



Tim Kelly, Mayor

2024-2025

Consolidated Annual Performance  
Evaluation Report  
(CAPER)

Department of Economic Development  
Division of Housing & Community Investment

**DRAFT**



## 2024 – 2025 Consolidated Annual Performance Evaluation Report

### 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.

This report summarizes the City of Chattanooga's use of U.S. Department of Housing and Urban Development (HUD) funds from July 1, 2024, through June 30, 2025. Program Year 2024-2025 is the fifth and final year of the 2020—2024 Five-Year Consolidated Plan.

In FY 24-25, the City utilized funding from HUD to continue addressing needs identified in the Plan - producing and preserving affordable housing, assisting the homeless and those at risk of becoming homeless, eliminating blight, improving infrastructure and public facilities in lower-income neighborhoods, and helping businesses in job creation/preservation. This funding included the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and CDBG and HOME Coronavirus Aid, Relief, and Economic Security (CARES Act) funding. HUD funding was highly leveraged with local government, state, and other federal resources to address identified needs.

These resources enabled the City to achieve the following towards the goals and objectives outlined in the Plan.

- Thirty-three (33) homeowners received assistance in preserving their homes through programs operated by the City and partner entities, such as Habitat for Humanity, Chattanooga Community Housing Organization (CCHDO), Department of Public Works, and Chattanooga Neighborhood Enterprise (CNE). Thirty-one (31) units were subsidized with CDBG and the remaining two CDBG-CV funds.
- Using HOME funds and CDBG-DR funds, Habitat began construction on eleven new homes to provide homeownership opportunities to households earning less than 80% AMI, with CCHDO beginning construction on two.
- 24 newly constructed, affordable rental units were added to the market through local general funds. \$6.2 million in HOME funds were committed to projects that will deliver 295 affordable rental units upon completion. Twenty-nine (29) affordable rental units were preserved through renovations using CDBG and CDBG-CV funds.
- Using CDBG and CDBG-CV funding, Family Promise, Consumer Credit Counseling, Salvation Army, and Metro Minn were able to provide services to 529 beneficiaries, providing housing and living stability and sustainability.
- Using HOME ARP funds of \$780,296.07, more than 202 individuals were assisted with emergency shelter, homelessness prevention, and re-housing assistance for those experiencing homelessness.

**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: \$	Other	Other	63867	63000	98.64%	63000	63000	100.00%
Blight, Infrastructure & Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	63867	0	0.00%			
Blight, Infrastructure & Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Blight, Infrastructure & Public Facilities	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	50	5	10.00%			



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General Public Services	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	6897	68.97%	20	123	615.00%
Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	123		0		
Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	400	318	79.50%	80	24	30.00%
Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	500	608	121.60%	100	29	29.00%
Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	50	19	38.00%	10	0	0.00%
Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	250	263	105.20%	50	33	66.00%



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Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	25	69	276.00%	5	0	0.00%
Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Housing for Homeless added	Household Housing Unit	0	1				
Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				
Increase Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Buildings Demolished	Buildings	0	5		0	1	
Increase Economic Opportunities	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	180	30	16.67%			
Increase Economic Opportunities	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	45	3	6.67%			
Services and Housing for Homeless and At-risk	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	26489		0	202	



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Services and Housing for Homeless and At-risk	Homeless	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	250	2402	960.80%		
Services and Housing for Homeless and At-risk	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0	1120	0	0.00%
Services and Housing for Homeless and At-risk	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	500	9447	1,889.40%	400	406
									101.50%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date



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**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.**

The five years covered under the Consolidated Plan have been among the most challenging in recent history. The unprecedented social and economic impacts of the Coronavirus pandemic, combined with limited resources, rising construction and labor costs, a constrained workforce, high interest rates, and rapidly increasing housing costs, have significantly affected the City’s ability to address community needs and meet Consolidated Plan goals.

During FY 2024–2025, the City utilized multiple HUD funding sources to advance plan objectives, including entitlement allocations and special one-time grants. In addition to regular CDBG and HOME funds, the City received CDBG-CV and HOME-ARP to address pandemic impacts, and CDBG-DR to respond to damage from the 2020 tornado.

Tables 3, 3.1 and 3.2 summarizes all funding sources, expenditures, balances, remaining committed balance, and expenditures by category. Affordable housing remains the City’s highest priority, as reflected in expenditure patterns. Public service expenditures were also significant due to the inclusion of HOME-ARP funds, which supported tenant-based rental assistance and supportive services.

Key accomplishments in FY 2024–2025 included the rehabilitation of 29 rental units and 33 homeowner units with CDBG and CDBG-CV funds; provision of homeless and homelessness prevention services to 406 individuals; and credit counseling assistance for 123 individuals.

Looking ahead, the City remains committed to leveraging its resources effectively, strengthening partnerships, and pursuing innovative strategies to expand affordable housing opportunities, support vulnerable populations, and build community resilience in the face of ongoing economic and social challenges



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### 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)

	CDBG	HOME
White	197	0
Black or African American	366	0
Asian	5	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	23	0
<b>Total</b>	<b>591</b>	<b>0</b>
Hispanic	0	0
Not Hispanic	591	0

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	0
Asian or Asian American	0
Black, African American, or African	0
Hispanic/Latina/e/o	0
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	0
Multiracial	0
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
<b>Total</b>	<b>0</b>

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





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### Narrative

According to the U.S. Census Bureau's July 2024 Population Estimate, the City of Chattanooga has a total population of 191,496 (U.S. Census Bureau, Population Estimates Program, Vintage 2024). The racial and ethnic composition of the City is as follows: White (55.8%), Black or African American (28.4%), and Hispanic or Latino of any race (9.3%) (U.S. Census Bureau, American Community Survey [ACS] 2019–2023 5-Year Estimates). Additional demographic estimates indicate that approximately 2.4% of the population identifies as Asian, 0.2% as American Indian or Alaska Native, less than 0.1% as Native Hawaiian or Pacific Islander, 3.5% as some other race, and 6.9% as two or more races (ACS 2019–2023 5-Year Estimates).

During Program Year (PY) 2024–2025, activities funded through the Community Development Block Grant (CDBG) program were primarily directed toward low- and moderate-income persons, consistent with statutory requirements. HOME Investment Partnerships Program (HOME) funds, as mandated, were utilized exclusively for housing activities benefiting low- and moderate-income households. No HOME-funded projects were completed during the 2024-25 program year. Expenditures of \$1.3 million in HOME funds were incurred during the fiscal year on projects in progress.

The City acknowledges that neighborhoods within Chattanooga have unique needs that require tailored revitalization strategies. Where feasible, the City employs a targeted approach to neighborhood revitalization. This approach is informed by ongoing community planning efforts conducted in coordination with neighborhood-based organizations, other municipal departments, and the Chattanooga-Hamilton County Regional Planning Agency to identify specific community needs and appropriate interventions.

Demographic and program data indicate variances between population representation and service utilization. While Black or African American residents comprise approximately 28.4% of the City's population (ACS 2019–2023 5-Year Estimates), they accounted for 49% of clients served through HUD-funded programs and activities. Conversely, Hispanic/Latina/e/o residents represent approximately 9.3% of the City's total population (ACS 2019–2023 5-Year Estimates) but only 3.4% of service recipients. The City is committed to addressing these disparities and continues to implement intentional strategies across all programs to ensure that the needs of all eligible residents are considered.



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### 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	5,249,395	3,438,938
HOME	public - federal	8,337,465	1,359,689
ESG	public - federal	0	

**Table 3 - Resources Made Available**

Source	2024 -25 Allocations	Program Income	Prior Years Carryover	Total Available	2024-2025 Expenditures	Total Grant Expenditures	Grant Balance @ 7/1/2025	Balance Committed
CDBG	1,536,707	277,284	3,435,404	5,249,395	3,438,938	3,438,938	1,810,457	1,810,457
CDBG-CV			2,387,672.00	2,387,672.00	191,425	647,446	1,740,226	1,740,226
CDBG-DR			721,0031.00	721,031.00	0	23,942.99	697,088.01	697,088
HOME	766,179	332,872	7,236,414	8,337,465	1,359,689	1,359,689	6,977,776	6,977,776
HOME - ARP			2,970,638	2,970,638	780,296	2,264,818	780,296	780,296
TOTALS	2,302,886	610,156	16,751,159	17,278,529	5,770,348	7,734,834	12,005,843	12,005,843

**Table 3.1 Funding Available During FY 2024-2025**

Category	%
Admin.	6.7%
Housing	77.9%
Public Service	15.1%
Demolition	0.3%

**Table 3.2 – Expenditure Categories ( Percentages)**



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### Narrative

Available resources for the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) include annual entitlement allocations, program income generated, and carryover balances from prior program years. The table below, along with previously referenced tables, outlines both the budgeted resources and actual expenditures for the period July 1, 2024, through June 30, 2025, under the two entitlement grants as well as other supplemental funding sources. These additional resources include CDBG-CV, CDBG-DR, and HOME-ARP. As reflected in Table 1, available resources consist of new allocations for PY 2024–2025, program income earned in the preceding year, and unexpended balances from prior years.

The City encountered several challenges in identifying eligible and viable projects, many of which were related to the lingering impacts of the Coronavirus pandemic and its effect on multiple aspects of project deployment. Despite these challenges, Table 1 indicates that 97 percent of CDBG resources and 93 percent of HOME resources were committed as of June 30, 2025. In the final quarter of PY 2023–2024, the City committed \$1,500,000 in CDBG funds and \$5,852,000 in HOME funds to support six affordable housing developments. Collectively, these investments will result in the construction of 306 new rental units and the rehabilitation of 60 rental units. These units are anticipated to be completed and reported in PY 2025–2026.

The City also utilized supplemental COVID-19 resources. CDBG-CV and HOME-ARP funds were awarded to prevent, prepare for, and respond to the Coronavirus pandemic. In PY 2024–2025, the City expended \$106,003 in CDBG-CV funds to renovate nine rental units for persons with special needs and to support a minor repair program designed to help landlords return vacant units to the affordable housing market more quickly. In addition, \$85,422 in CDBG-CV funds was expended to provide homeless prevention services, assisting 110 individuals.

The City received \$721,031 in CDBG-DR funding to address damage caused by the 2020 tornado. Expenditure of these funds has been challenging due to statutory requirements, as the area most affected by the storm is located in one of the county's most affluent ZIP codes. In March 2025, the City committed funds to local nonprofit partners for new housing construction, homeownership, and homeowner rehabilitation projects. Full expenditure of the CDBG-DR award is anticipated by Fall 2025.

### 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



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### Narrative

CDBG funds are used to provide direct assistance to low- and moderate-income residents of Chattanooga and to support infrastructure improvements located within low- and moderate-income census tracts, defined as tracts in which at least 51 percent of households are low- and moderate-income. Funding for Consolidated Plan projects and activities is designed to serve these residents and neighborhoods within the City's boundaries.

The City of Chattanooga's designated target area is citywide. Accordingly, funds are projected and distributed across the entire city. Housing, economic development, and public service activities are implemented citywide, while public facility and infrastructure improvements, along with certain economic development activities, are restricted to low- and moderate-income census tracts. A substantial portion of total resources is directed toward the production and preservation of affordable housing, which generally is not restricted by census tract. Strategic target areas may be established in the future if program requirements warrant additional geographic focus.

For 2024, the median income for a family of four in Chattanooga was \$92,100. Families of that size assisted under these programs did not exceed \$70,000 in income (80 percent of Area Median Income, or AMI). Accompanying attachments provide charts and maps outlining income limits, rent limits, and census tract boundaries used to determine eligibility for federal funds, along with demographic profiles of those census tracts.

HOME funds primarily served households with incomes at or below 60 percent of AMI for rental housing and up to 80 percent of AMI for homeownership. CDBG funds served households with incomes at or below 80 percent of AMI. The shaded areas on the attached map identify the low-income census tracts in which CDBG funds may be used for public facility and infrastructure improvements such as sidewalks.



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### 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.**

As required under CDBG regulations, a minimum of 70 percent of funds must benefit low- and moderate-income residents over a three-year period. The City of Chattanooga has consistently exceeded this standard, with past reporting showing that 100 percent of expenditures benefited low- and moderate-income residents.

HOME funds generally carry a 25 percent matching requirement. However, the City of Chattanooga qualifies for a reduced match obligation of 12.5 percent. The City meets this requirement through carryover match balances from prior years and through match contributions required of subrecipients implementing HOME-funded projects. As reflected in the following tables, the City currently maintains a \$8.5 million excess match balance to apply toward future obligations. This surplus is attributable in large part to being able to count foregone taxes provided through the City's Payment-in-Lieu-of-Taxes (PILOT) program and through strong partnerships with organizations such as Chattanooga Community Housing Development Organization and Habitat for Humanity, that leverage additional resources—including foundation grants, property donations, and volunteer labor—that qualify as eligible HOME match contributions.

In August 2023, the City released its Housing Action Plan (HAP), establishing a framework to expand affordable housing investments and create consistent funding streams for long-term goals. Since then, the City has advanced several key initiatives:

- **Voluntary Attainable Housing Incentives Program (VIP):** Adopted in July 2025, VIP offers zoning and land-use incentives for developers who dedicate at least 10% of units at or below 80% AMI. Chattanooga is the first city in Tennessee to implement this approach following a change in state law.
- **PILOT Program Reform:** Launched in June 2024, the reformed program allows incentives for individual affordable units, increases incentives for deeper affordability, and varies benefits by ZIP code to reflect market conditions.
- **Invest Chattanooga & Housing Production Fund:** The City created Invest Chattanooga and established a \$20 million Housing Production Fund to finance mixed-income developments requiring 30% affordable units. Over 20 years, the fund is projected to



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generate ~\$400 million in investment.

- **Zoning Reform & State Legislation:** Chattanooga completed its first zoning code rewrite since the 1960s, introducing higher densities, ADUs by right, and new “missing middle” zones. State law changes now enable local incentives for affordable housing, supporting the VIP.
- **Mixed-Income Project Partnerships:** In August 2025, the City and Invest Chattanooga issued an RFI to identify and support mixed-income projects with tools such as tax relief, low-interest financing, and project-based rental assistance.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	7,079,931
2. Match contributed during current Federal fiscal year	1,492,422
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	8,572,353
4. Match liability for current Federal fiscal year	17,645
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	8,554,709

Table 5 – Fiscal Year Summary - HOME Match Report



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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	
1715 Union	06/30/2024	800,000	0	0	0	0	0	800,000	
198 N. Willow	08/29/2023	0	0	10,000	0	0	0	10,000	
200 N. Willow	08/29/2023	0	0	10,000	0	0	0	10,000	
223 Canary	05/31/2024	107,000	0	12,539	0	16,075	0	135,614	
231 Canary	05/31/2024	70,000	0	12,539	0	21,263	0	103,802	
243 Canary	02/20/2024	80,000	0	11,836	0	29,179	0	121,016	
3131 Kirkland	12/15/2023	87,480	0	8,500	0	26,455	0	122,435	
421 W. 37th	09/11/2024	75,000	0	16,653	0	16,743	0	108,397	
543 W. 37th	01/05/2024	35,000	0	18,560	0	27,599	0	81,159	

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 \$
2,502,146	303,113	108,342	0	2,696,918

Table 7 – Program Income





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Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	3,550,000	0	0	0	0	3,550,000
Number	7	0	0	0	0	7
Sub-Contracts						
Number	14	0	0	0	0	14
Dollar Amount	69,780	0	0	0	0	69,780
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	3,550,000	390,000	3,160,000			
Number	7	2	5			
Sub-Contracts						
Number	14	0	14			
Dollar Amount	69,780	0	69,780			

**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>						
	<b>Total</b>	<b>Minority Property Owners</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

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





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**Relocation and Real Property Acquisition** – 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



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### 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	2,000	429
Number of Non-Homeless households to be provided affordable housing units	245	82
Number of Special-Needs households to be provided affordable housing units	0	4
<b>Total</b>	<b>2,245</b>	<b>515</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	30	835
Number of households supported through The Production of New Units	90	24
Number of households supported through Rehab of Existing Units	150	29
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>270</b>	<b>888</b>

Table 12 – Number of Households Supported

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

Homeowner and rental housing units were preserved using CDBG, HOME, private dollars, and City General Funds. The City did not meet its annual goal of preserving 150 units through rehabilitation programs; instead, 33 homeowner units and 29 rental units were rehabilitated with CDBG and CDBG-CV funds. Similarly, the goal of producing 90 new housing units annually was not met. However, 24



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affordable rental units supported by City General Funds were completed in FY 2024–25. In addition, leveraging HOME, CDBG, CDBG-CV, and PILOT assistance, 508 affordable units are currently under development, with more than half expected to be completed by June 2025. Approximately 14 newly constructed HOME-assisted homeowner units will also be completed.

Efforts to provide housing for homeless households primarily consisted of rental assistance for rehousing and prevention. Resources utilized included HOME-ARP, CDBG, City General Funds, ESG funding from the Tennessee Housing Development Agency, and HUD Continuum of Care awards. Ninety percent (90%) of households assisted had incomes below 50% of AMI.

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

Overall goals for the preservation and production of affordable housing continue to fall short in some areas. Like many other cities nationwide, the City is challenged with finding solutions to incentivize the production of affordable housing. Rising construction costs, a shortage of contractors, market-rate competitors, and the lasting effects of the pandemic are major contributors to the challenge. Because federal funds alone cannot meet Chattanooga’s affordable housing needs, the City is continuously exploring ways to address these challenges while advancing several key initiatives, such as the following:

- **Voluntary Attainable Housing Incentives Program (VIP):** Adopted in July 2025, VIP offers zoning and land-use incentives for developers who dedicate at least 10% of units at or below 80% AMI. Chattanooga is the first city in Tennessee to implement this tool following a change in state law.
- **PILOT Program Reform:** Launched in June 2024, the reformed program provides incentives for individual affordable units, offers greater benefits for deeper affordability, and varies incentives by ZIP code to reflect market conditions.
- **Invest Chattanooga & Housing Production Fund:** The City established Invest Chattanooga and a \$20 million Housing Production Fund to finance mixed-income developments requiring 30% affordable units. Over 20 years, the fund is projected to generate ~\$400 million in investment.
- **Zoning Reform & State Legislation:** The City completed its first zoning code rewrite since the 1960s, expanding density, reducing parking and lot requirements, permitting ADUs by right in more zones, and creating “missing middle” residential categories. New state legislation enables local governments to pair these reforms with incentives such as VIP.
- **Mixed-Income Project Partnerships:** In August 2025, the City and Invest Chattanooga issued an RFI to identify mixed-income opportunities and support them through tools such as tax relief, low-interest financing, and project-based rental assistance.

**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.**



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Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	491	202
Low-income	75	0
Moderate-income	25	0
<b>Total</b>	<b>591</b>	<b>202</b>

**Table 13 – Number of Households Served**

### Narrative Information

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



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### **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 City of Chattanooga's Office of Homelessness and Supportive Housing (OHS) successfully housed 429 individuals in FY24-25 and allocated over \$1.17 million to community partners, facilitating the provision of essential resources for individuals experiencing homelessness. Additionally, OHS collaborated with Hamilton County and Hamilton County Schools to launch the Ending School Homelessness Initiative, an important program designed to address homelessness among school children in Hamilton County.

The City of Chattanooga also provides resources to the Regional Outreach Cooperative (ROC), a multidisciplinary homeless outreach team that includes various government and non-governmental organizations. Through the consolidation of services, the ROC enhances service delivery for individuals experiencing homelessness and ensures a consistent standard for the quality of distributed supply bags. The ROC currently collaborates with over 35 diverse organizations, businesses, and service providers across the city and county.

Chattanooga/Southeast Tennessee achieved the "quality data milestone" through Built for Zero for all single adults: real-time, by-name tracking of those experiencing homelessness. This helps in measuring outcomes, understanding inflow/outflow, and targeting interventions.

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

The rise in homelessness in Chattanooga has had a broad impact on the community. In response, the City has implemented a range of strategies to reduce barriers, expand services, and strengthen local partnerships:

- Leveraged CDBG, CDBG-CV, HOME-ARP, State ESG, and City general funds to provide tenant-based rental assistance and supportive services, helping more than 400 households secure or maintain stable housing.
- Invested \$704,000 in CDBG-CV funds to renovate showers and bathrooms at the Chatt Foundation, which provides shelter, meals, and support to more than 400 individuals each day.
- Continued the Flex Fund, supported with City general funds, to deliver rapid, flexible assistance without restrictive requirements, ensuring timely support for those in crisis.



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- Continued to collaborate with local agencies to streamline service delivery and expand system-wide capacity to better meet community needs.

The City also continues to explore developing a new, 70+ unit permanent supportive housing complex, which is a proven best practice nationwide for helping residents who previously experienced homelessness recover, stabilize, and re-integrate into the community in a safe and controlled environment. If successful, the project will be replicated across the City to fill an estimated deficit of more than 400 permanent supportive housing units, according to recent research.

**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**

The City of Chattanooga focused on preventing homelessness among extremely low-income households and those at risk upon discharge from institutions or while receiving services from public and private agencies. Using CDBG, CDBG-CV, HOME-ARP, ESG, and general funds, the City provided tenant-based rental assistance, emergency rent and utility support, and supportive services, assisting more than 400 households in maintaining stable housing. The Flex Fund, supported by City general funds, offered rapid, flexible assistance to households in crisis, helping prevent displacement and homelessness.

The City worked with partner agencies to strengthen discharge planning and service coordination for individuals leaving hospitals, behavioral health facilities, corrections, and foster care. Programs such as Assertive Community Treatment (ACT) and the Creating Homes Initiative expanded supportive housing options for individuals with behavioral health needs, while youth aging out of foster care were connected to the Department of Children's Services' Independent Living Program. The City also invested \$704,000 in CDBG-CV funds to renovate facilities at the Chatt Foundation, which provides shelter, meals, and services to over 400 individuals daily, and continued supporting providers such as Chattanooga Room in the Inn to serve women, children, and families.

Workforce and youth development programs, including EMPACT and the Hamilton County Youth Employment Program, complemented housing efforts by increasing income stability for vulnerable households. Together, these coordinated strategies helped Chattanooga reduce barriers to housing, strengthen prevention systems, and expand capacity to serve extremely low-income residents most at risk of homelessness.

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**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**

A network of partners, including City departments and local agencies, worked collaboratively to provide a wide range of services to populations most at risk of homelessness, particularly extremely low-income households and individuals discharged from publicly funded institutions or systems of care. The City allocated CDBG funds to support outreach, centralized intake, rapid re-housing, stabilization, and shelter operations. Additional resources through CDBG-CV and HOME-ARP were used to expand services, renovate facilities, improve housing, increase supportive services, and assist households with rent and utility expenses.

Family Promise of Greater Chattanooga (FPGC) administered a centralized intake and coordinated assessment program, serving as a primary access point for individuals and families who are homeless or at imminent risk. Through this program, participants were assessed for housing barriers, connected to case management, provided with rapid re-housing assistance, and offered follow-up services to support long-term housing stability. The City provided direct funding to support these efforts, including \$75,000 in CDBG funds to FPGC, \$150,000 in CDBG funds to the Salvation Army, and \$148,782 in CDBG-CV funds to Metropolitan Ministries for homeless prevention services.

In addition, the Hamilton County Department of Social Services, Hamilton County Sheriff's Department, Volunteer Behavioral Health Care System, local hospitals, and other community partners coordinated closely to assist individuals transitioning to stable housing after release from institutions. Discharge planning began at admission and continued throughout hospitalization or incarceration, with continuity





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of care supported by active liaisons and case managers who connected individuals to housing resources and supportive services upon re-entry into the community.





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

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

The Chattanooga Housing Authority (CHA), in partnership with the City of Chattanooga and community stakeholders, continued implementation of the One Westside / Westside Evolves transformation plan, supported by the \$50 million HUD Choice Neighborhoods Implementation (CNI) grant. This effort focuses on the complete redevelopment of the College Hill Courts and Gateway Tower communities, replacing 629 obsolete public housing units with new, high-quality, mixed-income housing while ensuring one-for-one replacement and the right for residents to return. A “build first” strategy is being employed to minimize displacement by constructing replacement housing prior to demolition.

During the program year, CHA advanced new housing development that will deliver more than 1,100 new apartment homes, including 230 units already under construction—92 of which are designated as replacement units for public housing residents. Investments also include infrastructure upgrades, community facilities, and neighborhood amenities, such as the renovation of Sheila Jennings Park and the redevelopment of the historic James A. Henry School into a community hub for education and services.

To support residents throughout this transformation, CHA partnered with Urban Strategies, Inc. to implement the One Westside People Plan, enrolling 100% of the 350 original target households in case management services. Residents received individualized support in housing stability, education, workforce development, and health. These services are designed to ensure continuity of care and promote upward mobility during and after relocation.

CHA also worked with local governments and partners to leverage tax increment financing (TIF) and private investment to complement federal funding. This integrated approach is designed to expand affordable housing opportunities, preserve public housing commitments, and revitalize the broader Westside neighborhood as a mixed-income, mixed-use community.

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

##### **Actions to Encourage Resident Involvement**

##### ***Resident Councils and Recognition***

The Chattanooga Housing Authority (CHA) maintains active resident councils at several public housing sites, including Boynton Terrace, College Hill, Dogwood Manor, Greenwood Terrace, and Mary Walker Towers. These councils play a critical role in planning, advocacy, and community leadership. CHA’s resident councils were nationally recognized as Resident Council of the Year by the National Alliance of



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Resident Services in Affordable and Assisted Housing (NAR-SAAH), highlighting their impact on resident engagement and organizational governance.

One Westside / People Plan Case Management and Participation

As part of the One Westside transformation supported by the Choice Neighborhoods Implementation grant, CHA and Urban Strategies, Inc. are engaging residents directly through the "People Plan." This plan provides intensive case management and support in housing stability, education, health, and economic mobility. As of the first quarter of 2025, 100% of the target households (350 households) have been enrolled. Resident leaders were also central in shaping the overall Westside transformation strategy, ensuring that resident perspectives guided planning and implementation.

Public Comment and Plan Transparency

CHA continues to ensure transparency and opportunities for public participation by making its Five-Year and Annual Plans available for inspection and comment. Copies are accessible at the CHA Central Office, CHA development offices, and on the agency's website. This process provides residents and community stakeholders with meaningful opportunities to review and provide feedback on agency priorities and initiatives.

### **Actions to Promote Homeownership and Economic Self-Sufficiency**

#### ***Family Self-Sufficiency (FSS) and Homeownership Program***

CHA operates a combined Homeownership and Family Self-Sufficiency (FSS) Program, available to both public housing residents and Housing Choice Voucher participants. The FSS Program assists participants in increasing earned income and reducing reliance on government assistance. Participants are able to accumulate savings in escrow accounts as income rises, which can later be used for tuition, reliable transportation, or a down payment on a home.

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

By HUD definition, the Chattanooga Housing Authority is not considered a "Troubled PHA." Therefore, this section does not apply.



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### **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 of Chattanooga continues to hold affordable housing as a top priority and actively pursues innovative strategies to address community needs. When feasible, policies, ordinances, and regulations that may negatively impact affordable housing development and preservation are reviewed and amended. The City also fosters broad partnerships with contractors, realtors, developers, housing agencies, and residents to expand opportunities across the housing spectrum. Through these collaborations and ongoing community dialogue, the City works to increase awareness of housing challenges and advance practical solutions.

Because federal resources alone cannot meet Chattanooga’s affordable housing demand, the City leverages local tools and initiatives to expand production and preservation. Key actions include:

- Voluntary Attainable Housing Incentives Program (VIP): Adopted in July 2025, VIP provides zoning and land-use incentives for developers that dedicate at least 10% of units at or below 80% AMI. Chattanooga is the first city in Tennessee to implement such a program following a state law change.
- PILOT Program Reform: Launched in June 2024, the restructured program incentivizes individual affordable units, offers enhanced benefits for deeper affordability, and adjusts incentives geographically by ZIP code to reflect market conditions.
- Invest Chattanooga and Housing Production Fund: The City created Invest Chattanooga and established a \$20 million Housing Production Fund to finance mixed-income developments with at least 30% affordable units. Over 20 years, this fund is projected to leverage approximately \$400 million in investment.
- Zoning Reform and State Legislation: Chattanooga completed its first comprehensive zoning rewrite since the 1960s, expanding density allowances, reducing parking and lot size requirements, permitting accessory dwelling units (ADUs) by right in additional zones, and introducing “missing middle” residential categories. New state legislation enables the City to pair these reforms with tools such as VIP for greater impact.
- Mixed-Income Project Partnerships: In August 2025, the City and Invest Chattanooga issued a Request for Information (RFI) to identify mixed-income development opportunities, supported



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by tax relief, low-interest financing, and project-based rental assistance.

Through these coordinated initiatives, Chattanooga is working to expand the supply of affordable housing, preserve existing units, and create sustainable pathways for long-term housing stability.

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

The City of Chattanooga took deliberate steps to reduce obstacles to meeting underserved needs by advancing zoning and land-use reforms, expanding local funding tools, and strengthening cross-sector partnerships. Key actions included adoption of the Voluntary Attainable Housing Incentives Program (VIP), completion of the City's first zoning code rewrite since the 1960s, and the launch of Invest Chattanooga with a \$20 million Housing Production Fund projected to leverage \$400 million over 20 years. Nearly \$3 million in federal funds (CDBG, HOME, ARPA) were directed to affordable housing creation and preservation, while ARPA resources also supported eviction prevention, homeownership assistance, home repairs, and permanent supportive housing.

Through the Office of Homelessness and Supportive Housing, the City expanded rapid re-housing, outreach, and emergency shelter services. Additional initiatives addressed barriers to equity and access, including neighborhood-based mental health clinics, One Chattanooga equity programs, and the Westside Evolves neighborhood transformation. The City also advanced its first Housing Action Plan, applied for HUD's "Pathways to Removing Obstacles to Housing" grant, and maintained robust public engagement by making plans accessible and inviting community feedback.

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

The City of Chattanooga continues to implement HUD regulations for the elimination of lead-based paint hazards. All pre-1978 housing units identified through the environmental review process are required to undergo a lead hazard screen or lead-based paint testing to determine the presence of hazards. When hazards are identified, a Risk Assessment is prepared to specify the nature of the hazard(s) and the remediation necessary to eliminate them. Remediation activities are incorporated into the rehabilitation work scope to ensure compliance with lead safety standards.

All affordable housing providers utilizing federal funds comply with HUD's Lead-Safe Housing Regulations, including lead hazard evaluation and control measures. Some programs provide grants to homeowners to assist with mitigation costs. However, in recent years, higher material costs, supply shortages, and rising expenses associated with lead remediation have reduced the number of homes that can be served with available HUD resources. In certain cases, projects have had to be abandoned when remediation costs exceeded feasible limits.



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

The City of Chattanooga took deliberate steps to reduce the number of families living in poverty by investing federal funds in housing stability, public assistance, and financial empowerment. In PY 2024–2025, the City awarded \$150,000 in CDBG funds to the Salvation Army, \$75,000 to Family Promise of Greater Chattanooga, \$148,782 to Metropolitan Ministries, and \$80,000 to Chattanooga Consumer Credit Counseling to provide case management, public assistance, and financial counseling for low-income households. In total, 591 households were assisted through these efforts. Additional CDBG, HOME, and ARPA resources supported eviction prevention, home repairs, down payment assistance, and permanent supportive housing.

Through the Office of Homelessness and Supportive Housing, the City expanded rapid re-housing, outreach, and case management services, while equity-driven initiatives under the One Chattanooga framework added neighborhood-based mental health clinics, workforce training, and financial empowerment programs. The Chattanooga Housing Authority advanced poverty-reduction goals through its Family Self-Sufficiency and homeownership programs, while the Westside Evolves transformation linked mixed-income housing with education, childcare, and workforce opportunities to address intergenerational poverty.

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

The Office of Housing and Community Investment (HCI), within the City's Department of Economic Development, is responsible for managing all aspects of the Consolidated Plan, Annual Action Plan, CAPER, and related federal compliance. HCI works closely with other City departments, local non-profits, and community stakeholders to comprehensively assess and address community needs, with a focus on serving low- and moderate-income residents.

In PY 2024–2025, HCI underwent a restructuring to better align staff with projects, strengthen subrecipient management, and expand cross-training opportunities. Community Development staff continue to manage HUD Entitlement funds and regularly participate in required training to maintain competency in key areas.

Looking ahead, HCI will continue to strengthen its internal capacity, enhance collaboration with local partners, and adopt best practices in compliance and program management to ensure the effective delivery of HUD-funded programs and maximize impact for Chattanooga's most underserved residents.

### **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 with lasting impact requires strong





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coordination among partners. Each year, the Office of Housing and Community Investment (HCI) prepares the Five-Year Consolidated Plan and the Annual Action Plan on behalf of the City of Chattanooga. During the development of these plans, HCI works closely with nonprofit organizations, the Chattanooga Housing Authority, the Continuum of Care, affordable housing developers, social service providers, and health and human service agencies.

These coordinated efforts are critical to leveraging limited resources and ensuring the greatest possible impact. Partners, projects, and programs are identified through a competitive application process. In PY 2024–2025, examples included expenditures of awards of \$150,000 in CDBG funds to the Salvation Army, \$75,000 to Family Promise of Greater Chattanooga, \$148,782 to Metropolitan Ministries, and \$80,000 to Chattanooga Consumer Credit Counseling to provide housing stability, public assistance, and financial empowerment services.

The City also allocated \$3 million in HOME funds to the Chattanooga Housing Authority to leverage the development of 166 units of affordable housing in support of the Choice Neighborhoods Initiative (CNI). This investment complements HUD CNI resources and private capital to advance the Westside Evolves transformation, which combines mixed-income housing with infrastructure improvements and expanded community services.

Before any CPD-funded project, program, or activity is undertaken, it is carefully evaluated to ensure collaboration, coordination, and effectiveness in addressing the needs of low- and moderate-income residents.

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

In PY 2024–2025, the City of Chattanooga advanced several initiatives to reduce barriers to fair housing. The City allocated \$3 million in HOME funds to the Chattanooga Housing Authority, leveraging development of 166 affordable units in support of the Choice Neighborhoods Initiative, while also awarding nearly \$3 million in CDBG, HOME, and ARPA funds for housing creation, preservation, and eviction prevention. The City adopted the Voluntary Attainable Housing Incentives Program (VIP) to encourage mixed-income development and completed its first comprehensive zoning rewrite since the 1960s, expanding density, permitting ADUs, and reducing exclusionary land-use requirements.

To address financial and credit barriers, \$80,000 in CDBG funds supported financial counseling through Chattanooga Consumer Credit Counseling, preparing households for stable rental housing and homeownership. Equity-focused initiatives, including new neighborhood-based mental health clinics and the Westside Evolves transformation, targeted systemic barriers in underserved neighborhoods.



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Together, these actions demonstrate the City's commitment to affirmatively furthering fair housing and compliance with Executive Orders 11063 and 12892.



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### **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 Housing and Community Investment (HCI) Office has established written policies and procedures to guide the administration and monitoring of CPD programs. Funded subrecipients and partners receive information, training, and technical assistance tailored to the size and complexity of their project or activity. Prior to contract execution, all subrecipients are trained on cross-cutting federal requirements, and contracts include explicit compliance provisions. For housing projects, additional restrictions or security liens are placed on assisted properties to ensure long-term compliance. HOME- and CDBG-assisted properties are monitored to confirm resident eligibility and ongoing program compliance.

HCI staff conduct both on-site monitoring visits and ongoing desk reviews for all subrecipients and programs. Monitoring activities confirm that projects are implemented according to contract timelines and that records are properly maintained to demonstrate compliance with applicable regulations. Subrecipients must submit quarterly status reports, and adequate documentation is required for reimbursement requests. In addition, an HCI staff member participates in all pre-construction meetings to ensure adherence to Davis-Bacon requirements and to promote 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.**

In accordance with HUD's citizen participation requirements, the CAPER review notice and public meeting announcement were published in a local newspaper and posted on the City's website on September 1, 2025. On September 15th copies of the CAPER were also made available for public inspection at on the City's website and City Hall. The City held a public meeting on September 17, 2025, to provide residents, stakeholders, and subrecipients an opportunity to review and comment on program performance. The meeting was attended by members of the public and subrecipient organizations.

Comments:





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### **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.**



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### **CR-50 - HOME 24 CFR 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 24 CFR §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.

The City conducted seven (7) property inspections for HOME funded projects during FY 24-25.

621 ML King Blvd, Unit 101 – 1/22/2025 – pass

621 ML King Blvd, Unit 103 – 1/22/2025 – pass

621 ML King Blvd, Unit 206 – 1/22/2025 – pass

421 W 37 St – 9/16/2024 – pass

537 W 37 St – 2/5/2025 – pass

3421 Kirkland Ave – 4/23/2025 – pass

514 Spears Ave – 3/5/2025 – fail – rental- kitchen faucet leaking, all smoke detectors needed replacement, bedroom window would not open, broken window in laundry room, was brought into compliance 4/23/25

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

The City of Chattanooga ensures that all HOME-assisted units are made available to qualified individuals regardless of race, color, religion, sex, familial status, disability, national origin, sexual orientation, or gender identity. Partners receive guidance on advertising and tenant selection, and the City conducts monitoring visits to review records of outreach and marketing activities.

In compliance with the HOME Final Rule (1996) under Title II of the Cranston-Gonzalez National Affordable Housing Act, the City maintains affirmative marketing procedures for all rental and homebuyer projects with five or more HOME-assisted units. Developers are required to:



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- Inform the public, owners, and tenants of Fair Housing Laws and the City's Affirmative Marketing Policy.
- Use the Equal Housing Opportunity logo or slogan in all advertisements.
- Display Fair Housing posters prominently.
- Conduct targeted outreach to populations less likely to apply without special efforts (e.g., neighborhood associations, faith-based organizations, housing counseling agencies).
- Maintain records documenting affirmative marketing actions and outcomes.

The City monitors compliance with these requirements, provides technical assistance as needed, and addresses noncompliance through corrective action.

### **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 \$332,872.34 in HOME program income during the 2024–2025 Program Year and \$303,113.46 in the 2023–2024 Federal Fiscal Year. Supporting documentation, including excerpts from IDIS Reports PR07, PR09, PR33, and PR36, is attached to provide details on program income received and expended. Program income was generated primarily from principal and interest payments on homeowner rehabilitation and homebuyer assistance loans. These funds were reinvested to support the development of affordable rental units, homebuyer assistance, and down payment assistance. Owner and tenant characteristics are summarized in Table 13 and further described in the narrative at CR20. By reinvesting program income into these activities, the City advanced its affordable housing goals and expanded housing opportunities for low- and moderate-income households.

### **Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

The City of Chattanooga continues to hold affordable housing as a top priority and actively pursues innovative strategies to address community needs. When feasible, policies, ordinances, and regulations that may negatively impact affordable housing development and preservation are reviewed and amended. The City also fosters broad partnerships with contractors, realtors, developers, housing agencies, and residents to expand opportunities across the housing spectrum. Through these collaborations and ongoing community dialogue, the City works to increase awareness of housing challenges and advance practical solutions.

Because federal resources alone cannot meet Chattanooga's affordable housing demand, the City leverages local tools and initiatives to expand production and preservation. Key actions include:

**Voluntary Attainable Housing Incentives Program (VIP):** Adopted in July 2025, VIP provides zoning and



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land-use incentives for developers that dedicate at least 10% of units at or below 80% AMI. Chattanooga is the first city in Tennessee to implement such a program following a state law change.

**PILOT Program Reform:** Launched in June 2024, the restructured program incentivizes individual affordable units, offers enhanced benefits for deeper affordability, and adjusts incentives geographically by ZIP code to reflect market conditions.

**Invest Chattanooga and Housing Production Fund:** The City created Invest Chattanooga and established a \$20 million Housing Production Fund to finance mixed-income developments with at least 30% affordable units. Over 20 years, this fund is projected to leverage approximately \$400 million in investment.

**Zoning Reform and State Legislation:** Chattanooga completed its first comprehensive zoning rewrite since the 1960s, expanding density allowances, reducing parking and lot size requirements, permitting accessory dwelling units (ADUs) by right in additional zones, and introducing “missing middle” residential categories. New state legislation enables the City to pair these reforms with tools such as VIP for greater impact.

**Mixed-Income Project Partnerships:** In August 2025, the City and Invest Chattanooga issued a Request for Information (RFI) to identify mixed-income development opportunities, supported by tax relief, low-interest financing, and project-based rental assistance.

Through these coordinated initiatives, Chattanooga is working to expand the supply of affordable housing, preserve existing units, and create sustainable pathways for long-term housing stability.



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### CR-58 – Section 3

**Identify the number of individuals assisted and the types of assistance provided**

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	3	3	0	0	0
Total Labor Hours	18,465	47,325			
Total Section 3 Worker Hours	4,511	0			
Total Targeted Section 3 Worker Hours	100				

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	1				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.		3			
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					



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Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

**Table 15 – Qualitative Efforts - Number of Activities by Program**

### Narrative

The City of Chattanooga remains committed to meeting Section 3 requirements by directing employment, training, and contracting opportunities to low- and very low-income persons and businesses that employ them. In FY 2024–2025, three HOME projects and two CDBG projects triggered Section 3 requirements.

To strengthen compliance, the City collaborated with the Chattanooga Housing Authority and the City’s Office of Workforce Development to improve coordination and expand access to resources, jobs, and labor opportunities for Section 3 workers, as well as Section 3 and MBE/WBE businesses. The City also increased outreach and education on Section 3 requirements, providing project developers with technical assistance and tools to meet their goals.

Efforts included developing and maintaining a list of certified Section 3 Business Concerns and Section 3 Workers. Individuals and businesses on these lists are notified of bidding opportunities, training sessions, educational programs, and apprenticeship opportunities available through both City projects and external partners. These efforts enhance transparency, broaden participation, and help ensure HUD-funded projects generate direct benefits for Chattanooga’s low-income residents.

By advancing these strategies, the City is aligning local implementation of Section 3 with HUD’s broader priorities on equity, economic mobility, and inclusive growth.



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# ATTACHMENTS



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# ADS









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**ART I: SUMMARY OF CDBG RESOURCES**

1 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	3,498,484.23
2 ENTITLEMENT GRANT	1,536,707.00
3 SURPLUS URBAN RENEWAL	0.00
4 SECTION 108 GUARANTEED LOAN FUNDS	0.00
5 CURRENT YEAR PROGRAM INCOME	261,434.14
5a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
6 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
6a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
7 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	15,849.86
8 TOTAL AVAILABLE (SUM, LINES 01-07)	5,312,475.23

**ART II: SUMMARY OF CDBG EXPENDITURES**

9 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	3,050,193.04
0 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
1 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	3,050,193.04
2 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	745,226.90
3 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
4 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	(391,381.90)
5 TOTAL EXPENDITURES (SUM, LINES 11-14)	3,404,038.04
6 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,908,437.19

**ART III: LOWMOD BENEFIT THIS REPORTING PERIOD**

7 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
8 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
9 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,310,003.41
0 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	1,740,189.57
1 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	3,050,192.98
2 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

**OW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS**

3 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
4 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
5 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
6 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

**ART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS**

7 DISBURSED IN IDIS FOR PUBLIC SERVICES	91,533.21
8 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
9 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
0 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
1 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	91,533.21
2 ENTITLEMENT GRANT	1,536,707.00
3 PRIOR YEAR PROGRAM INCOME	422,804.60
4 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
5 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,959,511.60
6 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	4.67%

**ART V: PLANNING AND ADMINISTRATION (PA) CAP**

7 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	745,226.90
8 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
9 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
0 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	(391,350.90)
1 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	353,876.00
2 ENTITLEMENT GRANT	1,536,707.00
3 CURRENT YEAR PROGRAM INCOME	261,434.14
4 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	15,849.86
5 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,813,991.00
6 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.51%





**LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17**

No data returned for this view. This might be because the applied filter excludes all data.

**LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18**

Line Item	IDIS Project	IDIS Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
021	3	2980	CHA Emma Wheeler \$1,000,000 Emma Wheeler	14B	LMH	\$1,000,000.00
023	8	2876	Elevator Evaluation and Repair	14B	LMH	\$16,222.84
024	2	2979	CHA \$400,000 Emma Wheeler	14B	LMH	\$206,073.26
				<b>14B</b>	<b>Matrix Code</b>	<b>\$1,222,296.10</b>
<b>Total</b>						<b>\$1,222,296.10</b>

**LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19**

Line Item	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
024	7	2998	7021332	Salvation Army - Social Services/TBRA	05Q	LMC	\$10,522.10
024	7	2998	7058787	Salvation Army - Social Services/TBRA	05Q	LMC	\$20,805.97
					<b>05Q</b>	<b>Matrix Code</b>	<b>\$31,328.07</b>
021	14	2664	6951381	Chattanooga Homeless Coalition	05X	LMC	\$1,284.27
021	14	2664	7014314	Chattanooga Homeless Coalition	05X	LMC	\$11,573.69
					<b>05X</b>	<b>Matrix Code</b>	<b>\$12,857.96</b>
022	9	2839	6934859	Family Promise 2022 Case Management	05Z	LMC	\$4,154.72
022	9	2839	6935353	Family Promise 2022 Case Management	05Z	LMC	\$1,739.28
022	9	2839	6951381	Family Promise 2022 Case Management	05Z	LMC	\$1,997.90
022	9	2839	7021332	Family Promise 2022 Case Management	05Z	LMC	\$1,900.65
022	9	2839	7058787	Family Promise 2022 Case Management	05Z	LMC	\$5,000.00
022	13	2841	7014314	Homeless Outreach and Coordinated Assessment	05Z	LMC	\$7,224.86
023	7	2875	7014314	Financial Empowerment Counseling Services	05Z	LMC	\$21,746.49
024	6	2978	7021332	Family Promise Case Management and Subsistence Payments	05Z	LMC	\$1,130.38
024	6	2978	7058787	Family Promise Case Management and Subsistence Payments	05Z	LMC	\$2,452.90
					<b>05Z</b>	<b>Matrix Code</b>	<b>\$47,347.18</b>
018	3	2939	6935353	Rapid Rental Repair_Additional Allocation_2024	14A	LMH	\$19,600.00
018	3	2939	6951381	Rapid Rental Repair_Additional Allocation_2024	14A	LMH	\$9,800.00
018	3	2939	6985400	Rapid Rental Repair_Additional Allocation_2024	14A	LMH	\$13,928.74
018	3	2939	6996435	Rapid Rental Repair_Additional Allocation_2024	14A	LMH	\$14,700.00
018	3	2939	7014314	Rapid Rental Repair_Additional Allocation_2024	14A	LMH	\$4,900.00
018	3	2939	7021332	Rapid Rental Repair_Additional Allocation_2024	14A	LMH	\$9,800.00
018	3	2939	7058787	Rapid Rental Repair_Additional Allocation_2024	14A	LMH	\$146,114.73
020	8	2947	6985400	2109 Sharp Street	14A	LMH	\$5,133.72
020	8	2948	6985400	1505 Carousel Road	14A	LMH	\$1,014.44
020	8	2949	6985400	5216 Tacoa Circle	14A	LMH	\$7,889.23
021	5	2874	6934859	CNE Home Rehabilitation - 913 N. Hickory Street	14A	LMH	\$43,970.30
021	5	2942	6934859	CNE Home Rehabilitation - 713 N. Greenwood Avenue	14A	LMH	\$45,697.85
022	4	2982	6985400	2714 N Chamberlain Ave - SLAP	14A	LMH	\$6,224.79
022	4	3004	7058787	Public Works SLAP - 1608 Bradt Street	14A	LMH	\$4,792.95
022	8	2999	7021332	CNE Rehabilitation - 3211 15th Avenue	14A	LMH	\$66,496.00
022	8	3000	7021332	CNE Rehabilitation - 2008 Fairleigh Street	14A	LMH	\$2,405.00
022	8	3000	7058787	CNE Rehabilitation - 2008 Fairleigh Street	14A	LMH	\$46,014.37
022	8	3001	7021332	CNE Rehabilitation - 1905 Dodson Ave	14A	LMH	\$7,850.83
022	8	3001	7058787	CNE Rehabilitation - 1905 Dodson Ave	14A	LMH	\$18,470.49
022	8	3002	7021332	CNE Rehabilitation - 704 McGowan Avenue	14A	LMH	\$9,900.72
022	8	3002	7058787	CNE Rehabilitation - 704 McGowan Avenue	14A	LMH	\$5,020.28
022	10	2986	7014314	Habitat Rehabilitation - 251 Glenwood Drive	14A	LMH	\$14,286.99
022	10	2987	7014314	Habitat Rehabilitation - 1306 Wheeler Ave	14A	LMH	\$13,638.71
023	5	2880	6936484	1512 Pheasant Run Place	14A	LMH	\$608.06
023	5	2881	6936484	1009 S. Willow Street	14A	LMH	\$712.19
023	5	2882	6936484	4715 Fairwood Lane	14A	LMH	\$1,297.19
023	5	2883	6936484	418 Cloudland Trail	14A	LMH	\$2,125.23
023	5	2884	6936484	4618 Shawhan Road	14A	LMH	\$1,107.77
023	5	2885	6936484	410 S. Parkdale Avenue	14A	LMH	\$823.99
023	5	2886	6936484	7737 Hansley Drive	14A	LMH	\$966.25
023	5	2887	6936484	5322 Meadowbrook Lane	14A	LMH	\$1,402.47
023	5	2888	6936484	2017 Cooley Street	14A	LMH	\$1,526.30
023	5	2889	6936484	3624 Saluda Street	14A	LMH	\$1,148.98



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Line Item	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
023	5	2890	6936484	2818 Curtis Street	14A	LMH	\$1,134.08
023	5	2891	6936484	3840 Rollingwood Drive	14A	LMH	\$1,055.76
023	5	2892	6935353	805 W. 44th Street	14A	LMH	\$7,914.90
023	5	2892	6936484	805 W. 44th Street	14A	LMH	\$791.49
023	5	2893	6996435	4301 Shawnee Circle	14A	LMH	\$13,965.23
023	5	2893	7021332	4301 Shawnee Circle	14A	LMH	\$1,396.52
023	5	2894	6936484	5224 Slayton Avenue	14A	LMH	\$695.38
023	5	2895	6936484	5225 Slayton Avenue	14A	LMH	\$1,094.90
023	5	2896	6936484	414 S. Willow Street	14A	LMH	\$1,439.68
023	5	2897	6936484	1805 Long Street	14A	LMH	\$818.55
023	5	2898	6936484	1810 Rubio Street	14A	LMH	\$982.85
023	5	2899	6936484	2100 Ivy Street	14A	LMH	\$1,046.16
023	5	2900	6936484	2406 Bailey Avenue	14A	LMH	\$1,065.22
023	5	2901	6936484	3022 Lightfoot Mill Road	14A	LMH	\$755.32
023	5	2902	6985400	3204 Alta Vista Drive	14A	LMH	\$11,246.97
023	5	2902	7021332	3204 Alta Vista Drive	14A	LMH	\$1,124.70
023	5	2904	6936484	4002 Melinda Drive	14A	LMH	\$1,878.80
023	5	2905	6936484	4108 Rogers Road	14A	LMH	\$900.61
023	5	2906	6935353	4502 Dumac Road	14A	LMH	\$9,018.75
023	5	2906	6936484	4502 Dumac Road	14A	LMH	\$901.88
023	5	2907	6936484	5208 Tanner Avenue	14A	LMH	\$743.79
023	6	2853	7002236	CNE Home Rehabilitation - 1826 Foust Street	14A	LMH	\$39,273.00
023	6	2984	7002236	1501 Kippy Drive - CNE Home Rehabilitation	14A	LMH	\$42,002.70
023	6	2989	7014314	CNE Rehabilitation - 5522 Alabama Avenue	14A	LMH	\$33,809.19
023	6	2990	7014314	CNE Rehabilitation - 2704 Cowart Street	14A	LMH	\$62,931.68
023	6	2991	7014314	CNE Rehabilitation - 1705 Silvels Lane	14A	LMH	\$29,130.19
023	6	2992	7014314	CNE Rehabilitation - 2714 N Chamberlain Ave	14A	LMH	\$112,606.90
023	6	2993	7014314	CNE Home Rehabilitation - 101 Eveningside Drive	14A	LMH	\$42,496.92
023	6	2994	7014314	CNE Rehabilitation - 118 Eveningside Drive	14A	LMH	\$32,124.35
024	3	2950	7002236	1503 Pheasant Run Place	14A	LMH	\$5,588.18
024	3	2950	7021332	1503 Pheasant Run Place	14A	LMH	\$558.82
024	3	2951	6985400	1133 Pierce Avenue	14A	LMH	\$10,432.78
024	3	2951	7021332	1133 Pierce Avenue	14A	LMH	\$1,043.28
024	3	2952	6985400	157 N. Orchard Knob Avenue	14A	LMH	\$12,911.23
024	3	2952	7021332	157 N. Orchard Knob Avenue	14A	LMH	\$1,291.12
024	3	2953	7014314	2111 Rawlings Street	14A	LMH	\$9,932.63
024	3	2953	7021332	2111 Rawlings Street	14A	LMH	\$993.26
024	3	2954	7014314	1722 Carson Avenue	14A	LMH	\$7,750.48
024	3	2954	7021332	1722 Carson Avenue	14A	LMH	\$775.05
024	3	2955	7002236	1723 Wilcox Boulevard	14A	LMH	\$6,922.33
024	3	2955	7021332	1723 Wilcox Boulevard	14A	LMH	\$10,961.86
024	3	2957	6985400	1910 Vine Street	14A	LMH	\$20,663.59
024	3	2957	7021332	1910 Vine Street	14A	LMH	\$2,066.36
024	3	2958	7021332	2706 Woodside Street	14A	LMH	\$7,614.56
024	3	2959	7014314	2711 Curtis Street	14A	LMH	\$7,374.90
024	3	2959	7021332	2711 Curtis Street	14A	LMH	\$737.49
024	3	2961	6985400	3801 Mark Twain Circle	14A	LMH	\$11,279.20
024	3	2961	7021332	3801 Mark Twain Circle	14A	LMH	\$1,127.92
024	3	2966	7014314	236 W. 36th Street	14A	LMH	\$14,231.38
024	3	2966	7021332	236 W. 36th Street	14A	LMH	\$1,423.14
024	3	2967	7014314	3520 Highland Avenue	14A	LMH	\$15,098.84
024	3	2967	7021332	3520 Highland Avenue	14A	LMH	\$1,509.88
024	3	2970	7021332	1527 Pin Oak Drive	14A	LMH	\$10,538.69
024	3	2973	7014314	2202 Beeler Avenue	14A	LMH	\$13,606.23
024	3	2973	7021332	2202 Beeler Avenue	14A	LMH	\$1,360.62
024	4	3017	7058787	6324 Jocelyn Drive	14A	LMH	\$35,087.32
024	4	3018	7058787	2516 Olive Drive	14A	LMH	\$21,874.02
					14A	Matrix Code	\$1,218,470.20
Total							\$1,310,003.41

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Line Item	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
024	7	2998	7021332	No	Salvation Army - Social Services/TBRA	B24MC470001	EN	05Q	LMC	\$10,522.10
024	7	2998	7058787	No	Salvation Army - Social Services/TBRA	B24MC470001	EN	05Q	LMC	\$20,805.97
									05Q Matrix Code	\$31,328.07



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Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
021	14	2664	6951381	No	Chattanooga Homeless Coalition	B21MC470001	EN	05X	LMC	\$1,284.27
021	14	2664	7014314	No	Chattanooga Homeless Coalition	B21MC470001	EN	05X	LMC	\$11,573.69
									<b>05X</b>	<b>Matrix Code</b>
										<b>\$12,857.96</b>
022	9	2839	6934859	No	Family Promise 2022 Case Management	B17MC470001	EN	05Z	LMC	\$3,664.00
022	9	2839	6934859	No	Family Promise 2022 Case Management	B22MC470001	EN	05Z	LMC	\$490.72
022	9	2839	6935353	No	Family Promise 2022 Case Management	B22MC470001	EN	05Z	LMC	\$1,739.28
022	9	2839	6951381	No	Family Promise 2022 Case Management	B22MC470001	EN	05Z	LMC	\$1,997.90
022	9	2839	7021332	No	Family Promise 2022 Case Management	B22MC470001	EN	05Z	LMC	\$1,900.65
022	9	2839	7058787	No	Family Promise 2022 Case Management	B22MC470001	EN	05Z	LMC	\$5,000.00
022	13	2841	7014314	No	Homeless Outreach and Coordinated Assessment	B22MC470001	EN	05Z	LMC	\$7,224.86
023	7	2875	7014314	No	Financial Empowerment Counseling Services	B23MC470001	EN	05Z	LMC	\$21,746.49
024	6	2978	7021332	No	Family Promise Case Management and Subsistence Payments	B24MC470001	EN	05Z	LMC	\$1,130.38
024	6	2978	7058787	No	Family Promise Case Management and Subsistence Payments	B24MC470001	EN	05Z	LMC	\$2,452.90
									<b>05Z</b>	<b>Matrix Code</b>
										<b>\$47,347.18</b>
										<b>\$91,533.21</b>
										<b>\$91,533.21</b>

total

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
023	1	2865	6916533	HCI Administration - CDBG	21A		\$361,381.90
024	1	2975	6985400	CDBG_HCI Administration_24-25	21A		\$150,000.00
024	1	2975	7014314	CDBG_HCI Administration_24-25	21A		\$81,537.01
024	1	2975	7021364	CDBG_HCI Administration_24-25	21A		\$40,000.00
024	1	2975	7058787	CDBG_HCI Administration_24-25	21A		\$112,307.99
							<b>21A</b>
							<b>Matrix Code</b>
							<b>\$745,226.90</b>
							<b>\$745,226.90</b>

total





## 2024 – 2025 Consolidated Annual Performance Evaluation Report

HOME

PR 07

PR36

PR07 - Drawdown Report by Voucher Number - All Vouchers

Voucher Number	Line Item	IDIS Project ID	IDIS Act ID	Voucher Created	Voucher Status	Status Date	LOCCS Send Date	Grant Number	CARES Act	Grant Year	Fund Type	Payee TIN	Program	PY	Drawn Amount
6433058	1	2	2585	11/19/2020	Completed	11/19/2020	11/19/2020	M20MC470200		2020	AD	626000259	HOME		\$40,947.97
6474602	1	2	2585	3/23/2021	Completed	03/23/2021	3/23/2021	M20MC470200		2020	AD	626000259	HOME		\$113.00
6499731	1	2	2585	5/26/2021	Completed	05/27/2021	5/26/2021	M20MC470200		2020	AD	626000259	HOME		\$40,227.26
6507536	1	2	2585	6/16/2021	Completed	06/17/2021	6/16/2021	M20MC470200		2020	AD	626000259	HOME		\$3,420.17
6788641	1	1	2837	7/6/2023	Completed	07/07/2023	7/6/2023	M22MC470200		2022	AD	626000259	HOME		\$91,815.10
7058787	41	1	2977	8/21/2025	Completed	08/22/2025	8/21/2025	M24MC470200		2024	AD	626000259	HOME		\$76,817.88
6423590	1	12	2579	10/20/2020	Completed	10/21/2020	10/20/2020	M15MC470200		2015	CR	626000259	HOME		\$35.50
6423590	1	12	2579	10/20/2020	Completed	10/21/2020	10/20/2020	M16MC470200		2016	CR	626000259	HOME		\$2,729.48
6423590	2	12	2579	10/20/2020	Completed	10/21/2020	10/20/2020	M17MC470200		2017	CR	626000259	HOME		\$5,821.71
6423590	3	12	2579	10/20/2020	Completed	10/21/2020	10/20/2020	M18MC470200		2018	CR	626000259	HOME		\$7,233.31
6423590	4	12	2578	10/20/2020	Completed	10/21/2020	10/20/2020	M18MC470200		2018	CR	626000259	HOME		\$12,460.00
6424257	1	12	2579	11/19/2020	Completed	11/20/2020	11/19/2020	M18MC470200		2018	CR	626000259	HOME		\$12,460.00
6433054	1	12	2579	12/29/2020	Completed	12/30/2020	12/29/2020	M18MC470200		2018	CR	626000259	HOME		\$19,960.00
6445348	1	12	2579	3/16/2021	Completed	03/18/2021	3/17/2021	M18MC470200		2018	CR	626000259	HOME		\$24,920.00
6472249	1	12	2579	5/26/2021	Completed	05/27/2021	5/26/2021	M18MC470200		2018	CR	626000259	HOME		\$11,000.00
6498735	1	12	2579	7/30/2021	Completed	07/31/2021	7/30/2021	M18MC470200		2018	CR	626000259	HOME		\$14,500.00
6524283	1	12	2579	5/4/2022	Completed	05/05/2022	5/4/2022	M18MC470200		2019	CR	626000259	HOME		\$14,500.00
6529392	1	12	2579	7/20/2022	Completed	07/21/2022	7/20/2022	M20MC470200		2020	CR	626000259	HOME		\$29,000.00
6559486	2	13	2735	7/20/2022	Completed	07/21/2022	7/20/2022	M20MC470200		2020	CR	626000259	HOME		\$29,000.00
6559486	1	12	2737	7/20/2022	Completed	12/14/2022	12/13/2022	M19MC470200		2019	CR	626000259	HOME		\$14,500.00
6712125	1	13	2735	12/13/2022	Completed	12/14/2022	12/13/2022	M20MC470200		2020	CR	626000259	HOME		\$14,500.00
6712125	2	12	2737	12/13/2022	Completed	01/05/2023	1/4/2023	M19MC470200		2019	CR	626000259	HOME		\$29,000.00
6718761	1	13	2735	1/4/2023	Completed	01/05/2023	1/4/2023	M20MC470200		2020	CR	626000259	HOME		\$29,000.00
6718761	2	12	2737	1/4/2023	Completed	01/11/2023	1/10/2023	M19MC470200		2019	CR	626000259	HOME		\$28,000.00
6720460	1	13	2735	1/10/2023	Completed	01/11/2023	1/10/2023	M20MC470200		2020	CR	626000259	HOME		\$14,500.00
6720460	2	12	2737	1/10/2023	Completed	01/11/2023	1/10/2023	M19MC470200		2019	CR	626000259	HOME		\$14,500.00
6725375	1	13	2735	1/24/2023	Completed	01/25/2023	1/24/2023	M20MC470200		2020	CR	626000259	HOME		\$14,500.00
6725375	2	12	2737	1/24/2023	Completed	02/02/2023	2/1/2023	M19MC470200		2019	CR	626000259	HOME		\$14,500.00
6728447	1	13	2735	2/1/2023	Completed	02/02/2023	2/1/2023	M20MC470200		2020	CR	626000259	HOME		\$14,500.00
6728447	2	12	2737	6/7/2023	Completed	06/08/2023	6/7/2023	M20MC470200		2020	CR	626000259	HOME		\$14,500.00
6777312	1	13	2735	6/7/2023	Completed	06/08/2023	6/7/2023	M20MC470200		2020	CR	626000259	HOME		\$14,500.00
6777312	2	12	2737	6/7/2023	Completed	06/08/2023	8/1/2023	M19MC470200		2019	CR	626000259	HOME		\$11,136.00
6798371	1	13	2735	8/1/2023	Completed	08/02/2023	8/1/2023	M20MC470200		2020	CR	626000259	HOME		\$2,800.00
6798371	2	12	2737	8/1/2023	Completed	10/05/2023	10/2/2023	M20MC470200		2020	CR	626000259	HOME		\$3,286.00
6821860	1	13	2735	10/2/2023	Completed	10/05/2023	10/2/2023	M20MC470200		2020	CR	626000259	HOME		\$16,500.00
6821860	2	12	2737	10/2/2023	Completed	11/03/2023	11/2/2023	M19MC470200		2018	CR	626000259	HOME		\$16,500.00
6833325	1	12	2737	11/2/2023	Completed	06/05/2025	9/4/2025	M18MC470200		2022	CR	626000259	HOME		\$7,658.00
7062588	1	14	2986	9/4/2025	Completed	09/05/2025	9/4/2025	M22MC470200		2025	EN	626000259	HOME		\$9,862.39
7062588	2	10	2987	9/4/2025	Completed	12/30/2020	12/29/2020	M15MC470200		2015	EN	626000259	HOME		\$27,474.45
7062588	1	4	2592	12/29/2020	Completed	12/30/2020	12/29/2020	M18MC470200		2016	EN	626000259	HOME		\$111.61
6445351	1	13	2576	12/29/2020	Completed	03/23/2021	3/23/2021	M17MC470200		2016	EN	626000259	HOME		\$6,916.84
6474602	4	13	2594	6/28/2021	Completed	06/29/2021	6/28/2021	M16MC470200		2016	EN	626000259	HOME		\$36,000.00
6512288	1	12	2526	7/30/2021	Completed	07/31/2021	7/30/2021	M17MC470200		2015	EN	626000259	HOME		\$116,131.46
6524286	1	13	2594	5/4/2022	Completed	05/05/2022	5/4/2022	M15MC470200		2015	EN	626000259	HOME		\$47,756.93
6529396	1	14	2636	5/4/2022	Completed	05/05/2022	5/4/2022	M16MC470200		2016	EN	626000259	HOME		\$7,969.00
6529396	2	14	2636	5/4/2022	Completed	05/05/2022	5/4/2022	M17MC470200		2015	EN	626000259	HOME		\$8,000.00
6529396	3	14	2636	6/30/2022	Completed	07/01/2022	6/30/2022	M15MC470200		2015	EN	626000259	HOME		\$35,950.37
652406	3	4	2613	6/30/2022	Completed	07/01/2022	6/30/2022	M17MC470200		2017	EN	626000259	HOME		\$35,830.00
6652406	4	4	2573	6/30/2022	Completed	07/01/2022	6/30/2022	M17MC470200		2017	EN	626000259	HOME		\$41,196.39
6652406	1	13	2655	6/30/2022	Completed	07/01/2022	6/30/2022	M17MC470200		2017	EN	626000259	HOME		\$22,690.00
6652406	2	13	2656	6/30/2022	Completed	07/13/2022	7/11/2022	M17MC470200		2017	EN	626000259	HOME		\$35,866.23
6655855	1	9	2642	7/12/2022	Completed	07/16/2022	7/15/2022	M17MC470200		2017	EN	626000259	HOME		\$35,958.60
6657769	1	9	2642	7/15/2022	Completed	07/20/2022	7/19/2022	M17MC470200		2017	EN	626000259	HOME		\$35,827.49
6658972	1	13	2654	7/19/2022	Completed	07/20/2022	7/19/2022	M17MC470200		2017	EN	626000259	HOME		\$4,169.12
6658972	2	13	2704	7/19/2022	Completed	07/20/2022	7/19/2022	M17MC470200		2017	EN	626000259	HOME		\$4,133.77
6658972	3	9	2705	7/19/2022	Completed	09/29/2022	9/28/2022	M17MC470200		2017	EN	626000259	HOME		\$4,041.40
6685941	1	13	2655	9/28/2022	Completed	09/29/2022	9/28/2022	M17MC470200		2017	EN	626000259	HOME		\$4,172.51
6685941	2	13	2654	9/28/2022	Completed	09/29/2022	9/28/2022	M17MC470200		2017	EN	626000259	HOME		\$1,935.79
6685941	3	13	2654	9/28/2022	Completed	01/05/2023	1/4/2023	M15MC470200		2015	EN	626000259	HOME		\$2,314.73
6685941	4	13	2704	9/28/2022	Completed	01/05/2023	1/4/2023	M15MC470200		2015	EN	626000259	HOME		\$2,524.48
6718753	1	9	2705	1/4/2023	Completed	01/19/2023	1/18/2023	M16MC470200		2016	EN	626000259	HOME		
6723389	1	4	2524	1/16/2023	Completed	01/19/2023	1/18/2023	M17MC470200		2017	EN	626000259	HOME		
6723389	2	4	2524	1/16/2023	Completed	01/19/2023	1/18/2023	M17MC470200		2017	EN	626000259	HOME		
6723389	3	4	2524	1/18/2023	Completed	01/19/2023	1/18/2023	M17MC470200		2017	EN	626000259	HOME		

6785169	1	9	2764	5/8/2023	Completed	05/09/2023	5/8/2023	M16MC470200	2016	EN	626000259	HOME	\$35,486.54
67783353	2	4	2583	6/9/2023	Completed	06/10/2023	6/9/2023	M15MC470200	2015	EN	626000259	HOME	\$9,000.00
6778353	1	9	2762	6/9/2023	Completed	06/10/2023	6/9/2023	M15MC470200	2015	EN	626000259	HOME	\$568.94
6778353	3	9	2762	6/9/2023	Completed	06/10/2023	6/9/2023	M16MC470200	2016	EN	626000259	HOME	\$3,473.35
6814087	1	9	2764	9/13/2023	Completed	09/14/2023	9/13/2023	M16MC470200	2016	EN	626000259	HOME	\$4,511.46
6833331	2	4	2639	11/2/2023	Completed	11/03/2023	11/2/2023	M16MC470200	2016	EN	626000259	HOME	\$2,570.16
6833331	1	4	2573	11/2/2023	Completed	11/03/2023	11/2/2023	M17MC470200	2017	EN	626000259	HOME	\$371.94
6833331	3	4	2639	11/2/2023	Completed	11/03/2023	11/2/2023	M17MC470200	2017	EN	626000259	HOME	\$4,398.84
6846768	1	9	2830	12/13/2023	Completed	12/19/2023	12/18/2023	M17MC470200	2017	EN	626000259	HOME	\$35,967.69
6846768	2	9	2831	12/13/2023	Completed	12/19/2023	12/18/2023	M17MC470200	2017	EN	626000259	HOME	\$35,979.80
6863710	1	4	2453	1/8/2024	Completed	01/11/2024	1/10/2024	M17MC470200	2017	EN	626000259	HOME	\$79.48
6865851	1	4	2724	2/9/2024	Completed	02/14/2024	2/13/2024	M17MC470200	2017	EN	626000259	HOME	\$8,000.00
6865851	2	4	2725	2/9/2024	Completed	02/14/2024	2/13/2024	M17MC470200	2017	EN	626000259	HOME	\$6,100.00
6884687	7	9	2831	4/2/2024	Completed	04/10/2024	4/9/2024	M17MC470200	2017	EN	626000259	HOME	\$4,020.20
6884687	8	9	2830	4/2/2024	Completed	04/10/2024	4/9/2024	M17MC470200	2017	EN	626000259	HOME	\$4,032.31
6884687	9	9	2871	4/2/2024	Completed	04/10/2024	4/9/2024	M17MC470200	2017	EN	626000259	HOME	\$32,415.17
6898448	5	9	2871	2/26/2025	Completed	02/27/2025	2/26/2025	M17MC470200	2016	EN	626000259	HOME	\$4,007.26
6898448	1	13	2940	2/26/2025	Completed	02/27/2025	2/26/2025	M18MC470200	2018	EN	626000259	HOME	\$139,342.53
7014317	4	13	2940	4/11/2025	Completed	04/12/2025	4/11/2025	M18MC470200	2018	EN	626000259	HOME	\$73,388.25
7014317	2	14	2941	4/11/2025	Completed	04/12/2025	4/11/2025	M19MC470200	2019	EN	626000259	HOME	\$431,795.26
7058787	35	13	2940	8/21/2025	Completed	08/22/2025	8/21/2025	M18MC470200	2018	EN	626000259	HOME	\$222,325.37
6766169	2	9	2845	5/8/2023	Completed	05/09/2023	5/8/2023	M17MC470200	2017	IU	626000259	HOME	\$1,150.00
6766169	4	9	2845	5/8/2023	Completed	05/09/2023	5/8/2023	M22MC470200	2022	IU	626000259	HOME	\$106.49
6474602	2	13	2593	3/23/2021	Completed	03/23/2021	3/23/2021	M16MC470200	2016	PI	626000259	HOME	\$5,608.61
6474602	3	13	2594	3/23/2021	Completed	03/23/2021	3/23/2021	M16MC470200	2016	PI	626000259	HOME	\$34,957.71
6754196	1	9	2762	4/10/2023	Completed	04/10/2023	4/10/2023	M17MC470200	2017	PI	626000259	HOME	\$35,983.02
6754196	2	9	2763	4/10/2023	Completed	04/10/2023	4/10/2023	M17MC470200	2017	PI	626000259	HOME	\$35,983.02
6766169	3	9	2845	5/8/2023	Completed	05/09/2023	5/8/2023	M17MC470200	2017	PI	626000259	HOME	\$329,943.51
6872163	1	9	2763	2/27/2024	Completed	02/28/2024	2/28/2024	M17MC470200	2017	PI	626000259	HOME	\$4,016.98
6884687	10	9	2871	4/2/2024	Completed	04/10/2024	4/8/2024	M17MC470200	2017	PI	626000259	HOME	\$3,577.57
6902225	2	9	2872	5/20/2024	Completed	05/20/2024	5/20/2024	M19MC470200	2019	PI	626000259	HOME	\$35,980.94
6902225	1	9	2829	5/20/2024	Completed	05/20/2024	5/20/2024	M19MC470200	2019	PI	626000259	HOME	\$35,966.20
6921944	1	9	2845	7/17/2024	Completed	07/17/2024	7/17/2024	M19MC470200	2018	PI	626000259	HOME	\$28,800.00
6951381	4	13	2940	10/11/2024	Completed	10/12/2024	10/11/2024	M18MC470200	2018	PI	626000259	HOME	\$27,330.00
6985400	11	13	2940	12/8/2025	Completed	02/05/2025	12/8/2025	M17MC470200	2017	PI	626000259	HOME	\$6,936.80
6985400	12	13	2940	12/8/2025	Completed	02/05/2025	12/8/2025	M18MC470200	2018	PI	626000259	HOME	\$228,860.11
6988448	2	13	2940	2/26/2025	Completed	02/27/2025	2/26/2025	M18MC470200	2018	PI	626000259	HOME	\$113,910.34
6988448	3	14	2941	2/26/2025	Completed	02/27/2025	2/26/2025	M18MC470200	2018	PI	626000259	HOME	\$72,720.00
6988448	4	9	2925	2/26/2025	Completed	02/27/2025	2/26/2025	M19MC470200	2019	PI	626000259	HOME	\$35,944.22
6988448	6	9	2872	2/26/2025	Completed	02/27/2025	2/26/2025	M19MC470200	2019	PI	626000259	HOME	\$4,019.06
6988448	7	9	2829	2/26/2025	Completed	02/27/2025	2/26/2025	M19MC470200	2019	PI	626000259	HOME	\$4,033.80
7014317	1	14	2941	4/11/2025	Completed	04/12/2025	4/11/2025	M18MC470200	2018	PI	626000259	HOME	\$112,712.64
7014317	3	14	2941	4/11/2025	Completed	04/12/2025	4/11/2025	M19MC470200	2019	PI	626000259	HOME	\$71,869.16
7058787	36	8	3006	8/21/2025	Completed	08/22/2025	8/21/2025	M19MC470200	2019	PI	626000259	HOME	\$231,049.55
7058787	38	9	2945	8/21/2025	Completed	08/22/2025	8/21/2025	M19MC470200	2019	PI	626000259	HOME	\$40,000.00
7058787	39	9	2925	8/21/2025	Completed	08/22/2025	8/21/2025	M19MC470200	2019	PI	626000259	HOME	\$4,059.76
7058787	40	9	2946	8/21/2025	Completed	08/22/2025	8/21/2025	M19MC470200	2019	PI	626000259	HOME	\$40,000.00
7058787	37	8	3006	8/21/2025	Completed	08/22/2025	8/21/2025	M20MC470200	2020	PI	626000259	HOME	\$56,954.45
													FFY 2024-25
													FFY 2024-25
													\$1,050,415.91

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
Receipt Audit Trail by Fiscal Year and Program  
CHATTANOOGA, TN

DATE: 09-14-25  
TIME: 11:09  
PAGE: 1

Fiscal Year	Program	Associated Grant Number	Fund Type	Receipt Number	Receipt Date	IDIS Activity ID	Matrix Code	Receipt Status	Receipt Type	Receipt Amount
2021	HOME	M21MC470200	PI	5355458-001	08-27-21			Active		48,502.30
			PI	5355460-001	08-27-21			Active		12,690.60
			PI	5355471-002	05-12-22			Revised		40,371.29
			PI	5358100-001	05-12-22			Revised		33,341.34
			PI	5358105-001	09-28-21			Active		1,439.50
			PI	5358117-001	09-28-21			Active		428.51
			PI	5360136-001	05-12-22			Revised		64,745.45
			PI	5361174-001	05-12-22			Revised		13,435.99
			PI	5364572-001	05-12-22			Revised		47,823.33
			PI	5365902-001	05-12-22			Revised		17,723.68
			PI	5368260-001	05-12-22			Revised		27,657.79
			PI	5370226-001	03-14-22			Revised		35,800.25
			PI	5372905-001	04-19-22			Active		49,617.40
			PI	5375310-001	05-17-22			Active		11,878.44
			PI	5375795-001	05-23-22			Active		10,732.14
			PI	5377612-001	06-15-22			Active		49,494.97
								PI Receipts		465,682.98
								Draws		0.00
								Balance		465,682.98
2022	HOME	M22MC470200	IU	5382139-001	08-08-22	2365		Active		106.49
								IU Receipts		106.49
								Draws		106.49
								Balance		0.00
2022	HOME	M22MC470200	PI	5380698-001	07-22-22			Active		25,714.31
			PI	5383734-001	08-30-22			Active		48,265.76
			PI	5384502-001	09-14-22			Active		38,817.40
			PI	5387387-001	10-19-22			Active		22,068.12
			PI	5389960-001	11-29-22			Active		35,457.81
			PI	5393879-001	01-17-23			Active		17,306.18

2023	HOME	M23MC470200	PI	5394667-001	12-01-23	Revised	17,958.98			
			PI	5396348-001	02-21-23	Active	37,963.60			
			PI	5398324-001	03-20-23	Active	33,129.95			
			PI	5403279-001	05-25-23	Active	17,514.26			
			PI	5403281-001	05-25-23	Active	23,964.89			
			PI	Receipts			318,161.26			
				Draws			0.00			
				Balance			318,161.26			
			Total	Receipts			318,267.75			
				Draws			106.49			
							318,161.26			
			IU	Receipts			124,500.00			
				Draws			0.00			
				Balance			124,500.00			
2023	HOME	M23MC470200	PI	5406382-001	07-05-23	Active	27,849.71			
			PI	5408567-001	08-02-23	Active	43,616.03			
			PI	5411155-001	09-07-23	Active	66,781.96			
			PI	5412369-001	09-25-23	Active	27,777.83			
			PI	5414959-001	11-01-23	Active	37,458.50			
			PI	5419422-001	01-12-24	Active	31,503.82			
			PI	5421139-001	01-31-24	Active	22,484.01			
			PI	5422087-001	02-09-24	Active	20,801.88			
			PI	5423750-001	03-05-24	Active	30,695.41			
			PI	5426102-001	04-10-24	Active	52,005.17			
			PI	5427556-001	05-02-24	Active	23,071.32			
			PI	5429385-001	06-03-24	Active	20,115.33			
			PI	5431446-001	06-27-24	Active	34,398.06			
			PI	Receipts			438,559.03			
				Draws			0.00			
				Balance			438,559.03			
			Total	Receipts			563,059.03			
				Draws			0.00			
							563,059.03			
2024	HOME	M24MC470200	PI	5433984-001	08-01-24	Active	30,579.96			
			PI	5439629-001	10-21-24	Active	16,601.04			

438,559.03 Prog Year 20  
371,389.32 FFY 2022-23

332,872.34 Prg Yr 2024-;  
303,113.46 FFY 2023-24

2025	HOME	M25MC470200	PI	5440033-001	10-25-24	Active	16,661.94
							PI Receipts
							Draws
							Balance
							63,842.94
							0.00
							63,842.94
			PI	5460090-001	08-21-25	Active	269,029.40
							PI Receipts
							Draws
							Balance
							269,029.40
							0.00
							269,029.40
							Should be accrued to 24-25