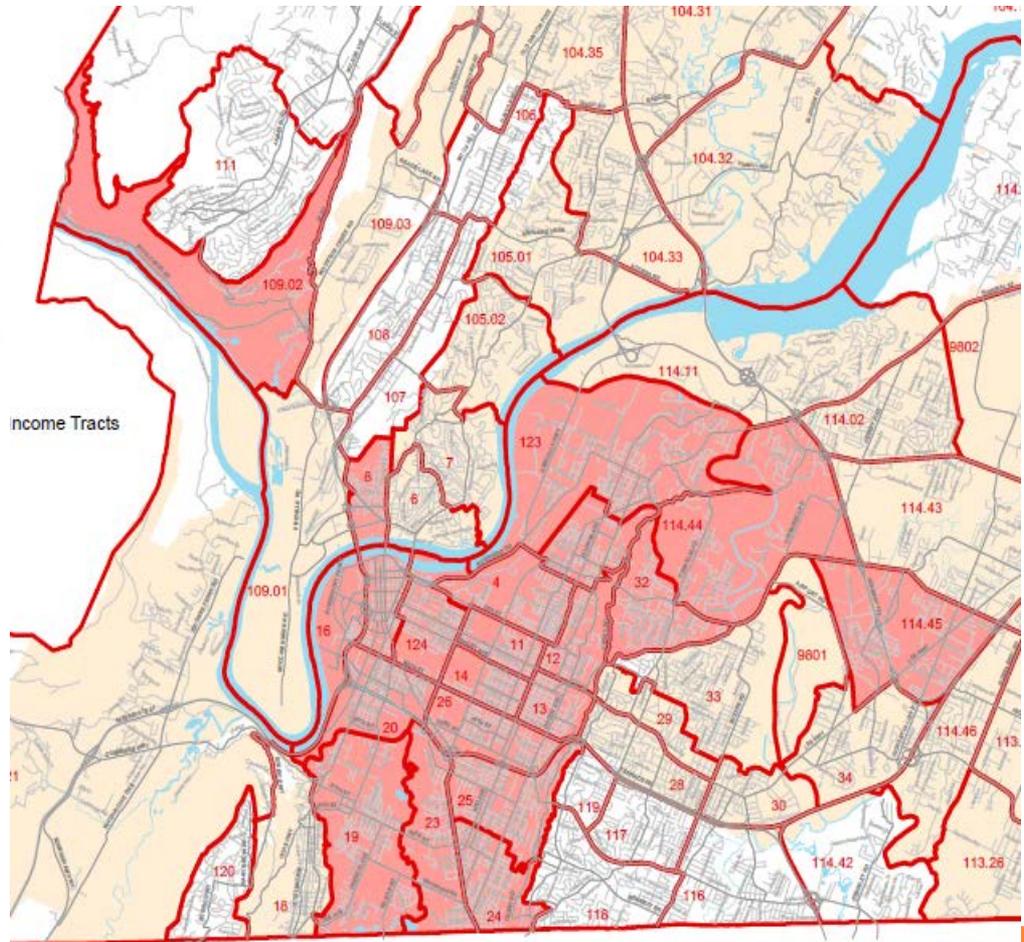
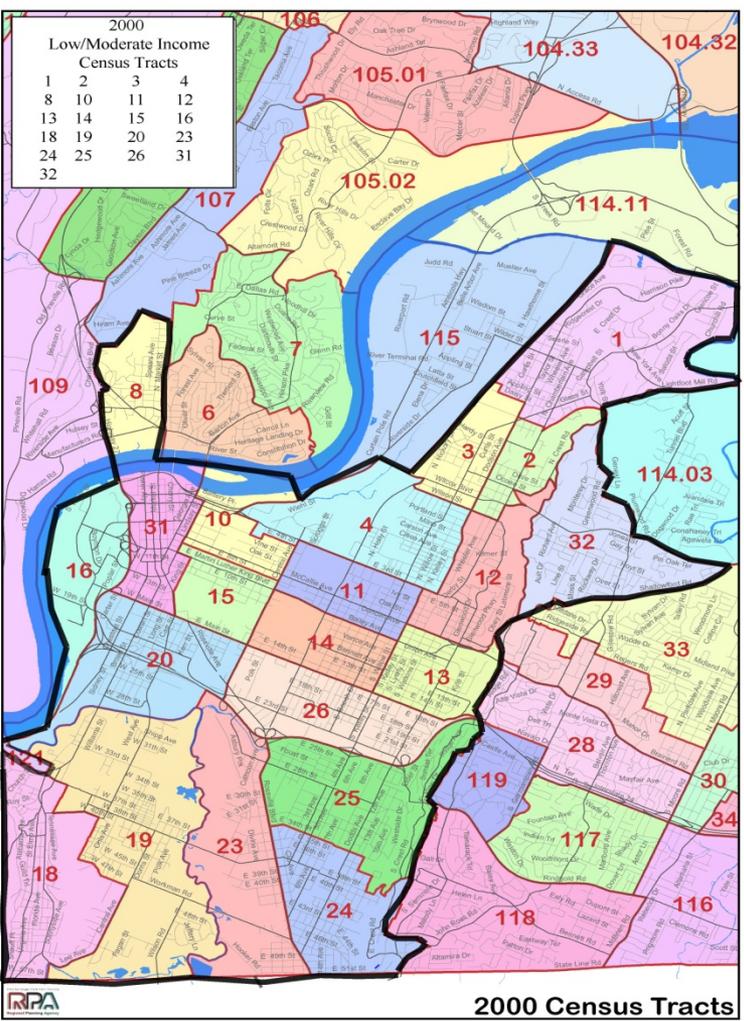
HIGHLIGHTS

- Approximately 32,160 or 45.9 percent of total 69,947 households in Chattanooga are at or below 80 percent of AMI and considered “low income” per HUD regulations. This equates to annual incomes of \$44,100 or less for a family of four.
- 13,403 low-income renter households and 6,621 owner households are paying greater than 30% of their income for housing.
- For 7,254 renter households and 3,516 owner households more than 50% of their incomes are for housing expenses.
- Elderly Renter and Small Related households with income 0-30%AMI and Owner households with income >30-50% AMI are the most cost burdened. Renter households with incomes 0-30%AMI are also most affected by overcrowding and substandard housing.
- Between the 2007-2011 ACS and the 2009-2013 ACS median home values increased only by 2.5 percent versus 33.33 percent for rents.
- According to 2009-2013 ACS data, the median rent for Chattanooga is \$724. HOME and Fair Market Rents compare favorably to the area median rent of \$724 for units with three or more bedrooms but not for units with fewer bedrooms. currently in the community, there is a greater demand for smaller units (units with fewer than three bedrooms).
- Seventy-one percent of the owner-occupied housing stock and 64 percent of the renter-occupied housing was built prior to 1980. 48 percent of occupied rental units have at least one housing condition that needs addressing, compared to 26 percent owner occupied units.



LOW/MODERATE INCOME CENSUS TRACTS

2010 Census Tracts



CITY OF CHATTANOOGA

LOW- MODERATE INCOME CENSUS TRACTS

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

Data Source: 2007-2011 ACS



HOMELESS NEEDS ASSESSMENT

Population	Estimate the # of persons experiencing homelessness on a given night	
	Sheltered	Unsheltered
Persons in Households with Adult(s) and Child(ren)	70	132
Persons in Households with Only Children	0	0
Persons in Households with Only Adults	99	290
Chronically Homeless Individuals	32	53
Chronically Homeless Families	0	8
Veterans	13	37
Unaccompanied Child	0	0
Persons with HIV	0	4

Of the 627 individuals reported on, 151 reported as being chronically homeless, thus 24% of those reporting are chronically homeless. Eighty-nine (89) or 59% were sheltered.

Additional Challenges

	Sheltered	Unsheltered	Total
Adults with a Serious Mental Illness	109	61	164
Adults with a Substance Use Disorder	94	52	146
Adults with HIV/AIDs	11	0	11
Victims of Domestic Violence	96	65	161



FIVE-YEAR GOALS

Goal	Period	Funding	Outcome - Indicator
Increase Affordable Housing Opportunities	2015-2019	CDBG \$3,586,490 HOME \$3,714,435	50 Homeowner units added 1,107 Rental units constructed/developed 100 Rental units renovated 1,305 Homeowner units renovated (minor to substantial) 100 Households assisted with home purchase 90 Housing units for homeless added 10,000 Assisted with homebuyer education, counseling, and Fair Housing education,

FIVE-YEAR GOALS – CONT'

Goal	Period	Funding	Outcome - Indicator
Provide Services and Housing for Homeless	2015-2019	CDBG \$420,000 ESG 698,000	1,075 Households assisted with Tenant-based rental assistance/rapid-re-housing 2,000+ Assisted through overnight shelters 373+ Provided with services to prevent homelessness



FIVE-YEAR GOALS – CONT'

Goal	Period	Funding	Outcome - Indicator
Increase Employment Opportunities	2015-2019	CDBG \$2,150,000	Jobs created/retained: 180 Jobs Businesses assisted: 45 Businesses Assisted



FIVE-YEAR GOALS – CONT'

Goal	Period	Funding	Outcome - Indicator
Community Dev Public Facilities & Infrastructure	2015-2019	CDBG: \$1,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 63,867 Persons Assisted



FUNDING AVAILABLE FOR 2015 – 2016

Available Funding:

CDBG Allocation	\$1,654,122
CDBG Program Income	135,000
HOME Allocation	665,430
HOME Program Income	160,000
Emergency Solutions Grant	<u>150,938</u>
Total	\$2,765,490

100% of funds will be used to benefit low – moderate income individuals/households.



FUNDING REQUESTS & RECOMMENDATIONS

Applicant/Project	Grant	FY 2015-2016	Recommended
		Request	Funding
HOUSING AND HOUSING SERVICES (CDBG)			
Sidewalks	CDBG	\$ 200,000	\$ 200,000
Landlord Units Renovation Program (20 units)	CDBG	\$ 200,000	\$ 177,298
ECD Demolitions (20 units)	CDBG	\$ 50,000	\$ 50,000
ECD Home Repair (200 - 500 units)	CDBG	\$ 75,000	\$ 175,000
Chatt. Comm. Housing Dev. Org. - Roofing (20 units)	CDBG	\$ 150,000	\$ 150,000
CNE - Homebuyer Education/Pre-Purchase Counseling	CDBG	\$ 15,000	\$ 15,000
CNE - Home Improvement Program (4 units)	CDBG	\$ 400,000	\$ 100,000
Partnership FCA - Shelter Rehab	CDBG	\$ 40,000	\$ -
Family Promise - Case Manager	CDBG	\$ 33,748	\$ 25,000
Chattanooga Homeless Coalition - COC	CDBG	\$ 25,000	\$ 25,000
Chattanooga Homeless Coalition - HMIS	CDBG	\$ 34,000	\$ 34,000
Habitat for Humanity - Home Repair (16 units)	CDBG	\$ 50,000	\$ 50,000
Total Requests		\$ 1,272,748	\$ 1,001,298



FUNDING REQUESTS & RECOMMENDATIONS

EMERGENCY SOLUTIONS GRANT (ESG)			
Hamilton County Health Department - Emergency Assistance Payments	ESG	\$ 30,000.00	\$ 30,000.00
Chattanooga Homeless Coalition - Rent/Utility Payments	ESG	\$ 32,592.00	\$ -
Chattanooga Community Kitchen	ESG	\$ 15,000.00	\$ 10,000.00
Chattanooga Room In The Inn - Shelter Operations	ESG	\$ 20,571.00	\$ 12,000.00
Family Promise - Full Time Housing Stabilization Manager	ESG	\$ 45,440.00	\$ 25,118.00
Youth and Family Development - Emergency Housing Assistance	ESG	\$ 49,956.00	\$ 25,000.00
Partnership FCA - Family Violence Shelter	ESG	\$ 32,500.00	\$ 27,500.00
Partnership FCA - Emergency Shelter	ESG	\$ 33,000.00	\$ 10,000.00
Total Request		\$ 259,059.00	\$ 139,618.00



2015 – 2016 ACTION PLAN
FUNDING RECOMMENDATIONS
PROPOSED PROJECTS/ACTIVITIES TO ADDRESS GOALS

- City Department of ECD (CDBG) \$430,000** – Section 108 Debt loan repayment – supports assisting 9 businesses to create/retain 36 jobs to be made available for low-moderate income citizens
- City Department of Transportation (CDBG) \$200,000** - Sidewalks in LMI census tracts
- City Department of ECD (CDBG) \$177,298** – Rental Housing Renovation Program - Assisting landlords in renovating approximately 20 units
- City Department of ECD (CDBG) \$50,000** - Demolition of blighted structures - Demolition of approximately 20 blighted structures
- City Department of ECD (CDBG) \$175,000** – Substantial & Minor Home repair – Assisting approximately 261 LMI homeowners with home improvements
- Chattanooga Community Housing Development Org. (CDBG) \$150,000** – Roofing replacement for approximately 20 LIM homeowners
- Chattanooga Neighborhood Enterprise (CDBG) \$15,000** - Homebuyer education – Providing 70 potential homeowners with homeowner and pre-purchasing counseling



2015 – 2016 ACTION PLAN

FUNDING RECOMMENDATIONS

PROPOSED PROJECTS/ACTIVITIES TO ADDRESS GOALS

Chattanooga Neighborhood Enterprise (CDBG) \$100,000 - Homeowner rehabilitation Assisting 4 low income homeowners with substantial home renovations

Family Promise (CDBG) \$25,000 - Centralized Intake Case Manager - Assist approximately 100 families through centralized intake services

Chattanooga Homeless Coalition (CDBG) \$25,000 - Continuum of Care Application – Approximately 3,000 individuals to benefit from Continuum of Care grants

Chattanooga Homeless Coalition (CDBG) \$34,000 – HMIS match – Support for over 141 agencies to participate in HMIS, allowing coordination of services to the homeless

Habitat for Humanity (CDBG) \$50,000 – Home repair – Assisting approximately 16 LMI homeowners with home repair and weatherization

City Department of ECD (HOME) \$99,815 - Mandatory CHDO set aside

City Department of ECD (HOME) \$665,430 - Rental housing projects - Rental housing rehabilitation/development, in partnership with non-profits, for-profits, including LIHTC partnerships. Approximately 269 LMI families and special needs individuals will benefit.



2015 – 2016 ACTION PLAN
FUNDING RECOMMENDATIONS
PROPOSED PROJECTS/ACTIVITIES TO ADDRESS GOALS

Over 700 homeless clients will benefit from ESG funds and over 180,000 meals will be served

Hamilton County Health Department (ESG) \$30,000 – Emergency Assistance Program

Chattanooga Room in the Inn (ESG) \$12,000 – Rapid re-housing and shelter expenses

Family Promise (ESG) \$25,118 - Housing Stabilization Case Manager

City Department of Youth and Family Development (ESG) \$25,000 – Emergency housing assistance

Partnership for Families, Children and Adults (ESG) \$27,500 – Family Violence Shelter services

Partnership for Families, Children and Adults (ESG) \$10,000 – Emergency Shelter services

Community Kitchen (ESG) \$10,000 – Shelter support

City Department of ECD (HOME) \$82,543 - Administration costs for HOME program

City Department of Economic and Community Development (ECD) (Funds for the administration, monitoring and staffing of the CDBG program and Fair Housing activities \$357,824 – Administration costs for CDBG program -

City Department of ECD (ESG) \$11,320 Administration costs for ESG program



CALENDAR

Deadlines	Task/Event
March 1, 2015 - April 30, 2015	Availability of Consolidated Plan/Action Plan/Citizen's Participation Plan for 60-Day Comment Period
March 16, 2015	Public Meeting to present Consolidated Plan/Action Plan/Citizen's Participation Plan
May 5, 2015	Approval by City Council
May 15, 2015	Submission of the Consolidated Plan and FY 2015-2016 Action Plan
July 1, 2015	HUD Approval of Final Consolidated Plan and Action Plan— Beginning of FY 2015-2016 funding cycle



COMMENTS/QUESTIONS

