

# City of Chattanooga

Department of  
Economic Development

## Public Meeting for FY 22-23 Consolidated Annual Performance Evaluation Report (CAPER)

September 12, 2023  
5:00 pm – 6:30 pm  
Chattanooga Housing Authority  
Multipurpose Room



# Housing and Community Investment

Charged with managing City's Entitlement and other funds from the U.S. Department of Housing and Urban Development (HUD)

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Solutions Grant (ESG)
- Local and other federal funds

Resources to develop a viable, urban community that provides

Decent housing,  
Suitable living environment, and  
Expanded economic opportunities

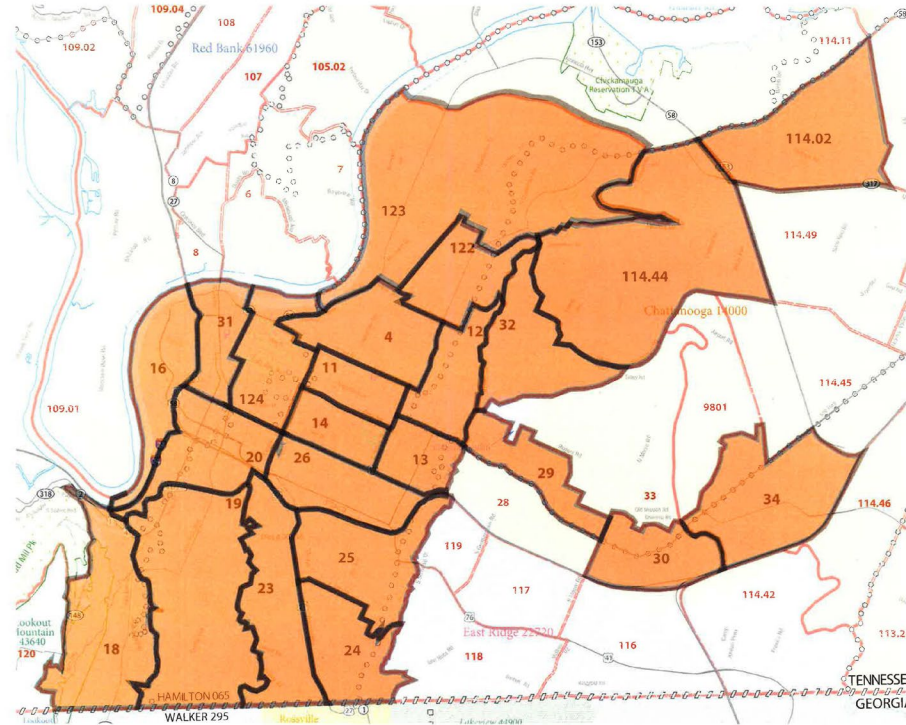
For low-and moderate-income residents.



# Public Meeting Purpose:

- ✓ Inform Public of the Availability of the 2022-23 CAPER, Its Purpose, and Content
- ✓ Allow City and Partner Entities Opportunity to Highlight Projects/Programs/Activities and Challenges
- ✓ Provide Opportunity for Public Questions and Comments
- ✓ Provide Opportunity for Input on FY 2024-2025 Anticipated Funding

## Low-Mod Income Census Tracts (2020 Census)



# What is the Consolidated Annual Performance Evaluation Report (CAPER)?

## 5- Year

### Consolidated Plan

Strategy for prioritizing and meeting needs identified over 5 years

- Required by U.S. Department of Housing and Urban Development to plan for use of Federal grant funds
- Assessment of community development and housing needs of low- and moderate-income citizens in identified area
- Outlines sources and uses of anticipated resources (federal funds and local leverage)



## Annual Action Plan

- Details the fiscal year's projects
- Identifies resources and partner entities involved
- Reports on citizen participation efforts
- Submitted to HUD for approval



## CAPER

**Year-end report on efforts to meet annual priorities of 5-Year Consolidated Plan and Action Plan(s)**

- **Details activities funded and/or undertaken**
- **Compares actual performance with purposed goals**
- **Outlines challenges faced**  
**Allows for public comments**

# 2020-2024 Funding Priorities

- ✓ Affordable Housing (Preservation & Production)
- ✓ Housing Related Services
- ✓ Infrastructure and Public Facilities in Coordination With Housing
- ✓ Economic Development

# City's Goals to Address Housing & Community Development Needs

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

# Target Populations

## 2022 Income Limits (Median Family Income: \$75,200)

	Low Income 80% AMI	60% AMI	Very Low 50% AMI	Extremely Low 30% AMI
<b>Family Size</b>				
1 Person	\$42,150	\$31,620	\$26,350	\$15,800
2 Person	\$48,150	\$36,120	\$30,100	\$18,050
3 Person	\$54,150	\$40,620	\$33,850	\$20,300
4 Person	\$60,150	\$45,120	\$37,600	\$22,550
5 Person	\$65,000	\$48,780	\$40,650	\$24,400
<b>Rent Limits</b>				
	1br	2br	3br	4br
CDBG/HOME	742	883	1,148	1,380/1,361
Some HOME Units	705	846	978	1,091

The following income categories are used for programs:

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

# Resources (Annual HUD Entitlement Allocations)

<i>Source</i>	<i>2022-2023 Allocation</i>	<i>Prior Year Balance (Includes Committed, Uncommitted, and PI*)</i>	<i>Grant Balance as of July 1, 2022</i>
<b><i>CDBG</i></b>	\$1,541,732	\$3,224,115	\$4,765,947
<b><i>HOME</i></b>	\$918,151	\$4,457,705	\$5,375,856
<b><i>Total</i></b>	\$2,459,883	\$7,681,820	<b>\$10,141,803</b>

## *Program Income Received:*

*CDBG \$371,107.47*

*HOME \$418,161.26*

\*Program Income (PI) is not actually not part of the prior year balance, but the amount of Program Income received during the year. At the beginning of each year the PI is estimated.



# Resources (State and Special Allocations)

<i>Source</i>	<i>2022-2023 Allocation</i>	<i>Prior Year Balance (Includes Committed and Uncommitted)</i>	<i>Grant Balance as of July 1, 2022</i>
<i>ESG 22 (THDA)</i>	<i>\$161,250</i>	<i>\$0</i>	<i>\$161,250</i>
<i>CDBG – CV (COVID)</i>	<i>\$0</i>	<i>\$2,387,672</i>	<i>\$2,387,672</i>
<i>HOME ARP</i>	<i>\$0</i>	<i>\$2,966,210</i>	<i>\$2,966,210</i>
<i>ESG CV2 (THDA)</i>	<i>\$0</i>	<i>\$294,903</i>	<i>\$294,903</i>
<i>CDBG – DR</i>	<i>\$0</i>	<i>\$721,031</i>	<i>\$721,031</i>
<i>Total</i>	<i>\$161,250</i>	<i>\$6,369,816</i>	<i>\$6,531,066</i>

# Expenditure Summary

<i>Source</i>	<i>Grant Balance as of July 1, 2022</i>	<i>FY 2022-2023 Expenditures</i>	<i>Grant Balance as of June 30, 2023</i>
<i>CDBG</i>	<i>\$4,765,947</i>	<i>\$1,936,951</i>	<i>\$2,828,996</i>
<i>HOME</i>	<i>\$5,375,856</i>	<i>\$778,639</i>	<i>\$4,597,217</i>
<i>Total</i>	<i>\$10,141,803</i>	<i>\$2,715,590</i>	<i>\$7,426,213</i>

# Expenditure Summary Continued

<i>Source</i>	<i>Grant Balance as of July 1, 2022</i>	<i>FY 2022-2023 Expenditures</i>	<i>Grant Balance as of June 30, 2023</i>
<i>ESG 22 (THDA) (Homeless Prevention &amp; Rehousing Services)</i>	<i>\$161,250</i>	<i>\$161,250</i>	<i>\$0</i>
<i>CDBG – CV (COVID) (Housing)</i>	<i>\$2,387,672</i>	<i>\$416,228</i>	<i>\$1,971,444</i>
<i>HOME ARP</i>	<i>\$2,966,210</i>	<i>\$293,596</i>	<i>\$2,672,614</i>
<i>ESG CV2 (THDA) (Homeless Prevention &amp; Rehousing Services)</i>	<i>\$294,903</i>	<i>\$294,903</i>	<i>\$0</i>
<i>CDBG – DR</i>	<i>\$721,031</i>	<i>\$10,081</i>	<i>\$710,950</i>
<i>Total</i>	<i>\$6,531,066</i>	<i>\$1,176,058</i>	<i>\$5,355,008</i>

# FY 2022-2023 CDBG/HOME Expenditure Summary

CATEGORY	EXPENDITURES	% of TOTAL
HOUSING*	\$1,611,928	59%
PUBLIC FACILITIES & INFRASTRUCTURE	\$171,013	6%
BLIGHT CLEARANCE & DEMOLITION	\$97,386	4%
ADMIN & PLANNING	\$458,860	17%
PUBLIC SERVICES	\$59,508	2%
ECONOMIC DEVELOPMENT	\$316,895	12%
TOTAL EXPENDITURES	\$2,715,590	100%

\*Additional expenditures in the amount of \$1,000,000 were allocated from other federal funds.

# FY 2022–2023 Highlights

- ✓ 1,206 people received housing assistance through the Office of Homelessness and Supportive Housing using a combination of THDA ESG and HOME ARP funds
- ✓ 100% of CDBG and HOME funds were expended to benefit households/individuals with incomes at or below 80% of the Area Median Income (AMI)
- ✓ 184 units of affordable housing (rental, homeowner) were preserved through various levels of renovations – minor repair, roofs, substantial rehabs
- ✓ 30 substandard structures were demolished – blight elimination – 6 using CDBG
- ✓ 10 assisted with home purchases – 1 using HOME

# FY 2022–2023 Highlights

- ✓ Leveraging federal, state, and local funds, local agencies assisted over 10,000 individuals facing various challenges related to homelessness. (rental assistance, meals, case management, overnight shelter)
- ✓ The Point-In-Time count for the Chattanooga area was held on January 23, 2023. The count was 785, significantly less than last year's count of 1,144
- ✓ The 2023 point-in-time count showed a 39.8% reduction in the number of unsheltered people living on Hamilton County streets compared to 2022. The overall number of people experiencing homelessness, including those living in temporary shelters, decreased by 32%

# CARES Act and Disaster Relief Highlights

- ✓ Of the \$2,387,672 in CDBG-CV that was received, \$416,228 was expended through the Rapid Rental Repair Program on 44 units. \$1,448,742 of CDBG-CV funds was released through an RFP in August 2023.
- ✓ \$293,596 HOME ARP funds have been expended on TBRA activities.
- ✓ Of the \$721,031 in CDBG-DR (Disaster Recovery) Funds received for the April 2020 tornado, only \$10,080.93 have been expended. The City is challenged with expending funds because impacted area includes only two LMI census tracts and sustained damages were minimal.

# 2022-2023 Consolidated Plan Partners

Family Promise	Habitat for Humanity
Chattanooga Neighborhood Enterprise	Public Works Dept.
Southeast Tenn. Dev. District	Community Development Dept.
Chattanooga Homeless Coalition	Private Developers
Chattanooga Community Housing Dev.	
Chattanooga Housing Authority	
City Homeless Division	





**Habitat**  
for Humanity®  
of Greater Chattanooga Area



**Homeowner Rehabilitation and  
New Construction for Homeownership**

**Through shelter we empower.**



Repaired  
more than 150 existing  
homes since the  
program began  
including 12 current  
CDBG jobs

Primarily in the  
Bushtown, Glass  
Farm, and Orchard  
Knob communities  
and other locations in  
Chattanooga



**Through shelter we empower.**

## **New Construction**

- **New Home Construction cost ~\$150,000**
- **Built in 24 weeks using volunteers on 16 of those weeks**
- **Funding comes from donations, fundraisers, grants**
- **HOME funds provided through the City**
  - **Currently being used or planned for six new homes in the Villages Alton Park @ \$40,000 each**
  - **Five homes constructed in 2022 using a combination of HOME and other sources**

## Eviction Prevention Initiative

- EPI is a grant-funded, collaborative effort that provides free legal and social services to families facing eviction in Hamilton County
- Funding comes from The City of Chattanooga through ARP funds
- Partners include the Community Foundation of Greater Chattanooga, Legal Aid, the City of Chattanooga, Habitat for Humanity and the Courts
- Ultimate goal is to keep families in their homes and landlords whole
- In the first 3 quarters of this year, EPI has helped keep 405 people in their homes

**Through shelter we empower.**

# Chattanooga Neighborhood Enterprise





***CNE believes that the future of Chattanooga is rooted in the vibrancy of our neighborhoods and the prosperity of our people.***

**We work to manifest that future through the following programs:**

- Homeownership promotion- creation of 1<sup>st</sup> time homebuyers
- Down payment assistance/loans
- Financial coaching and homebuyer education
  
- Real estate development – CNE develops single-family for-sale housing and multi-family mixed income rental housing in Chattanooga
  
- Property management – provides property management services for the rental portfolio. Currently 170 units. 76 under construction. 82 in predevelopment

- Neighborhood engagement – helps residents and other community stakeholders to develop leadership to build a stronger community
- Small dollar loan – this program offers an alternative to payday loans with affordable short-term loans
- Home improvement loan program to help low-income homeowners make improvements to their home

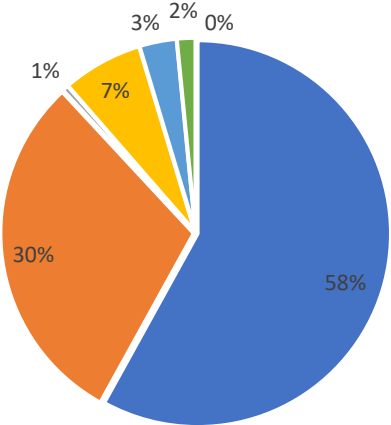






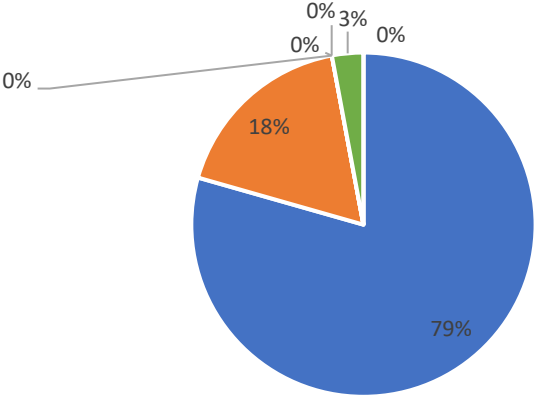
# WHO CNE SERVES

All Properties Demographics



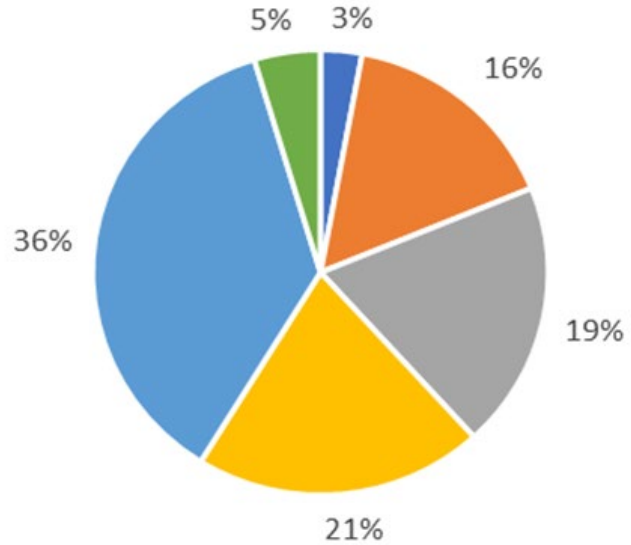
■ Black ■ White ■ Asian ■ Hispanic ■ Other ■ Vacant ■ No Answer

HOME Units



■ Black ■ White ■ Asian ■ Hispanic ■ Other ■ Vacant ■ No Answer

## AMI Breakdown



- Vacant
- Below 30% AMI
- 30%-49% AMI
- 50%-59% AMI
- 60%-79% AMI
- 80%-85% AMI

# TENANT STORIES



***"I like the area, it's quiet and feels safe, and CNE has made us feel welcome. Also love the sense of community I have here. My neighbor and I, we're two peas in a pod. One big family on outside of the building."  
- Darrica***



***"When all the kids were doing virtual work from home and the other moms went to work, but I checked in ~~let~~ them know how everyone was doing. My neighbors would buy food and bring it over, and I would cook ~~big~~ meals for everyone."  
- Whitney***

***"I have been happy ever since (moving in), not just about the place but about the attitude of caring from CNE. This is the place where I've landed, and I hope it's where they carry me out."  
- MaryAnne***





Presented by:  
Roya Evans  
Executive Director



# History

Chattanooga Community Housing Development Organization was founded in 1992 and has been committed to providing desirable, marketable and sustainable affordable housing and revitalizing neighborhoods in various communities throughout the city of Chattanooga. The organization builds hope, human capital, homes and creates economic opportunity for the many residents of neighborhoods within the city of Chattanooga.



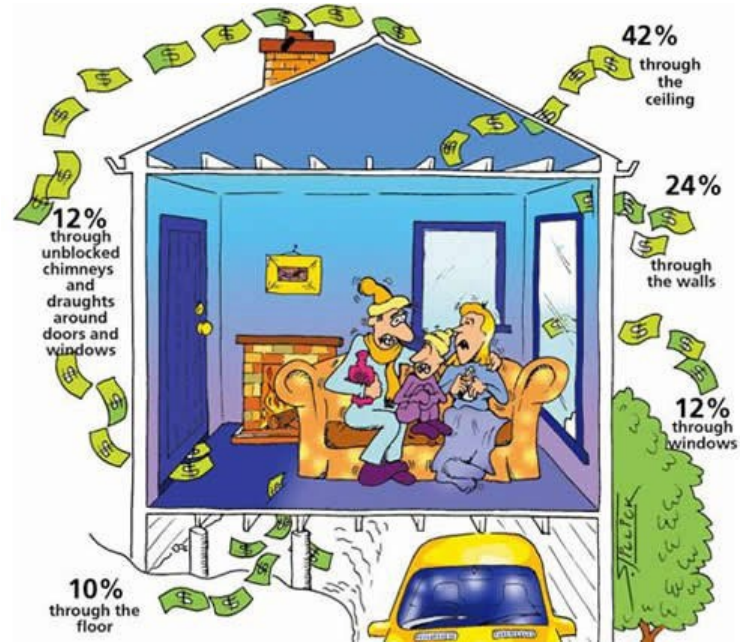
- To promote, support and serve as an advocate for the comprehensive efforts of the city of Chattanooga, to **increase housing opportunities for low to moderate income individuals and families** with other housing and community organizations.





# We Build Well Designed, Energy Efficient Low Maintenance Homes

Affordable homes are not just priced for affordability, but they are built for the owner to afford to live in them.



# Roofing Program

Before



After

# Roofing Program



Before



After

# Roofing Program

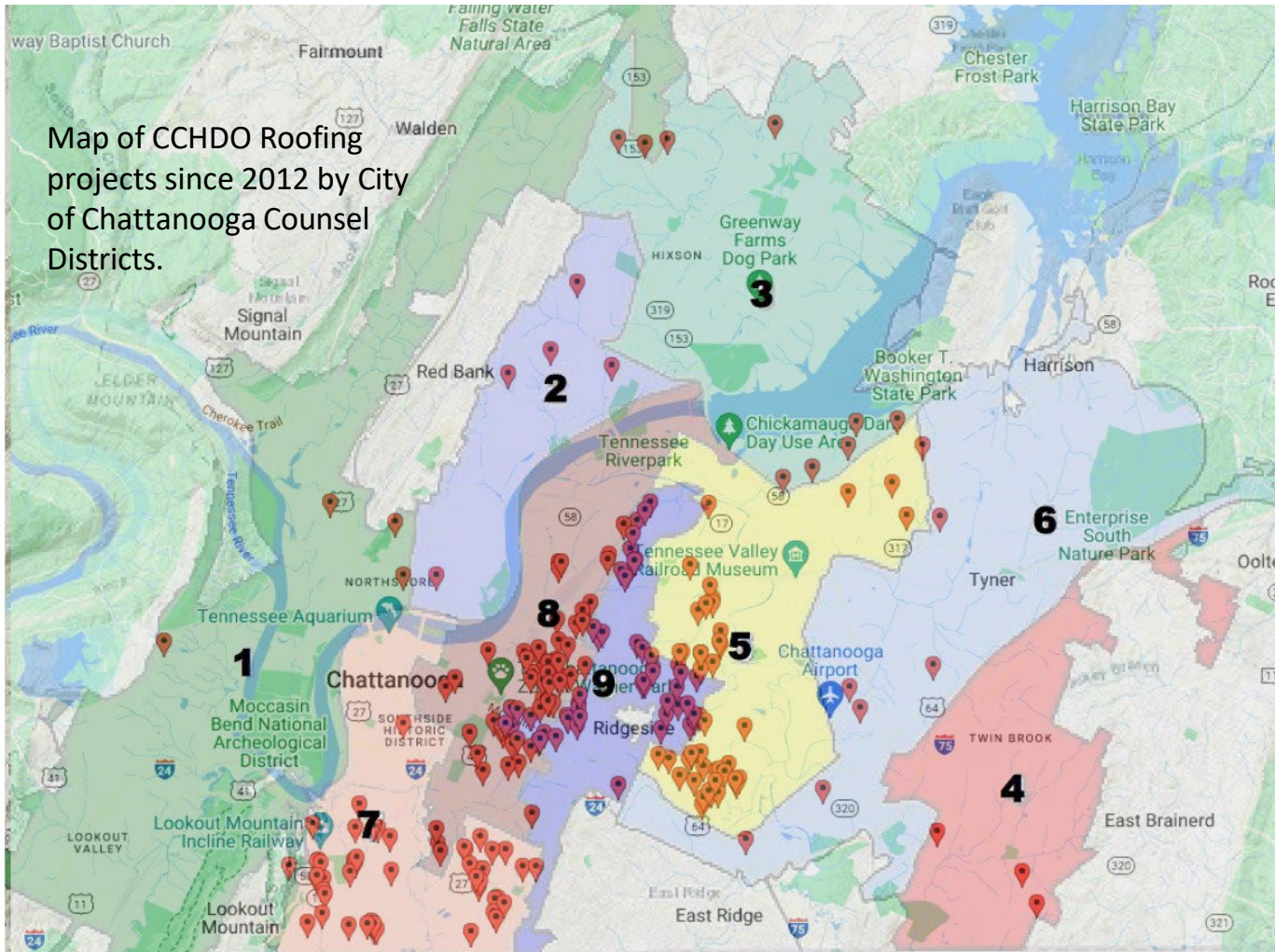


Before



After

Map of CCHDO Roofing projects since 2012 by City of Chattanooga Counsel Districts.



# Affordable Rentals





# Thank you



# CDBG Updates

Mackenzie Kelly,  
Interim Executive Director



**Chattanooga Regional  
Homeless Coalition**



# CDBG

- Coordinated Entry System
- Homeless Management Information System (HMIS)

# Leveraged Funds

- HUD Coordinated Entry
- HUD HMIS
- The City of Chattanooga



# CRHC Accomplishments

- Organized Budgetel Response
- Updates to Coordinated Entry System (CES)
- Organization Growth
- YHDP Programming
- Healthcare and Homelessness Pilot Program
- Hosted Statewide Conference
- HMIS software change
- Flexible Housing Fund
- Updates to Governance Council Structure
- Improved relationships with key community partners



# CRHC Challenges

- Budgetel Response
- HMIS Database Transfer
- Organizing an effective system of care
- Lack of affordable housing
- Capacity to tackle new initiatives
- Leadership Changes



# Looking Ahead

- Continued CES Improvements
- New HMIS database
- Strategic Plan to End Homelessness
- Flexible Housing Fund growth
- Continued and improved support to Service Providers



# City Office of Homelessness and Supportive Housing

Homeless Services

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# Services

- Total people served - 572
  - Average days to house - 90 Days
- Outreach
  - Total people engaged – 2,858
- Housing navigation
  - over 175 housing partners are current working with the program
- Average VISPIDAT Score - 6

# City Office of Code Enforcement

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# Other City Programs

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# City Program FY 22-23 Accomplishments

<b>Program</b>	<b>Funding Source</b>	<b>Accomplishments</b>
Chattanooga Affordable Housing Fund (Econ. Development, HEB)	City General Funds	Allocated \$500,000 to CNE for affordable rental development of 24 units on ML King Blvd – in progress. \$55,000 allocated to CNE for a housing feasibility study - completed. Acquisition costs for 15 lots by Habitat in Villages at Alton Park – 10 in progress or completed.
Rent and Utility Assistance (OHSH)	State ESG Funds HOME ARP	Assisted 1,206 people with rent and utility assistance
PILOT Program (Econ. Development)	City General	142 units completed - Campbell Hills (Battery Heights Apts)
HOME Affordable Housing Program (Econ. Development)	HOME Funds	Completed 3 units for homeownership and 5 rental units
Landlord Renovation Program (Econ. Development)	CDBG Funds	Completed 3 rental units

# City Program FY 22-23 Accomplishments Cont.

<b>Program</b>	<b>Funding Source</b>	<b>Accomplishments</b>
Sewer Lateral Assistance Program (Public Works)	CDBG	6 units completed
Rapid Rental Repair (Econ. Development)	CDBG-CV Funds	Completed 44 units
Minor Home Repair (Comm. Development)	City General	6 units completed at June 30 and 18 in progress. This program is currently being revised.
Sidewalks (Public Works)	City General Funds, CDBG Funds	No sidewalks were completed this year in LMI census tracts
Demolitions (Comm. Development)	City General Funds, CDBG Funds	Demolished 30 blighted units

# Consolidated Plan Updates

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# Changes to the Consolidated Plan/Action Plans

## CDBG-CV

- ✓ A substantial amendment was made to the 2019 Action Plan to reallocate \$1,448,742 in CDBG-CV to make funding available for any other CDBG-CV eligible activity through a Request for Proposals
- ✓ Allocated an additional \$100,000 in CDBG-CV to the Rapid Rental Repair Program

# Changes to the Consolidated/Action Plan

## HOME ARP

- \$2,966,210 awarded
- Funding allocation under approved HOME ARP Plan & **Amendments**
  - Development of Affordable Housing - \$840,427/**\$0**
  - Tenant-based Rental Assistance - \$840,426/**\$1,680,835**
  - Supportive Services - \$840,426
  - Admin & Planning - \$444,931
  
  - The City did not adopt any preferences or methods of prioritization in the original allocation plan. To target funding to best address local needs, the City amended its preferences and method of prioritization to serve all qualifying populations (QPs) with a preference for individuals and families who are literally homeless (QP1) or at risk of homelessness (QP2).
  
  - Qualifying populations served by the City's HOME-ARP program will be further prioritized in the following order: (1st) QPs displaced by a Natural Disaster; (2nd) QPs Displaced by any level of government, federal, state or local; (3rd) QPs that are literally homeless as defined by HUD CoC Interim Rule § 578.3; (4th) QPs that are at risk of homelessness as defined by HUD CoC Interim Rule § 578.3. All other QPs (QP3, QP4) will be served after the QPs that meet the aforementioned preferences and prioritizations.

# Updates on Five Year Goals

Goal	Period	Funding	Outcome - Indicator
Increase Affordable Housing Opportunities	2020-24	CDBG \$933,104 HOME \$686,824	50 Homeowner units added (YTD 51)  1,107 Rental units constructed/developed (YTD 346)  100 Rental units renovated (YTD 844)  1,305 Homeowner units renovated (YTD 830)  100 Households assisted with home purchase (YTD 37)  90 Housing units for homeless added (YTD 7)  200 Assisted with homebuyer education, counseling, and Fair Housing education, (YTD 312)

# Updates on Program Related Issues

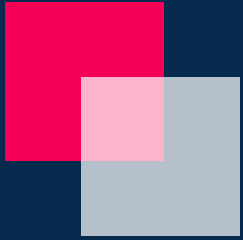
Goal	Period	Funding	Outcome - Indicator
Provide Services and Housing for Homeless	2020-24	THDA ESG 22 \$105,797.05 THDA CV2 \$76,007.66 HOME ARP \$287,513.09	1,206 Households assisted with tenant-based rental assistance/rapid-re-housing (YTD 2,098) 2000 Assisted through overnight shelters (YTD 10,292) 8000+ Provided with services to prevent homelessness (YTD 8966)
Increase Employment Opportunities	2020-24	CDBG \$2,150,000 City General: Private Funds:	Jobs created/retained: 180 Jobs (YTD 383) Businesses assisted: 925 Businesses Assisted (YTD 1,244)
Community Dev Public Facilities & Infrastructure	2020-24	CDBG: \$171,013	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted (64,467 YTD)



# Updates on Program Related Issues

## City's Programs

- No changes in program goals or objectives outlined in the Consolidated Plan
- City expects it will continue to be eligible for ESG allocation from the State (THDA)
- The City is in the process of creating a Housing Action Plan –a strategic framework that lays out a path toward providing affordable, quality housing for every Chattanooga.
- Self- Evaluation
  - City has met/exceeded targets, in public service area mainly due to partner agencies and City using and leveraging newly awarded resources to address COVID. Progress under other programs is recovering but they are still dealing with supply chain and labor challenges.



# Questions? Comments?

Can also be emailed to Sandra Gober at: [sgober@chattanooga.gov](mailto:sgober@chattanooga.gov)

# Funding History

(Used in Setting Budget for 5-Year Plan)

<b>Consolidated Plans</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>Total</b>	<b>% Change</b>
2001 - 2004	\$12,330,000	\$6,541,861	\$438,413	\$19,310,274	-
2005 - 2009	\$9,557,826	\$5,820,413	\$419,711	\$15,797,950	-18.2%
2010 - 2014	\$8,506,999	\$4,478,595	\$508,703	\$13,494,297	-14.6%
2015 - 2019	\$8,175,650	\$3,675,037	\$733,102	\$12,581,789	-6.8%
2020 – 2025	\$7,981,200	\$4,236,180	\$0	\$12,217,380	-2.9%

# City of Chattanooga

## Low- moderate Income Census Tracts

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

Source: 2007-2011 ACS

# Expenditures July 1, 2022 – June 30, 2023

July 1, 2022 - June 30, 2023		
<b>Expenditures Under the CDBG Program</b>		
Housing Preservation		\$933,104.33
Public Facilities and Infrastructure		\$171,012.67
Public Services		\$51,507.90
Demolition and Clearance		\$97,385.70
Economic Development		\$316,895.26
Program Administration		\$367,045.00
<b>Total CDBG Expenditures</b>		<b>\$1,936,950.86</b>
Funding Available		\$4,765,947.00
<b>Balance as of June 30, 2023</b>		<b>\$2,828,996.14</b>
CDBG Program Income Generated	\$371,107.47	
<b>Expenditures Under the HOME Program</b>		
Affordable Housing - Preservation and Production		\$446,824.07
Community Housing Development Org Set Aside (CCHDO)		\$232,000.00
CNE Homebuyer Assistance		\$8,000.00
Program Administration		\$91,815.10
<b>Total HOME Expenditures</b>		<b>\$778,639.17</b>
Funding Available		\$5,375,856.00
<b>Balance as of June 30, 2023</b>		<b>\$4,597,216.83</b>
HOME Program Income Generated	\$418,161.26	
HOME Match Generated	\$132,942.00	