



# **Consolidated Annual Performance Evaluation Report (CAPER) PY24/FY25 (JULY 1, 2024 – JUNE 30, 2025)**

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## CR-05 - Goals and Outcomes

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

#### 91.520(a)

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

The City of Memphis Program Year 2024 (Fiscal Year 2025) Consolidated Annual Performance and Evaluation Report (CAPER) details the Division of Housing and Community Development's (HCD) progress in carrying out its Strategic Plan and Annual Action Plan between July 1, 2024 to June 30, 2025. Goals and projects funded through the Community Development Block Grant (CDBG), HOME Investment Partnership, the Emergency Shelter Grant (ESG) Program, and Housing Opportunities for Persons with AIDS (HOPWA) are reported for this period.

HCD provided down payment assistance to 15 Low- and Moderate-Income homebuyers with HOME Investment Partnership Program funds. The City of Memphis also provided down payment assistance to 75 additional homebuyers that earn over 80 percent of AMI using city funds. The City of Memphis offers multiple down payment assistance programs including: the Citywide DPA (CWDPA) program (available to households earning up to 80% of AMI); the citywide Homebuyer Incentive Program for households earning up to 200% of AMI that are purchasing homes in specifically designated areas; and the Homebuyer Incentive Programs for teachers, fire and police that have no income limit.

In addition, 26 households were supported through \$99,047 of COVID-19 Housing Assistance Program (CHAP) funding. CHAP provides rental and mortgage assistance to low-income households who've experienced wage loss as a result on the Covid-19 pandemic and cannot afford to pay their rent or mortgage because of it. One household received mortgage assistance and 25 received rental assistance.

There are 7 designated Community Housing Development Organizations (CHDOs). During PY24 they acquired, constructed and rehabilitated homes for homebuyers and renters. 7 single-family homes were completed to increase homeownership opportunities for low-moderate income households, 5 new construction homes and 2 vacant units that were rehabbed. There are currently 10 multifamily units being rehabilitated – these will be affordable senior housing including wraparound services. There are 2 additional vacant single-family homes undergoing rehabilitation, and 4 new single-family homes being constructed. In addition to CHDO projects, the Affordable Homebuild Partnership Program supported the rehabilitation/preservation of 31 existing affordable multifamily rental units within a larger 208 unit project. The households occupying these 31 quality housing units represent 80 extremely low-income persons.

In PY24/FY25, HCD provided Emergency Solutions Grant funding to 6 agencies and served 1,295 people – 491 adults (Age 18 or Over), and 804 children (Under Age 18), with a total of 446 adult head of households. Of these 1,295 people, 489 were chronically homeless persons, 54 youth under 25 and 34 parenting youth under 25. A total of 426 households were served in Emergency Overnight Shelter, comprising 1,227 persons. In addition, 37 persons were served through the Street Outreach program and Permanent Housing/Rapid Re-housing was provided to 26 persons from 23 households. The homeless prevention program served 3 households. HOPWA directly assisted 396 households through: Short-Term Rent, Mortgage, and Utility Assistance (N=198); Tenant Based Rental Assistance (N=59);

Permanent Facility-Based Housing (N=18); Transitional/ Short-Term Housing (N=44); and provided Supportive Services to an additional 700 individuals.

CDBG funds supported public facilities and services, as well as homelessness prevention and supportive services activities – serving a total of 9,345 persons. CDBG also funded internship programs, housing preservation, and technical assistance.

**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.

**Table 1 - Accomplishments – Program Year**

Goal	Category	Funding	Indicator	Unit of Measure	Expected – Program Plan	Actual – Program Plan	Percent Complete
Affordable Homeownership Opportunities	Affordable Housing		Direct Financial Assistance to Homebuyers	Households Assisted	100	90	90%
			Other (Homeowner Housing)	Other (Household Housing Unit)	17	25	147%
Develop and Preserve Affordable Rental Housing	Affordable Housing		Rental Units Constructed	Household Housing Unit	1	0	0%
			Rental Units Rehabilitated	Household Housing Unit	295	35	12%
			Tenant-based Rental	Households	10	43	423%

			Assistance / Rapid Rehousing	Assisted			
Economic Development and Small Business Incentives	Other – Economic Development		Façade treatment/business building rehabilitation	Business	1	0	0%
			Jobs created/retained	Jobs	69	317	459%
			Businesses assisted	Businesses Assisted	3	5	167%
Fair Housing, Counseling, and Legal Services	Other - Fair Housing		Public Service Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40	518	1295%
Home Repair Assistance for Homeowners	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	88	261	297%
Provide Services for Persons with HIV/AIDS	Non-Homeless Special Needs		Housing for People with HIV/AIDS added	Household Housing Unit	188	396	211%
			Other (Supportive Services)	Other (Persons Assisted)	250	700	280%

Provide Services for Special Needs Populations	Non-Homeless Special Needs		Other (Supportive Services)	Other (House holds Assisted)	346	1,818	525%
Provide Support to Homeless Populations	Homeless		Homeless Person Overnight Shelter	Persons Assisted	6,000	5,303	88%
			Homelessness Prevention	Persons Assisted	68	735	1080%
			Other (Supportive Services)	Other (Persons Assisted)	1,548	4,835	312%
Public Facilities, Improvements and Infrastructure	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	83	53,747	64755%
Public Services	Non-Housing Community Development		Public Service Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,249	1,957	157%

**Table 2 - Accomplishments –Strategic Plan to Date**

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete
Affordable Homeownership Opportunities	Affordable Housing	HOME: \$1,500,000 .00	Direct Financial Assistance to Homebuyers	Households Assisted	500	90	18%
			Other (Homeowner Housing Added)	Other (Household Housing Unit)	85	25	29%
Develop and Preserve Affordable Rental Housing	Affordable Housing	CDBG: \$3,780,725 .00  HOME: \$11,631,310.96	Rental Units Constructed	Household Housing Unit	5	0	0%
			Rental Units Rehabilitated	Household Housing Unit	1,475	35	2%
			Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	43	86%
Economic Development and Small	Other – Economic Development	CDBG: \$4,844,390 .00	Façade treatment/business building rehabilitation	Business	3	0	0%

Business Incentives			Jobs created/retained	Jobs	345	317	92%
			Businesses assisted	Businesses Assisted	15	5	33%
Eliminate Slum and Blight	Non-Housing Community Development  Other – Prevention or Elimination of Slum and Blight	CDBG: \$2,800,000.00	Other (N/A)	Other (N/A)	0	0	0%
Fair Housing, Counseling, and Legal Services	Other – Fair Housing	CDBG: \$700,000.00	Public Service Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	518	259%
Home Repair Assistance for Homeowners	Affordable Housing	CDBG: \$2,594,390.00  HOME: \$2,500,000.00	Homeowner Housing Rehabilitated	Household Housing Unit	440	261	59%

Planning and Administration	Other – Administration	CDBG: \$7,539,560.00 HOPWA: \$538,980.00 HOME: \$1,736,805.00 ESG: \$212,180.00	Other (N/A)	Other (N/A)	0	0	0%
Provide Services for Persons with HIV/AIDS	Non-Homeless Special Needs	HOPWA: \$17,427,030.00	Housing for People with HIV/AIDS added	Household Housing Unit	940	396	42%
			Other (Supportive Services)	Other (Households Assisted)	1,250	700	56%
Provide Services for Special Needs Populations	Non-Homeless Special Needs	CDBG: \$1,875,000.00	Other (Supportive Services)	Other (Persons Assisted)	1,730	1,818	105%

Provide Support to Homeless Population	Homeless	CDBG: \$1,525,000 .00 ESG: \$2,616,890 .00	Homeless Person Overnight Shelter	Persons Assisted	30,000	5,303	18%
			Homelessness Prevention	Persons Assisted	340	735	216%
			Other (Supportive Services)	Other (Persons Assisted)	7,740	4,835	62%
Public Facilities, Improvements and Infrastructure	Non-Housing Community Development	CDBG: \$10,408,525.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	412	53,747	13045%
Public Services	Non-Housing Community Development	CDBG: \$1,100,000 .00	Public Service Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6,245	1,957	31%

**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 City of Memphis used CDBG funding for housing redevelopment in partnership with Habitat for Humanity to assist 60 senior citizens to repair roofs in conjunction with the Aging in Place initiative, and to provide match funding to Shelby County Housing's Lead Hazard Reduction Program for necessary home repairs on 41 units not covered by regular program funding. The City also provides HOME funds to the Shelby County Housing Department through the SC Partnership program, resulting in an additional 16 units of homeowner housing rehabilitation. In addition, ARPA funds provided owner-occupied repair to 148 households. The combination of these efforts resulted in nearly double the number of homeowner housing units rehabilitated compared to the goal. HCD also supported the addition of new housing units through HOME and ARPA funding disbursed to CHDO's and nonprofits which resulted in

the addition of 56 homeowner and rental units constructed and rehabbed, with an additional 46 underway. While the HOME funded DPA program served less low-income households than planned, the amount of down payment assistance provided increased, providing 10% of the purchase price up to \$25K – allowing these households more housing choice than under the previous funding maximum of \$10K.

CDBG funds administered through the City's Neighborhood Economic Development Opportunities (NEDO) program were used to support the construction of the Georgette & Cato YMCA, bringing a state-of-the-art facility to the Whitehaven community that provides a myriad of other public services to low-moderate income households including: low and no cost membership, free swim and lifeguard training to youth, after-school care, a free farmer's market to increase access to fresh food, and an early childhood program. This project also increases access to public facilities. NEDO also funded façade improvements at Viet Hoa market, supporting a local business, spurring revitalization, and creating jobs. Lastly, the NEDO program funded a brand-new campus in Frayser for Girls, Inc including a farm, orchard, and community center. Girls Inc served low-income girls ages 6-18 and their families through after-school programming, urban farming and mentorship. Two Strategic Initiatives supported by CDBG funds include the substantial rehabilitation of Cossitt Library downtown, and the redevelopment of Historic Melrose High School in Orange Mound. Phase I of this project, which is complete, includes a public library and genealogy center – providing this community with its first public library. Phase II which is still in the planning phase will include 51 units of affordable senior and multifamily rental housing on the upper floors and an adjacent building. These redevelopment projects allowed increased access to public services for over 45,000 residents of low- to moderate- income neighborhoods.

HOME and HOPWA funds were used to provide Tenant Based Rental Assistance to homeless and special needs populations. The City also put CDBG and HOPWA funding to work by supporting public services that respond to the needs of the elderly, youth, persons living with HIV/AIDS, victims of domestic violence, employment and training opportunities, and other services for special needs populations. HCD also utilized CDBG and HOME-ARP funds for a variety of activities that provided needed services to homeless individuals and families, including a homelessness prevention, rental assistance, housing referral hotline, expanding an intake assessment and referral services for homeless families. HOME-ARP are also being utilized for affordable housing and non-congregate shelter, including a 63-unit non-congregate shelter for homeless veterans, and 16 units for qualified populations within a larger 72-unit multifamily development – both currently underway.

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

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

**91.520(a)**

	<b>CDBG</b>	<b>HOME</b>	<b>HOPWA</b>
<b>Race:</b>			
White	1,501	6	17
Black or African American	20,199	149	302
Asian	31	0	0
American Indian or American Native	57	0	0
Native Hawaiian or Other Pacific Islander	13	1	0
<b>Total</b>	<b>23,225</b>	<b>241</b>	<b>396</b>
<b>Ethnicity:</b>			
Hispanic	602	3	0
Not Hispanic	926	2	0

**Table 3 – Table of assistance to racial and ethnic populations by source of funds**

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

	<b>Number of Clients</b>
American Indian, Alaska Native, or Indigenous	3
Asian or Asian America	0
Black, African American or African	1,245
Hispanic/Latina/e/o	4
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0

White	37
Multiracial	5
Client doesn't know	0
Client prefers not to answer	0
Data not collected	1
<b>Total</b>	<b>1,295</b>

## Narrative

In PY2024/FY2025, activities implemented with CDBG funds benefitted 23,225 people, including people that identified as other or multiple race (N=5). These numbers do not take into account the area benefit activities which are for activities that benefit an entire neighborhood. The numbers for activities with area benefit national objectives are pulled from census tract data for the neighborhood in which the particular CDBG activity provides services – representing 45,361 additional people.

Some of the activities funded by CBDG funds include an internship program, which served 63 students from local colleges and university including the University of Memphis, LeMoyne-Owen College, Christian Brothers University, and Rhodes College to work at agencies throughout the city. CDBG also funded the Fair Housing program through Memphis Area Legal Services (MALS) that supported 518 people. Some of their activities included New and Closed Landlord Tenant Cases, and New and Closed Fair Housing Cases. Additionally, the HOME program benefitted 241 people (other race=2), while the ESG and HOPWA supported 1,295 and 396 people respectively.

HOME-ARP funds provided homelessness prevention and supportive services activities that served 735 extremely low-income persons. CHAP provided Mortgage and Utility Assistance to 26 households. ARPA funds created 18 new construction housing units with an additional 30 underway, plus owner-occupied repair of 148 homes to preserve existing housing quality.

## 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	16,099,273.41	6,379,744.79
HOME	public – federal	3,473,622.96	4,096,323.12
HOPWA	public – federal	3,593,202.00	3,661,903.81
ESG	public – federal	565,814.00	698,796.14

Table 4 - Resources Made Available

### Narrative

The above listed resources made available include sources available for PY24/FY25, as well as unspent funds from previous funding years. During PY24, \$6,379,744.79 in CDBG funds were expended – including \$2,078,686.88 from FY24 and \$4,301,057.91 from previous program years. Beginning with PY25/FY26, identified unspent funds are rolled over into current spending years to allow for additional project implementation, as well as more up to date reporting and accomplishment data. HCD planning administration and finance teams proactively and regularly track internal department and external grantee spending compared with proposed budgets to allow for precise budget allocation planning for the Annual Action Plan and Consolidated Plans in future years. These internal process changes ensure efficiency in budget allocations and grantee/subgrantee spending in order to maximize the impact of all entitlement funds received.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Cordova	4	3	
Core City	9	5	
East	6	3	
Frayser	7	18	Girls Inc; Greenbriar Apartments
Jackson	7	3	
Lamar	7	24	Historic Melrose high school
North	7	8	
Oakhaven & Parkway Village	7	6	
Raleigh	6	3	
South	7	5	
Southeast	7	3	
University District	5	3	

Westwood	7	5	
Whitehaven	7	11	YMCA
Orange Mound	7	24	Historic Melrose high school

**Table 5 – Identify the geographic distribution and location of investments**

## **Narrative**

As most areas of the city are low- and moderate-income areas per HUD definition (51% or more of people within an area have incomes 80% or below the Median Family Income), HCD's programs operated mainly on a citywide basis to serve low- and moderate-income persons.

The three areas with particularly high distributions of investment are due to larger scale investment projects that utilized CDBG or HOME funds: Historic Melrose High School in Orange Mound (Lamar), YMCA in Whitehaven, and two projects in Frayser: Girls, Inc and Greenbriar Apartments.

HCD collects, analyzes and monitors data to identify underserved areas and uses Geographic Information Systems (GIS) to map existing conditions and to track progress made in targeted areas. HCD also targets neighborhoods on the basis of the following criteria: Location, Amount of investment, Proximity to other investment, and Ability to sustain and leverage City/Federal investment.

## **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.**

HCD utilizes the City's Federal entitlement dollars to maximize the impact of its housing and community development programs. HCD partners include other government agencies, private foundations, non-profit service providers, mortgage companies, lenders, and private investors. The collaboration with our partners strengthens HCD's ability to provide services. The efforts to leverage entitlement and other funds with private and public resources are described below.

Housing departments match and leverage funds by providing funding to for-profit and non-profit housing developers to rehabilitate or construct single and multi-family housing units. CHDO projects matched HOME funds with \$1,531,664 in PY 24 – note that half of these projects are still underway. In addition, HOME funds for repair were matched with \$53,102. The larger multifamily project that utilized match funds had \$11M in match funds through private financing, plus an additional \$10,538,576 from LIHTC (Bond Financing). In addition, the HCD Homeless and Special Needs Department requires match and leverage from organizations awarded funds through its competitive grant programs.

In addition to federal match requirements, the City leveraged funding from the Memphis Affordable Housing Trust Fund (MAHTF) for various affordable housing development projects. In PY2024, 99 units of affordable senior rental housing were constructed, 12 vacant multifamily units were rehabbed and 27 owner-occupied single-family home repairs were completed utilizing \$3.4M from the MAHTF. An additional 154 units of affordable multifamily rental are underway funded by \$6.9M in leveraged MAHTF dollars. These funds include local government issued Bonds and General Fund obligations from City Council. ARPA funding provided owner-occupied rehab and repair to 148 single-family homeowners in

PY2024. 18 new construction homes were also built with ARPA funding, with another 30 underway. Completed PY2024 ARPA projects represent over \$4M in leveraged funding.

Publicly owned land or property within the jurisdiction is regularly used for affordable housing or economic development projects. The city is currently undergoing the second phase of the Historic Melrose high school redevelopment which will create 51 units of quality, affordable housing. During PY24, the City launched the Groundbreakers initiative to increase the marketing and utilization of publicly owned land for affordable housing and economic development. The City has a public website to support Groundbreakers with a map of publicly owned property and Request for Proposals for select sites.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	2,392,992.32
2. Match contributed during current Federal fiscal year	23,123,342.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	25,516,334.32
4. Match liability for current Federal fiscal year	0.00
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	25,516,334.32

**Table 6 – Fiscal Year Summary - HOME Match Report**

<b>Match Contribution for the Federal Fiscal Year</b>								
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Foregone Taxes, Fees, Charges</b>	<b>Appraised Land/Real Property</b>	<b>Required Infrastructure</b>	<b>Site Preparation, Construction Materials, Donated labor</b>	<b>Bond Financing</b>	<b>Total Match</b>
CHDO Projects	06/30/2025	1,531,664	0	0	0	0	0	1,531,664
14756	06/30/2025	11,000,000	0	0	0	0	10,538,576	21,538,576
9	06/30/2025	53,102	0	0	0	0	0	53,102

**Table 7 – Match Contribution for the Federal Fiscal Year**

## **HOME MBE/WBE report**

<b>Program Income</b> – Enter the program amounts for the reporting period				
<b>Balance on hand at beginning of reporting period</b> \$	<b>Amount received during reporting period</b> \$	<b>Total amount expended during reporting period</b> \$	<b>Amount expended for TBRA</b> \$	<b>Balance on hand at end of reporting period</b> \$
141,485.45	262,376.56	230,503.99	2,022.45	31,872.57

Table 8 – Program Income

**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:						
Number				3		
Dollar Amount	910,709			910,709		
Sub-Contracts:						
Number						
Dollar Amount						

	Total	Women Business Enterprises	Male
<b>Contracts:</b>			
Number			3
Dollar Amount			910,709
<b>Sub-Contracts:</b>			
Number			
Dollar Amount			

Table 9 - Minority Business and Women Business Enterprises

**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

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

**Table 10 – Minority Owners of Rental Property**

**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

	Number	Cost
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	Total	Minority Business 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 11 – Relocation and Real Property Acquisition**

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

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

Number of Households to be supported	One-Year Goal	Actual
Homeless	46	758
Non-Homeless	188	213
Special-Needs	10	43
<b>Total</b>	<b>244</b>	<b>1,104</b>

Table 12 - Number of Households

Number of households supported through:	One-Year Goal	Actual
Rental Assistance	170	932
The Production of New Units	17	25
Rehab of Existing Units	88	296
Acquisition of Existing Units	88	1
<b>Total</b>	<b>343</b>	<b>1,254</b>

Table 13 – Number of Households Supported

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

The City of Memphis Division of Housing and Community Development (HCD) provided affordable housing stability to the homeless population as well as the special needs households through TBRA and HOME-ARP rental assistance. HCD also supported owner-occupied repair of 142 low-income and senior housing units in order to preserve the quality of existing housing conditions for vulnerable populations. Senior repairs were completed in partnership with Habitat for Humanity's Aging in Place Program. A partnership providing CDBG match funding to Shelby County Housing's Lead program covered necessary home repairs that are not covered by LHRG funds, and HOME funds were also provided for Shelby County Housing home repair program. ARPA funds also funded owner-occupied repair.

Further, HCD exceeded its goal in the production of new affordable housing units through use of ARPA funds and the CHDO Program, exceeding its overall goal and producing 25 units. Any acquisition of units is usually combined with substantial rehabilitation or new construction. One home was acquired in PY24 that will be rehabbed during PY25.

HCD exceeded its goals in providing housing support to the homeless and special need populations. HCD achieved these goals through the ESG, HOPWA, HOME-ARP and HOME TBRA programs that provided rapid-rehousing housing to 23 homeless households and rental assistance to 932 households. In addition, but not included above, HCD provided rental and mortgage assistance to 26 households in

partnership with United Housing, Inc utilizing CHAP funding.

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

The City of Memphis met and exceeded its goals in three of the areas including rehabilitation and production of affordable housing, as well as providing rental assistance. To continue achieving our goals, HCD will sustain relationships with local nonprofits, government agencies, the local utility company, and philanthropic organizations to support new construction and rehabilitation of housing units, as well as maintain quality and affordability through owner-occupied home repairs to improve healthy housing and accessibility modifications. These program leverages resources, braid funding, and ensures that eligible homeowners and homebuyers receive improvements that make their homes more accessible and healthy. HCD also administers a weatherization program through funding from the Department of Energy, and is working to find additional funding that will reduce deferrals by offering critic home repairs that are not eligible with current program funding.

Under the new Mayoral administration HCD is partnering with other government divisions, non-profit and for-profit developers, and additional stakeholder agencies to address barriers to affordable and attainable housing production that were outlined in the 2022 Memphis and Shelby County Joint Housing Policy Plan. This initiative is focused on land activation, creative financing, and reducing infrastructure and regulatory barriers to address Memphis quality housing shortage. Actions from this initiative will increase the production of affordable housing in future program years.

In recent years, the City has broadened its efforts to market the down payment assistance program and is leveraging city funds to attract middle-income households to purchase homes in the core of the city as well. This is in addition to the HOME funded program for low and moderate-income homebuyers. Program guidelines have been adjusted to increase the down payment assistance maximum (10%) from \$10K to \$25K per homebuyer. The City dedicated additional money in FY2025 to the Teacher Homebuyer Incentive Program to attract quality educators to Memphis Shelby County Schools and allow them to live within the City. Through HOME funded and City funded DPA, a total of 90 homebuyers purchased homes with downpayment assistance during FY25.

**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.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	10,752	133
Low-income	964	25
Moderate-income	21	83
<b>Total</b>	<b>11,737</b>	<b>241</b>

**Table 14– Number of Households Served**

## Narrative

The table above reflects income data for households that received direct housing assistance or public services for housing benefit through CDBG and HOME funding. HOME funding provided housing services including HOME TBRA rental assistance, new construction and rehab, home repair, and down payment assistance to increase homeownership opportunities. CDBG funding provided supportive services related to housing and creating opportunities for self-sufficiency through partner agencies including CAFTH, Hope House, Friends for All, MIFA, Memphis Child Advocacy Center, and Generous Life. As previously mentioned, Aging in Place provides owner-occupied repairs to extremely low-income seniors, allowing them to remain in their homes long-term. Funding for additional home repair was provided to households with young children experiencing lead hazards.

## **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 community's outreach and engagement approach includes a 24-hour Hotline for homeless families, operated by our partners at Metropolitan Inter-Faith Association (MIFA), as well as a "no wrong door" approach for the Coordinated Entry System (CES), operated by the Lead Agency, Community Alliance for the Homeless (CAFTH). These entry points equip all community partners with the ability to enter the unhoused into the Coordinated Entry System (CES) via the Human Management Information System (HMIS). From July 1, 2024, to June 30, 2025, the MIFA hotline screened 5,303 calls, averaging 442 calls a month. Those who do not meet HUD's definition of literally homeless receive mediation and other prevention services. Through Rapid Rehousing efforts, our community has housed many families and individuals. One Hundred Thirty (130) households, representing 130 adults and 282 children, were permanently housed through CCWTN's and MIFA's rapid rehousing program for families last year.

The Coordinated Entry System (CES) for adults, veterans, families, and youth (18-24) operates under a "no wrong door" approach, with two primary walk-in centers, two primary outreach providers, and a total of 22 participating agencies, including mental health providers and two hospital systems. From July 2024 to June 2025, a total of 2,540 households, 944 single adults, and 1596 families were assessed for housing needs through the CES, which is overseen by the CoC Lead Agency, Community Alliance for the Homeless. This year, the Coordinated Entry process has been utilizing a new prioritization tool developed by the Lead Agency in partnership with local service providers.

The Point in Time (PIT) Count was conducted in person on January 22, 2025. Over 100 volunteers collaborated with the Lead Agency to conduct the overnight count of unsheltered homelessness. Area shelters submitted data via the HMIS database to obtain an accurate count of sheltered persons. This outreach event provided an opportunity for extensive city- and county-wide outreach to people experiencing homelessness. This past year, the Lead Agency organized two new neighborhood outreach events called 901 Counts. These small, neighborhood-focused resource fairs allowed communities an opportunity to have supportive services brought to them, removing the transportation barriers that many individuals face. These events are created in partnership with service providers operating in the neighborhood where the event will be located. Many times, service providers even host the event at their offices to ensure that people experiencing homelessness are already comfortable visiting. Resources that have been present at these events include SNAP, medical assessments and testing, food, housing assessments and potential placement, and much more.

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

Memphis/Shelby County has approximately 696 emergency shelter beds available, including those designated for seasonal and overflow needs. Additionally, there are 236 transitional housing beds—a decrease from previous years. This decline is partly due to the reclassification of many transitional units in 2021 as permanent housing, reflecting how these units are now being utilized. However, the overall reduction in transitional housing capacity is also linked to the loss of specific projects and decreased funding, which have limited the community's ability to maintain or expand these critical resources.

The Salvation Army operates a 132-bed facility for female-identified individuals. The Hospitality Hub has also operated a barrier-free shelter for women and children. The Hospitality Hub continues to serve as a centralized point of entry for individuals experiencing homelessness in Memphis, along with Catholic Charities of West Tennessee's Outreach Center. For unaccompanied youth, three Joint Transitional-Rapid Re-Housing programs have been operating through the Youth Homelessness Demonstration Project (YHDP) funding. Additionally, there are other projects funded through YHDP that include youth system navigation, short-term stays through a host homes program, and extensive youth-focused case management.

For individuals and families fleeing domestic violence (DV), three DV-specific Joint Transitional Housing-Rapid Rehousing programs were started. Each program can provide up to two years of housing assistance in either transitional housing, rapid rehousing, or a combination of both components.

This past year, Community Alliance for the Homeless also operated a non-congregate emergency shelter program that provided short-term stays in hotels for 1536 individuals (883 children, 45 youth aged 18-24, 604 adults over 25 years old) for a total of 8,298 nights from July 2024 to June 2025.

The CoC continues to partner with OUTMemphis to address the needs of the LGBTQ+ community. OUTMemphis has been awarded Continuum of Care and Youth Homelessness Demonstration program grants from HUD to provide short-term housing assistance through Joint TH-RRH and RRH only projects. They operate these programs through the Metamorphosis Project, their response to LGBTQ+ youth homelessness in Memphis. This project has been evolving for years and has multiple pieces that work simultaneously to address the various needs of young LGBTQ+ people without stable housing and resources. The Youth Empowerment Center hosts Memphis' only youth-specific drop-in center as well as the city's only LGBTQ+ youth-specific emergency shelter. The building is the hub for the Youth Empowerment Services (YES) Program, providing food, clothes, hygiene supplies, and many other services. The Joint TH- RRH component provides homeless youth a bridge to move from emergency shelter and transitional housing to living independently. This project allows OUTMemphis the space to provide support to one of our most vulnerable populations: LGBTQ+ 18-24-year-olds living on the streets.

**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**

Catholic Charities of West TN (CCWTN) provides rapid re-housing activity services through its Genesis Homeless Services program and Youth Homeless Demonstration program. These programs place clients in safe and stable housing and provide short to medium term rental assistance and supportive services or linkage to appropriate resources. CCWTN also serves Veterans who are ineligible for VA-sponsored programs but are experiencing homelessness and living with a mental illness. Supportive services can include case management, transportation, employment, SSI/SSDI benefits, housing assistance, and placement, and assistance obtaining food, furniture, clothing, cell phones, and computer access. Referrals are made to the appropriate entities for medical and legal services, mental health counseling/treatment, documentation and identification, and vocational/employment assistance. Dedicated diversion resources offered include connecting people at risk of homelessness to emergency contacts or family members, landlord mitigation, and advocacy when needed.

To support agencies assisting low-income individuals and families who may be at risk of homelessness, the Lead Agency hosted 14 training sessions attended by over 450 service providers. Topics such as accessing mainstream benefits and housing vouchers were offered. Our CoC's system performance measures indicate that while our community did not see an increase in income last year, the income for people exiting to permanent housing is still higher than it has been in years past. Overall, 2,966 people were served through rapid rehousing programs in the CoC, receiving supportive services to stabilize housing and prevent future homelessness.

Community Alliance for the Homeless is a member of the Shelby County Re-Entry System Group and is the chair of the housing subcommittee to assist with removing barriers when attempting to house justice involved individuals and families. CAFTH has also been working with the Department of Children's Services (DCS) to improve housing access after exiting foster care.

This year, CAFTH staff also applied for an opportunity through the Housing Justice Peer Network program. Memphis was selected along with a few other cities across the country to be part of this 16-month cohort focused on system-level housing work for justice involved individuals.

**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.**

The Coordinated Entry System (CES) is designed to ensure that all people experiencing a housing crisis have fair and equal access to the system. Many agencies also receive prevention and mediation services. For those who experience homelessness, CES is designed to return them to permanent housing as quickly as possible.

More importantly, the Continuum of Care (CoC)'s goal through the 901 Home, Together: Strategic Plan to End Homelessness is to reduce and end homelessness by looking to other low-income and subsidized housing programs to meet our goal for additional housing opportunities. This includes continuing to partner with the local housing authorities to create a preference for households experiencing homelessness. Through our Affordable Housing Initiative, we have developed a protocol on how to best implement this preference and have engaged HUD-assisted multifamily property owners to educate them on the process of designating a homeless preference for their projects. Part of this process includes providing support to the property owners to help coordinate how the preference is managed. We have developed an extensive low-barrier property list that is published on our website, offering additional housing opportunities to service providers and their clients. The Lead Agency's Housing Navigation team work closely with case managers, service providers, and the Coordinated Entry system to increase access to housing.

Through the CoC's Coordinated Entry System, the lead agency identifies people experiencing homelessness who meet their eligibility criteria and provides low-income housing and support services. To date, the CoC has successfully issued and utilized 100% of the Emergency Housing Vouchers, which provided an equivalent of \$1.3 million in housing assistance.

Further, the Memphis Housing Authority (MHA) and the CoC have partnered to develop several strategies to increase the availability of housing. The MHA initiative is based on a move-on strategy that could increase our housing availability. Through this partnership, designated Move-On vouchers have all been distributed, permanently housing at 100% utilization rate. Providing the community with the ability to apply and obtain more Move-On vouchers in the future. Memphis/Shelby County currently has 1,000 + units of Permanent Supportive Housing (PSH) or Other Permanent Housing (OPH) dedicated to homeless individuals and families. Our permanent housing programs have demonstrated great success within our community, maintaining a 90%+ retention rate or exit to permanent destinations over the past year. Many of the residents have been there for many years.

Some of those residents do not need or want the intensive services of PSH and would like to move into a more integrated setting. The main barrier for participants to move is finding affordable housing. This approach allows participants to move into mainstream housing, thereby creating more PSH opportunities for people in the Coordinated Entry System who are waiting for housing.

The US Department of Veterans Affairs also awarded Catholic Charities of West Tennessee funding to continue its Rapid Rehousing initiative under the Supportive Services for Veteran Families (SSVF) program. With Catholic Charities taking on the role of sole provider of SSVF, our Veteran community has

benefited from having a centralized point of access for rapid re-housing, which can collaborate with the VA Homeless Department. Families receiving assistance through this initiative, along with the Rapid Rehousing programs operated by other service providers, experience shorter homeless episodes than other families, and based on newly released research, have lower rates of return to homelessness than other similar households.

The youth-specific programs implemented by the Youth Homelessness Demonstration Program grants, which include Joint Transitional and Rapid Rehousing, Youth System Navigation, Host Homes, and Permanent Supportive Housing, are about to start end third year of operation. New unaccompanied youth are connected to the Coordinated Entry System every day through the Youth System Navigators, and eligible youth have been referred to housing designed to support 18-24 year olds in staying permanently housed.

Our CoC saw a slight uptick (6%) in returns to homelessness last year, and we believe this is still related to the affordable housing crisis. As housing costs continue to rise, many families who manage to exit homelessness face significant challenges in maintaining stable housing. From the Continuum of Care standpoint, our primary goal is to ensure individuals and families maintain permanent housing. We will continue to provide training to local providers and do our best to ensure funding for permanent supportive housing and rapid rehousing continues. In the 2024 CoC application, the CoC was awarded over \$12 million in federal funding to support permanent supportive housing, rapid rehousing, and Youth Homeless Demonstration Project (YHPD) housing efforts in our community. This was the highest CoC/YHDP award ever received in Memphis/Shelby County and the most funding received in FY2024 by any CoC in the state of TN. The Lead Agency will continue to work on advocacy and education surrounding the barriers and challenges our community is facing as it relates to accessing and maintaining safe, affordable housing.

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

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

HCD works in conjunction with the Memphis Housing Authority (MHA) in implementing the conclusion of the Choice Neighborhoods Implementation (CNI) Grant for South City, which includes revitalization of one of the City's last large traditional public housing developments, Foote Homes. Phase I of new construction for the Foote Park @ South City project contains 114 units and was completed in November 2019. Phase I has 55 units are Project-Based Vouchers (PBV). Phase II construction is completed for another 134 units (67 of 134 units are PBVs). Phases 1 & 2 have a total of 73 units under HUD's Rental Assistance Demonstration (RAD) Program—44 in Phase I and 29 in Phase II. Phase III closed first of April 2020 and has 126 units. Phase III contains 62 PBV units. Phase IV completed initial lease up in 2022. Phase IV closed in February 2021 and contains 138 units with 69 of the 138 units designated as PBV units. Phase V is a 120-unit senior only building which was completed in summer 2024 and leased up by December 2024. 114 of the 120 units are PBV units. The final phase of South City is Phase VI with 80 units of which 26 are PBV units. Phase VI was completed in July 2025. All six phases of the project are built on the site of the former Foote Homes development.

Memphis Housing Authority manages approximately 1,109 conventional public housing units. On December 14, 2021, the MHA and its development partner, Knight Development (formerly BGC Advantage) closed on the conversion of 472 units from a Public Housing subsidy to the Project Based Voucher platform authorized under HUD's Rental Housing Demonstration Program (College Park- 341 units; Uptown single-family homes-106 units; and Askew Place-25 units). Residents are returning to the sites in this RAD Grouping (472 rehabilitated units).

Another Phase of RAD conversions for Barry Towers and Jefferson Square closed in the 4<sup>th</sup> Quarter 2023. Rehabilitation is nearing completion. The closing for the 2<sup>nd</sup> subgroup—Borda Towers and Venson Center closed in the 4<sup>th</sup> Quarter 2024 and rehabilitation is currently underway. These two groupings will include 827 units in the 4 high rise developments. Each resident has the "Right to Return" to the development, if relocated during the rehabilitation. This repositioning tool allows a housing authority to seek both public and private financing to make needed repairs and improvements to existing units. RAD allows the housing stock to be preserved and additional amenities provided. Past rehabilitation projects were funded using Capital Funds.

The Housing Choice Voucher Program administers over 9,100 vouchers. Most are regular choice mobility vouchers; competitively awarded/assigned to sites as project-based vouchers ; a small number are for the elderly, veterans and other populations. (Of the total HCVs, 603 are in use as Project-Based Vouchers (PBVs) and another 348 (PBVs) will be in use at multiple sites pending redevelopment.

Approximately 386 vouchers were issued to the MHA for its South City CNI Grant for the relocation of residents during the construction of this six-phased project. Those vouchers were designated as "Sunset" vouchers and will end after project completion. The agency was awarded seventy-two (72) Family Unification Program (FUP) vouchers. The FUP program is designed to serve two populations: 1.) Families who because of the lack of adequate housing are in danger of losing the child to out-of-home care or who experiencing delay in the discharge of a child from out-of-home care and 2.) Youth who have aged out of

foster care but are not yet 24 years of age. The Youth component is now the “Foster Youth to Independence (FYI) and has a separate allotment of 25 vouchers.” MHA received 258 vouchers for the Mainstream Voucher Program to assist a non-elderly person with disabilities and his/her family. Twenty-five (25) additional Veterans Assistance Supportive Housing (VASH) vouchers were awarded for a total to 492 vouchers to assist homeless veterans and their families. Community Alliance for the Homeless received one hundred ninety Emergency Shelter Vouchers and MHA’s Housing Choice Voucher Program partnered with the Agency to place all of the households in units. The Emergency Housing Vouchers are now set to expire March 2026. Additional vouchers due to the RAD conversion of Askew/Uptown (26) and College Park (65). The voucher awards are additional tools from HUD for the City of Memphis and the Memphis Housing Authority to reduce homelessness and keep family units intact.

In addition, the renewal of the Elderly Designation will take place in 2023 for several revitalized properties with public housing units. The designation limits the property to persons 62 years of age or above who may also be disabled. They are Heritage Landing at Cleaborn Pointe, Fairway Manor, Latham Terrace, Legends Park North, Lyons Ridge, Magnolia Terrace and University Place. Due to the conversion of former public housing sites to the Section 8 platform under HUD’s RAD Program (Rental Assistance Demonstration Program), College Park no longer has public housing units, but project-based vouchers which no longer require an approved senior designation plan. A senior facility (Edgeview at Legends Park) was completed in February and is comprised of 99 units with seven targeted for Veterans. All 99 units were leased by July 31, 2025. Phase 5 of Foote Park at South City which has 120 units was also completed in 2024. Both sites have been completed and leased up. The Agency through the formation of a non-profit (Memphis Housing Strategies est. in 2019) to engage in development activities designed to increase the number of affordable housing units. The two new facilities at Legends Park and Foote Park @ South City are planned for occupancy for Seniors 62 and above. Through a partnership with developers McCormack Baron Salazar, planning for development of a 66-unit mixed-income site is progressing. The MBS team will seek financing from THDA in the 2026 competitive round. In the meantime, the MHA has submitted a Disposition Application to HUD to approve the sale and subsequent transfer of property to MBS for development.

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

The City, through the Memphis Housing Authority (MHA), works with USI (formerly Urban Strategies, Inc.) in coordinating and promoting programs that enhance the economic self-sufficiency of public housing residents. The MHA also has informal and formal grievance procedures that provide for the disposition of resident complaints or grievances. MHA has a Resident Advisory Board (RAB) which meets with residents to receive input, suggestions, and concerns as to public housing authority policies, operations, and management. The RAB meets monthly with Property Management staff and Directors of various departments to exchange information and work on solutions to identified problems.

Homeownership Program(s) at MHA:

The Housing Choice Voucher Program administers the SHAPE Program. This program allows for the conversion of a Rental Assistance Voucher to a Mortgage Assistance Voucher for 15 years. The Head of

Household must be employed continuously for 1 year. The employment requirement is waived for a disabled family.

The Legends Park HOPE VI Program included the homeownership phase; McKinley Park located within the South Memphis area immediately south of Askew Place. Formerly approved as a 30-unit development, HUD approved reducing the unit count to 23 and the active phase of development and homes sales ended in October 2018. Due to limited resources, the MHA no longer administers this program. The remaining 7 vacant lots will be sold for future development furthering the opportunity for affordable homeownership.

To participate in the SHAPE Program, an applicant must complete a Qualified Homeownership Counseling Program and to that end, MHA is working towards becoming a HUD Certified Counseling Agency. This will better prepare the participants in both the Public and HCV Program to become homeowners.

The Public Housing Family Self-Sufficiency (FSS) Program also encourages homeownership, and a City of Memphis Program for Down Payment Assistance has enabled several PH residents to purchase houses. Several Public Housing families have transitioned to homeownership using this Program and its escrow ability. One program participant in the Public Housing Program is currently working on the financing needed to purchase her home.

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

MHA is not designated as a troubled PHA.

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

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

The City works in partnership with different organizations to address barriers to affordable housing production within the City of Memphis. In 2022, HCD in partnership with Memphis and Shelby County Division of Planning and Development completed a Joint Housing Policy Plan to establish a set of policy and program recommendations that the County and City would need to adopt to support a healthy housing market that meets the need of all residents, supports healthy neighborhoods and creates prosperity for the community. The four identified objectives of the plan include (1) improving housing quality, (2) supporting homeownership, (3) diversifying housing stock, and (4) increasing quality low-income housing.

Under the new mayoral administration, a Housing Task Force cohort has been created to focus on three areas of the joint housing policy plan: land activation, financing, and regulatory barriers. The respective working groups for each focus area bring together experts and stakeholders from public, private and institutional sectors to collaborate and uncover barriers and find innovative methods to address them. This work is building upon an increase of cross sector and intergovernmental collaboration in recent years to implement the goals of the City's comprehensive plan, Memphis 3.0. The focus of this plan is to "build up, not out" by focusing growth around anchors within core neighborhoods. When City stakeholders and residents work together, this will create holistic, thriving neighborhoods through housing development, economic revitalization, and investment in community assets. Some of the many positive outcomes to result from these working groups are: an update to MLGW's incentives policy for affordable housing – allowing developers to receive reductions and rebates on their utility connection fees when developing EcoBUILD standard affordable housing; DPD also announced Pre-Approved Plans – allowing developers to submit residential building plans and stock plans for pre-approved use on multiple projects, saving administrative time and money in the plans review and permitting process. The City is also working on an update to the sewer ordinance to allow more developers to take advantage of affordable housing incentives that reduce pre-development costs.

Additionally, in 2023, the Unified Development Code was updated to address barriers to housing development and diversifying the housing stock. The updates reduced the minimum lot size for Accessory Dwelling Units to now be built on 7,000 sq ft lots, as well as allowing "missing middle" housing by-right in more zoning districts. "Missing Middle" housing includes 2–6-unit multifamily housing types (duplexes, triplexes, townhomes and "large homes" - split into multiple smaller units). This type of housing allows for a buffer between single-family homes and large multifamily developments, as well as offering an alternative and often more affordable housing choice for households that don't want a traditional single-family home. A new ordinance amending fire codes were also adopted remove barriers

and reduce development costs when creating missing-middle housing types, while still preserving housing quality and safety.

HCD offers many programs to address barriers for both non-profit and for profit developers when developing affordable housing. The programs funded with federal entitlement HOME funding include the Affordable Homebuild and Rental Partnership Programs and the CHDO program. CDBG funding is applied toward specific projects when they are eligible. In addition, HCD administers the Memphis Affordable Housing Trust Fund to support affordable housing development including new construction and rehabilitation of multifamily projects and single-family homes, as well as owner-occupied repair to preserve existing affordability and quality. HCD is working to create additional housing programs that address strategic housing needs identified through our extensive partnerships with development stakeholders and residents. Lastly, the City's DPA program has increased its maximum assistance up to \$25K per homeowner (max of 10% of purchase price), ensuring that low-moderate income homebuyers can find quality, affordable homes within the current housing market.

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

The City of Memphis launched the Memphis Affordable Housing Trust Fund (MAHTF) in the fall of 2019 and began accepting applications and awarding funding for housing projects in December 2019. Since then, the City has awarded nearly \$15M in leverage funding for over 600 units of affordable housing.

The City continues to work with its stakeholders to identify other funding opportunities and to leverage related efforts. A lack of quality affordable rental housing remains a challenge in Memphis. HCD has been increasing efforts to make for-profit and nonprofit developers aware of competitive grant programs available for the development of affordable single and multi-family housing and has successfully attracted several great projects aimed at low-income households, veterans, seniors and other underserved populations.

In addition, HCD is focused on holistic neighborhood redevelopment – tying economic development investments with housing development in the surrounding area to ensure multiple needs are addressed. An example of this is within the Orange Mound neighborhood. HCD used a combination of CDBG and other state and local funding for the redevelopment of Historic Melrose High School. Phase I of this project is officially open, including a library and genealogy center. The next phase will include affordable senior housing. In addition, the City of Memphis is engaged in a public-private partnership to create a Land Trust in the neighborhood to increase quality housing options while preserving affordability.

The City of Memphis also works closely with the Continuum of Care planning process conducted by the City's sub-contract agreement with the Community Alliance for the Homeless (CAFTH). CAFTH works closely with its partners in the planning process by ensuring there is input from the broader community, facilitating the preparation of the City's Continuum of Care application and updating the Needs Assessment for Homeless and Other Special Needs Populations. To address the needs of the homeless

with mental illness and/or special needs, the City and its partners will increase outreach, expand supportive service options, and provide additional units to this population through TBRA and the construction of new units.

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

The City of Memphis's Division of Housing and Community Development (HCD) Lead Hazard Reduction Grant (LHRG) program is a federally funded program from the Office of Lead Hazard Control and Healthy Homes (OLHCHH) aimed to reduce lead-based paint hazards and provide healthier home environments in single and multi-family housing units that primarily house children under the age of six years. This is a coordinated effort between inter- governmental agencies that include the Shelby County Health Department (SCHD), the State of Tennessee Department of Environment and Conservation (TDEC), the Shelby County Housing Department (SCHD), and other local housing agencies.

The LHRG program completed and cleared approximately 44 lead-contaminated units during program year 2024 and utilized over \$182,422.53 in grant funds to reduce lead hazards and \$72,629.00 to perform healthy home interventions in 7 units for City of Memphis and Shelby County. To increase the environmental contractor worker pool, the program plans to provide training resources and opportunities to build capacity for EPA Renovation, Repair and Paint (RRP) certifications, State of Tennessee Lead Abatement Worker Certifications, State of Tennessee Lead Abatement Supervisor Certifications.

The Shelby County Health Department (SCHD) provides free blood lead screening for children under age six years. In FY 2024, SCHD nurses screened 697 children living in high-risk communities. County wide, there were 1,646 children screened for lead exposure, with 1, 679 children testing positive for elevated blood lead levels (elevated blood lead levels now include children with blood leads > 3.5 g/dl). The Memphis/Shelby County community continues to have a 1.9% lead poisoning rate, which is significantly higher than the national average of below 1 percent for lead-poisoned children. The SCHD gave Lead Education Presentations to 2499 individuals who were a part of community groups, parents, and caregivers that reside at community centers, faith- based organizations, schools, health clinics and pediatrician offices, and health fairs reaching of The SCHD Childhood Lead Poisoning Prevention Program also distributed 2,818 pamphlets and other literature discussing lead poisoning prevention, nutrition, and proper cleaning demonstrations to reduce lead paint dust hazards. LHRD has committed to taking a more active role in raising public awareness of lead-based paint hazards through the partnership developed with the SCHD.

LHRG continues to collaborate with state and local agencies, including the Tennessee Department of Environment and Conservation (TDEC), Memphis Housing Authority (MHA), Promise Development Corporation, and the Green and Healthy Homes Initiative (GHHI), to identify and refer eligible properties for the program. On August 13, LHRG submitted an application for the FY25 Lead Hazard Reduction Grant (LHRG) opportunity through HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH). The program also plans to provide environmental training to 20 additional residents, helping to sustain the current pool of lead remediation contractors and expand capacity among environmental firms supporting the initiative.

The LHRD program successfully closed out the FY19 grant in December 2024. Progress on the FY23 grant ramped up slowly due to a limited number of LIRA inspections. However, with the recent onboarding of a new environmental firm, we are optimistic about exceeding our benchmark goals.

The program continues to face challenges, including delays in the procurement of materials and supplies, as well as a limited pool of available contractors. Despite these obstacles, the program staff remains committed and diligent in advancing efforts to reduce lead hazards in homes throughout Shelby County.

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

The City is focused on preventing homelessness; expanding early childhood programs; improving access to parks, libraries, and community centers; expanding youth and jobs programs, and expanding access to broadband. Activities aimed at reducing the poverty rate in Memphis include: working to close Memphis wealth gap by prioritizing spending with local businesses and providing small business technical assistance; increasing job access for Memphians by championing funding increases for the Memphis Area Transit Authority; developing a long-term plan for needs based universal pre-kindergarten; creating jobs through major economic development projects; connecting unhoused persons to supportive wraparound services to reduce returns to homelessness; extending the hours of operation for libraries and community centers; providing free camps for spring and summer breaks; increasing programming offered through city divisions; increasing the economic self-sufficiency of public housing and housing choice voucher tenants; assisting low- and moderate-income citizens with assistance for home purchases; providing public service activities for youth, elderly, homeless, community health care, and education services to low- and moderate-income citizens.

All of these actions show the City of Memphis priority of reducing poverty. Data from the American Community Survey (ACS) demonstrates that the City is making gradual strides in this effort. Memphis poverty rate has been steadily declining since 2016. 2016 ACS 5-yr data reported a poverty rate of 27.6% compared to the 2023 rate of 22.5%, with the largest reductions between 2018 to present.

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

HCD restructured its organization to improve alignment of its programs and operations. A major effort was the hiring of consultants to develop training protocol to train the compliance and program staff to effectively administer programs. The restructuring of the Compliance department focused on mandatory areas of entitlement and competitive grant programs, including Section 106, Section 504, ADA, Section 3, Environmental Reviews, and Davis Bacon wage rates. This team provided expertise to the program areas on these requirements and coordinated the required actions for projects. The monitoring team consist of grant specific experts that provide day-to-day guidance and direction to program staff on projects and contract management. HCD has an increased focus on data and analytics to assist in industry expertise, decision making and tracking performance. HCD made significant changes in the program areas and departments in 2022 and is continually analyzing our institutional structure to

make improvements based on national best practices and feedback loops with partner agencies.

Recent changes include the addition of the HOME-ARP program to the Affordable Housing Department. The Development Services Department also realigned and oversees programs that provide more direct services through CDBG funds, including Neighborhood Economic Development Initiatives, Aging in Place and Shelby County Lead match funding. The restructuring of the lead-based paint hazard reduction and weatherization departments to combine under the umbrella of Healthy Homes with a new Healthy Homes Administrator reflects HCD's focus on the whole home – providing safe, decent and healthy housing for Memphians. The Healthy Homes department will continue focusing on weatherization and reduction of lead hazards, while expanding their capacity to advocate for healthy housing policies and pursuing additional funding opportunities to address current program limitations that will allow for holistic critical home repair. HCD also added a new role of Strategic Housing Manager that is focused on finding innovative solutions for increased funding and partnerships for housing, and working as a liaison with developers to get more affordable housing projects off the ground. Additionally, HCD hired an inspector as part of Division staff. The addition of this position had increased the amount of time it takes to spend down funds and fulfill invoice requests, leading to better internal and external customer service.

In addition to these internal HCD changes, restructuring has also taken place in other City divisions to reduce barriers to new housing development. The most notable is the recent addition of the role of Chief of Development and Infrastructure for the City of Memphis. This role oversees DPD, HCD, Public Works and Engineering in order to continue aligning efforts to increase and streamline development opportunities throughout the City.

HCD has effective partnerships with others working in housing and community development in the region. These include CHDOs, CDCs, other nonprofit housing providers, for profit developers, the Memphis Housing Authority, lenders, the Tennessee Housing Development Agency, the Health Education and Housing Facilities Board, service providers, government agencies, and other related entities. These partnerships help to leverage federal and local resources and create more affordable housing opportunities.

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

Memphis has a good history of successful partnerships aimed at providing housing and community development programs and services to its citizens. A variety of public and private resources are coordinated to help Memphis' families and individuals through traditional and innovative approaches to meeting these needs. Annually, local service providers and developers are invited to submit applications for funding from the Strategic Community Investment Fund (commonly referred to as SCIF). SCIF provides an opportunity for organizations and agencies to submit competitive applications. The funds

are awarded to eligible nonprofit, for-profit, faith-based, and other organizations to implement community and economic development programs. The funds through this process are primarily available for programs that benefit low and moderate-income persons of Memphis and must be aligned with the City of Memphis' 5-year Consolidated Plan.

HCD continues to work with key local government departments to carry out housing and community development strategies that are in alignment with the 5-year Consolidated Plan as well as the City's Comprehensive Plan, Memphis 3.0, and the Joint Housing Policy Plan. These agencies include but are not limited to: Memphis Police Department, Memphis Fire Department, Public Works, Engineering, Public Services and Neighborhoods, General Services, the Office of Planning and Development, Shelby County Housing, Shelby County Health Department, Office of Community Services, Memphis Light Gas and Water, Shelby County Schools, the Weatherization Program, the Lead Hazard Reduction Program, the Green and Healthy Homes Initiative, and the Memphis Housing Authority. These departments have a role in shaping and maintaining healthy communities. HCD and these agencies also collaborate with community stakeholders to strategically address the needs of the community by deploying existing entitlement funds, the Memphis Affordable Housing Trust Fund, and innovative funding established through public-private partnerships. Community stakeholders include local nonprofit service providers, homeless service and housing providers, community housing development organizations, community development corporations, faith-based institutions, organizations serving persons with special needs, foundations, intermediaries, private housing developers, quasi government agencies, and others.

HCD continues to work closely with the regional and local HUD field office to receive technical assistance and trainings as needed, as well as working together on shared initiatives and events such as Fair Housing and others. HCD works with the State Housing Agency (the Tennessee Housing Development Agency) through several programs and opportunities including: low-income housing tax credits, multi-family programs, anti-blight programs, networking and information sharing through the Tennessee Affordable Housing Coalition, and other initiatives. Around economic development, HCD works closely with its partners charged with economic development to make connections between entrepreneurs, businesses, training programs, and job seekers to enhance access to jobs and economic growth and opportunities.

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

Since the completion of the Analysis of Impediments to Fair Housing Report in 2019, both the City of Memphis and Shelby County continue to take actions to affirmatively further fair housing choice and address fair housing issues in their communities. During the planning process for the FY25-29 Consolidated Plan, HCD and Shelby County Housing worked together over several months to produce the 2024 update to this document. Goals were updated based on current data and also evolved to include a focus on climate action, environmental justice and healthy housing.

HCD works closely with MHA to provide maps to identify non-impacted areas with housing opportunities in low-poverty and/or opportunity neighborhoods. These maps are provided to voucher holders at their briefing and are used to educate them about the full range of areas where they may look for housing in areas with more opportunities for their families. The maps described enabled the HCV Department to determine where additional outreach was necessary to identify and recruit owners with rental units in low-poverty and/or opportunity neighborhoods. As a result, MHA conducted landlord outreach in these targeted areas and resulted in many new participating units. Additionally, an on-line property listing service for all landlords in Memphis and Shelby County is maintained. This service allows property owners with available rental units to list their vacancies in an easily accessible format for HCV families who are actively looking for housing.

PY2024, HCD allocated \$140,000 in CDBG funds for activities that affirmatively furthered fair housing in Memphis. HCD continued its agreement with Memphis Area Legal Services to operate the Memphis Fair Housing Center, which is located at 22 N Front St #1100, Memphis, TN 38103. The contract called for outreach, education, investigation and enforcement activities, which benefitted 518 individuals. In PY24, funds were used to help pay for operating costs of the Center, including a portion of staff salaries. MALS took enforcement actions on 176 fair housing complaints and resolved 182 landlord/tenant complaints. HCD will continue to work with partner agencies to undertake actions to overcome impediments to fair housing that were identified in the Analysis of Impediment Report and Update.

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

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

**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**

HCD's Compliance and Monitoring Department (CMD), along with assistance from program and accounting staff conducts on-going project monitoring that reviews the programmatic and financial aspects of HCD's federally funded programs. HCD Staff ensures that a Risk Assessment is analyzed through Grant Management, Financial Management, Services and Satisfaction, and Physical Assets. HCD program staff reviews monthly and quarterly reports submitted by sub-recipients for compliance with federal regulations regarding use of federal funds and the implementation of the program, project or activity. Development projects are reviewed on a quarterly basis along with the Request for Funds submitted by the sub-recipient or CHDO. CMD's compliance monitors conduct annual on-site and desk monitoring of both short and long-term projects, by the end of each fiscal year. The Compliance and Monitoring Department also focuses on cross-cutting requirements of the CDBG, ESG, HOME and HOPWA programs, which include Davis Bacon, Environmental Reviews, Section 3, ADA, and Section 504. CMD provides guidance to the program areas on these requirements and coordinate the required actions for each project. The City of Memphis created the Office of Business Diversity and Compliance (OBDC) to increase the number of M/W/SBEs certified with the City of Memphis and assist with strengthening the capacity of these companies so that they might better compete for opportunities in City of Memphis government contracting. HCD's Planning and Policy Department works with other departments and consultants to ensure that comprehensive planning requirements are met and to assess progress made towards consolidated planning goals.

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

HCD provided citizens with reasonable notice and an opportunity to comment on the performance report. HCD published a notice of the Public Hearing and availability of the draft CAPER through local newspapers and social media at least 7 days before the hearing and documents were made available for public review and comment. The public hearing was held at the Benjamin L Hooks Central Library in the evening to accommodate work schedules. Copies of the draft CAPER were made available for a fifteen-day public review and comment period that was from September 9, 2025 to September 24, 2025. HCD undertook these measures to provide citizens with reasonable notice and an opportunity to comment on the performance report.

**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.**

HCD utilizes CDBG funds for a variety of activities aligned with federal goals of providing affordable housing, anti-poverty programs, and infrastructure development. While HCD has not made any changes to its program objectives, we did make changes to the way programs are managed and administered based on previous experiences. These two changes include 1) creating a pre-application for Neighborhood Economic Development Opportunities (NEDO) projects and 2) adding parameters to SCIF that prevent agencies that didn't expend previous funds within a certain timeframe from applying for additional funding. The first process change has improved efficiencies in the application and review process, while the second will ensure that funds for supportive services are expended in a timely manner, maximizing the effect of subgrantee activities.

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

No

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

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

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

For projects carried out under the Affordable Housing Department, each reimbursement request for all HOME-assisted projects are inspected on site by an internal construction inspector for project compliance with HOME regulations. There were on-site inspections of the affordable rental housing assisted under the program to determine compliance with applicable regulations. All inspectors verified the work completed and in compliance with the applicable regulations. All housing projects administered through the CHDO program were also inspected and approved through the Affordable Housing Department before any payments are made to the CHDO. The department requests that inspections be conducted during the construction or rehab of each project, as well a final inspection after the construction or rehab work has been completed. The CHDO Analysts also attend the inspections. There were no issues discovered during any of the inspection visits. HCD's Compliance Department is responsible for the inspections during the affordability period as it relates to rental projects.

Further, other inspections included both the TBRA and HOPWA programs. Also, several of HCD's sub-recipient clients have preexisting conditions, which greatly affected conducting annual inspections or inspecting the units where clients were housed. All units included in the TBRA program passed the Housing Quality Standards before a tenant moved into the unit. All Inspections on these units were completed annually. Similarly, the compliance department embarked on the environmental reviews (ERs) of all the projects to ensure that all activities aligned with the applicable regulations.

## **An assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

The City of Memphis in compliance with the federal regulations published as the final rule on September 16, 1996, for the HOME Investment Partnerships Act at Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, (42 U.S.C. 12701 et seq.) maintains affirmative marketing procedures and requirements for rental and homebuyer projects containing 5 or more HOME-assisted units. Organizations that enter into contractual agreement with the City of Memphis to develop projects consisting of 5 or more HOME-assisted units will take steps to provide information and otherwise attract eligible persons in the housing market area to available housing without regard to race, color, national origin, sex, religion, familial status or disability. (The affirmative marketing procedures do not apply to families with Section 8 tenant-based rental housing assistance or families with tenant-based rental

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

**Data on the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.**

The amount of Program Income in PY24/FY25 was \$230,503.99, which was used to for HOME TBRA, Down Payment Assistance and administration fees. The HOME TBRA programs funded with PI were Room in the Inn and the YWCA. Room in the Inn serves extremely low-income persons that are homeless or at imminent risk of homelessness and their dependents with a focus on families, the medically fragile, and street-level homeless. The YWCA serves extremely low-income persons who are fleeing domestic violence and their dependent children. The HOME funded DPA program provides down payment assistance to households earning up to 80% of the Area Median Income to purchase their own home.

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

During the 2024 program year, HCD took the following actions to foster and maintain affordable housing: provided down payment assistance to homeowners; supported the activities of Community Housing Development Organizations and Community Development Corporations to acquire, rehabilitate, or construct affordable housing; supported the Memphis Fair Housing Center on their investigations, education, and outreach; supported activities aimed at reducing blight; supported the Memphis Housing Authority's efforts to revitalize public housing and neighborhoods through the Choice

Neighborhood Implementation Grant for South City; supported the development of affordable rental housing through the low income housing tax credit program; supported Tenant Based Rental Assistance programs for populations with special needs; identified a pipeline of affordable housing projects for funding consideration through HCD's competitive grant process and other strategic development opportunities; and implemented the Memphis Affordable Housing Trust Fund. In addition to HOME funds being used for CHDO projects and the DPA program, the City supported the redevelopment/preservation of Greenbriar Apartments. The total project was 208 units, including 31 HOME funded units. This projects previous LIHTC funding ended and was redeveloped through a combination of new 4% LIHTC, a PILOT and Bond from the Health, Educational and Housing Facility Board, \$2.5M of HOME funding, and sources of private funding.

**CR-55 - HOPWA 91.520(e)****Identify the number of individuals assisted and the types of assistance provided**

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

<b>Number of Households Served Through:</b>	<b>One-year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	230	198
Tenant-based rental assistance	150	136
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	18
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	250	44
<b>Total</b>	<b>630</b>	<b>396</b>

**Table 15 – HOPWA Number of Households Served**

**Narrative**

Besides the activities listed above, HOPWA also provided supportive services to 700 households. HOPWA TBRA was provided to 136 households in partnership with Hope House and Friends for All. Friends for All also supported 198 households through Short-term rent, mortgage, and utility (STRMU) assistance and 18 units of stable housing for persons w/HIV facing chronic homelessness through their Master Leasing program. Case Management Inc's Peabody House provided transitional housing and supportive services to 44 individuals. Housing assistance through all HOPWA programs includes wraparound services to help individuals living w/HIV and their families to thrive. Additional supportive services through Friends for All include a congregate meal program; a food pantry; HIV/AIDS counseling, testing and referrals; HIV prevention programs; the Positive Living Center and Wellness University which focus on meeting holistic households needs, medication management, and support; dental services; and Ryan White programming.

**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>
Total Number of Activities	2	13		
Total Labor Hours	80,656	60,784		
Total Section 3 Worker Hours	46,320	27,231		
Total Targeted Section 3 Worker Hours	619	3,612		

**Table 16 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers				
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.	2	13		
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.				
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.	2	13		
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 17 – Qualitative Efforts - Number of Activities by Program**

### Narrative

One CDBG project is Binghampton Bound. This is an economic development project that is rehabbing an old abandoned church into a mixed-use facility. The second is the Cossitt Library renovations, which included replacement on the AV systems.

The HOME projects include multiple CHDO projects, plus two HOME housing projects. Three new construction single family homes in the Alcy Ball community, four new construction and two vacant rehab single-family homes in Frayser, and five new construction single family homes in Orange Mound are all being produced by CHDO agencies with the goal of increasing access to homeownership and quality, affordable housing. Greenbriar is an apartment complex in the Frayser neighborhood. The City of Memphis was an investment partner on the project to perform substantial rehabilitation and renovation to maintain 208 units of quality, affordable rental housing. CAAP's non-congregate shelter is a new construction project that is located in Whitehaven. When complete, it will provide 53 units for homeless veterans, along with wraparound services.

There were over one hundred Section 3 workers employed during FY2025.

**CR-60 – Subrecipient Information****ESG Supplement to the CAPER in *e-snaps*****For Paperwork Reduction Act****1. Recipient Information—All Recipients Complete****Basic Grant Information**

<b>Recipient Name</b>	MEMPHIS
<b>Organizational DUNS Number</b>	051386258
<b>EIN/TIN Number</b>	626000361
<b>Identify the Field Office</b>	KNOXVILLE
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	Memphis/Shelby County CoC

**ESG Contact Name**

<b>Prefix</b>	Ms
<b>First Name</b>	Ashley
<b>Middle Name</b>	
<b>Last Name</b>	Cash
<b>Suffix</b>	
<b>Title</b>	Director

**ESG Contact Address**

<b>Street Address 1</b>	170 North Main Street, 3rd Floor
<b>Street Address 2</b>	0
<b>City</b>	Memphis

State	TN
ZIP Code	-
Phone Number	9015767304
Extension	0
Fax Number	0
Email Address	<a href="mailto:Ashley.cash@memphistn.gov">Ashley.cash@memphistn.gov</a>

**ESG Secondary Contact**

Prefix	Ms
First Name	Kimberly
Last Name	Mitchell
Suffix	0
Title	HSN Administrator
Phone Number	9016367347
Extension	0
Email Address	<a href="mailto:kimberly.mitchell@memphistn.gov">kimberly.mitchell@memphistn.gov</a>

**2. Reporting Period—All Recipients Complete**

Program Year Start Date	07/01/2023
Program Year End Date	06/30/2024

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

<b>Subrecipient or Contractor Name</b> <b>City</b> <b>State</b> <b>Zip Code</b> <b>DUNS Number</b> <b>Is subrecipient a victim services provider</b> <b>Subrecipient Organization Type</b> <b>ESG Subgrant or Contract Award Amount</b>
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**CR-65 - ESG 91.520(g)- Persons Assisted****4. Persons Served****4a. Complete for Homelessness Prevention Activities**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	3
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>3</b>

**Table 18 – Household Information for Homeless Prevention Activities****4b. Complete for Rapid Re-Housing Activities**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	23
Children	3
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>26</b>

**Table 19 – Household Information for Rapid Re-Housing Activities****4c. Complete for Shelter**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	426
Children	801
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>1,227</b>

**Table 20 – Shelter Information****4d. Street Outreach**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	37
Children	0
Don't Know/Refused/Other	0
Missing Information	0

<b>Total</b>	<b>37</b>
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Table 21 – Household Information for Street Outreach

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

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	491
Children	804
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>1,295</b>

Table 22 - Household Information for Persons Served with ESG

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

	<b>Total</b>
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	<b>N/A</b>

Table 23 – Gender Information

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	804
18-24	66
25 and over	425
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>1,295</b>

Table 24 – Age Information

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

Number of Persons in Households				
Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	9	0	0	9
Victims of Domestic Violence	81	7	10	52
Elderly	15	0	0	15
HIV/AIDS	10	10	0	8
Chronically Homeless	48	0	18	93
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	57	55	6	6
Chronic Substance Abuse	30	4	1	5
Other Disability	209	47	6	17
Total (Unduplicated if possible)	396	157	31	28

Table 25 – Special Population Served

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

### 8. Shelter Utilization

	Number of Units
Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	323,755
Total Number of bed-nights provided	323,755
Capacity Utilization	100%

Table 26 – Shelter Capacity

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

The Memphis and Shelby County Homeless Consortium adopted a set of performance measures and performance targets in 2012 and has revised them each year. The measures are directly related to the requirements of the HEARTH Act, as well as those identified locally such as occupancy and cost effectiveness. The measures assess performance in emergency shelter, transitional housing, permanent supportive housing, and rapid re-housing. The performance benchmarks are included in the contracts between the City of Memphis and the subrecipients.

## CR-75 – Expenditures

### 11. Expenditures

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

	Dollar Amount of Expenditures in Program Year		
	FY 2022	FY 2023	FY 2024
Expenditures for Rental Assistance	0.00	1,420.00	2,500.00
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>	<b>0.00</b>	<b>1,420.00</b>	<b>2,500.00</b>

Table 27 – ESG Expenditures for Homelessness Prevention

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

	Dollar Amount of Expenditures in Program Year		
	FY 2022	FY 2023	FY 2024
Expenditures for Rental Assistance	0.00	38,231.00	105,236.00
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	5,197.57	28,509.42	32,702.41
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>	<b>5,197.57</b>	<b>66,740.42</b>	<b>137,938.41</b>

Table 28 – ESG Expenditures for Rapid Re-Housing

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

	Dollar Amount of Expenditures in Program Year		
	FY 2022	FY 2023	FY 2024
Essential Services	0.00	0.00	7,887.09
Operations			
Renovation			
Major Rehab			
Conversion			

<b>Subtotal</b>	<b>0.00</b>	<b>0.00</b>	<b>7,887.09</b>
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Table 29 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	<b>Dollar Amount of Expenditures in Program Year</b>		
	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Street Outreach			
HMIS	0.00	3,620.79	3,000.00
Administration	0.00	23,222.61	41,161.80
<b>Subtotal Other Expenses</b>	<b>0.00</b>	<b>26,843.40</b>	<b>44,161.80</b>

Table 30 - Other Grant Expenditures

**11e. Total ESG Grant Funds**

<b>Total ESG Funds Expended</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
	<b>5,197.57</b>	<b>262,562.29</b>	<b>421,653.54</b>

Table 31 - Total ESG Funds Expended

**11f. Match Source**

	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Other Non-ESG HUD Funds			
Other Federal Funds		36,502.97	48,796.00
State Government			
Local Government			20,000.00
Private Funds		1,420.00	2,500.00
Other	5,197.57	225,101.62	350,608.65
Fees			
Program Income			
<b>Total Match Amount</b>	<b>5,197.57</b>	<b>263,024.59</b>	<b>421,904.65</b>

Table 32 - Other Funds Expended on Eligible ESG Activities

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
	<b>10,395.14</b>	<b>525,586.88</b>	<b>843,558.19</b>

Table 33 - Total Amount of Funds Expended on ESG Activities