



Call for Applications

**Enterprise Faith-Based
Development InitiativeSM**

Chattanooga Cohort

*Applications Due:
February 19, 2026*

Overview

Enterprise is a national nonprofit that exists to make a good home possible for the millions of families without one. We support community development organizations on the ground, aggregate and invest capital for impact, advance housing policy at every level of government, and build and manage communities ourselves. Since 1982, we have invested \$80.9 billion and created 1 million homes across all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands – all to make home and community places of pride, power and belonging. Join us at enterprisecommunity.org.

Chattanooga Faith-Based Development Initiative Cohort

Enterprise Community Partners is bringing the Faith-Based Development Initiative (FBDI) Technical Assistance Cohort to the City of Chattanooga. The Faith-Based Development Initiative Cohort is a partnership between the City of Chattanooga and Enterprise, with the generous support of the Maclellan Foundation, the Community Foundation of Greater Chattanooga, and the Generosity Trust. The goal of this program is to advance the development of affordable housing and/or community serving facilities through a series of training and peer learning sessions designed to help leaders of Houses of Worship (HOWs), Faith-Based Organizations and or Community Development Organizations (that are formally affiliated with a HOW) understand and navigate the development process to advance their development projects in their respective communities.

Through this call for applications, Enterprise and the City of Chattanooga are accepting applications to form a cohort of participants for the Faith-Based Development Initiative Cohort. Up to 8 participants will be selected as members of this FBDI Cohort. In addition to the training delivery provided by Enterprise, cohort members will receive targeted, one-on-one technical assistance to support individual development planning. The assistance will be tailored to the needs of the house of worship related to their development goals and any other critical supports deemed necessary to advance their development plans.

Training sessions will be held in the evenings on Thursdays between March 2026, and October 2026. These sessions are tailored to the FBDI Cohort participants for development of affordable housing and/or community facilities within the City of Chattanooga. The FBDI TA Cohort participants will gain a solid understanding of the development process from visioning to partnership, construction, grand opening, and operations. Enterprise will bring in experts and practitioners to provide local insights and additional training sessions.

All training sessions will be held in-person with associated office hours, and select direct technical assistance provided virtually.

Training topics include, but are not limited to: Introduction to Real Estate Development

1. Development Decision and Community Engagement
2. Project Design and Construction
3. Structuring the Deal
4. Project Operations

Funding Support

Selected FBDI Cohort participants will be eligible to receive up to \$50,000 in grant funding from Enterprise to cover the cost of applicable market studies, feasibility analysis, and other pre-development expenses associated with their potential development projects. Additionally, participants will learn about Enterprise capital products for which projects may be eligible.

Outcomes

The Faith-Based Development Initiative Cohort has been crafted to help participants understand and navigate the development process to advance their development projects. The expected outcomes to participation include:

- Strengthen understanding of the overall development process,
- Increase capacity to pursue the development of affordable housing development on real estate owned by the HOW, Faith-Based Organizations, and/or Community Development Organizations (that are formally affiliated with a HOW)
- Improved knowledge of funding options for development projects,
- Support and technical assistance from industry and local housing and community development experts,
- Broadened awareness of, and access, to funding support and options offered by the Tennessee Housing Development Agency, the City of Chattanooga, Enterprise Community Partners and other funders supporting affordable housing and community development

Eligibility and Program Requirements

Applicants must meet all requirements specific to this call for applications.

Organizational Eligibility

Organization type – Applicants may be either (a) a House of Worship and/or a Faith-Based Organization that is contemplating or pursuing development of affordable housing and/or community serving facilities on real estate the house of worship currently owns within the City of Chattanooga, or (b) a non-profit community development organization (CDO) that is formally affiliated with a HOW that is pursuing or contemplating the development of affordable housing and/or community serving facilities on real estate the organization owns in the City of Chattanooga.

Geographic Focus

Applications may only be considered for a FBDI-eligible organization that desires to develop affordable housing and/or community serving facilities on property that they own in the City of Chattanooga.

Participant Commitment

Staff time dedicated from the senior Faith Leader, senior CDO leader, and up to two lay leaders or CDO staff.

1. Participation in all FBDI Technical Assistance Cohort training sessions (over a 7– 8-month timeframe beginning March 2026).
2. Participate in at least one participant peer exchange held during the term of the FBDI cohort.
3. Consistent coordination and communication with Enterprise throughout the cohort for access to direct technical assistance.
4. Presenting a post cohort presentation which summarizes the participants analysis of their property and their development concept for the real estate owned.

Program Terms

- Program Period of Performance – The training portion of the FBDI Technical Assistance Cohort will occur over a seven to eight-month period beginning week of March 23, 2026. TA cohort members **must commit to attending all sessions.**
- Engagement - Cohort participants are expected to stay engaged with Enterprise Community Partners as they are pursuing their development projects in order to access the funding support (Market Study & Feasibility Analysis grants and pre-development grants) that would be made available to cohort participants by Enterprise.
- Reporting – Participants will be required to provide information that supports Enterprise’s evaluation of the impact of the FBDI Technical Assistance Cohort. The bulk of this reporting will take the form of training evaluations, post-training surveys, etc. Every effort will be made to minimize the time and effort required by participants.
- Work Products – Any work products (i.e., reports, RFPs, etc.) developed through the provided Technical Assistance will remain the property of the cohort participant but must be shared with Enterprise Community Partners.

Submission Requirements and Evaluation Criteria

Submission Materials

Responses should include the following materials:

1. FBDI-Program Participant Initial Assessment

These questions are listed in SlideRoom for you to answer there:

1. Organization Name
2. Organization Address (street, city, state, zip code)
3. Organization Mailing Address, if different from above

4. Clergy Leader, include title and position
5. Telephone
6. Email Address
7. Website
8. Key Contact Person (add contact information (email, phone))
9. Is there a separate 501-C3 formally associated with the house of worship responsible for the proposed development project?

If you answer “yes” to question 9, continue to questions 10-21 answering them in reference to the separate 501(c)(3). Then continue with question 22 to the end. If you answer “no” to question 9, skip (do not answer) questions 10-21. Go directly to question 22 and continue to the end. Please list the Board Chair along with their email and phone

10. Does organization possess 501c3 tax exempt status or is in the process of securing it?
11. Name of non-profit
12. Address of non-profit
13. Executive Director of non-profit (add phone and email)
14. Number of full time staff
15. Number of part time staff
16. Number of volunteers
17. Total operating budget
18. Years providing service
19. Date of last Board meeting
20. Please attach a current Board of Directors list
21. Please describe in detail your housing and community development goals

22. How many acres of land does the organization own? How many parcels?
23. What is the size of the proposed development site (in acres)?
24. Please provide the property address or addresses for the proposed development project.
25. Provide the name/entity of the legal property owner
26. Is property currently vacant? If not, what is currently located on the site?
27. Is the property current Raw Land?
28. Do you have legal counsel for this project?
29. Do you have a development consultant or development partner?
30. Do you have a market analysis?
31. Do you have a development budget and pro forma for project?
32. What assistance would help your project move forward? (check all that apply)
 - Development Training
 - Pro Bono Legal Services
 - Organizational Capacity Building
 - Property Profile
 - Development Consultant/Developer Referrals
 - Acquisition
 - Predevelopment Financing
 - Construction Financing

- Permanent Financing

33. I acknowledge that the senior pastor/organization leader will be a full participant in the FBDI TA Cohort Program and all that it entails.

34. I acknowledge that at least 1 person from the organization will be in attendance for all curriculum sessions and that failure to do so could result in the organization's removal from the FBDI TA Cohort Program and a loss of any future grant resources.

2. Organizational Narrative

Your submitted Enterprise FBDI Organizational Narrative (no more than 2 pages) should include responses to the following questions. This document should be uploaded into SlideRoom as a file.

- A statement of what your HOW, Faith-Based Organization, or CDO hope to gain from participating in the Faith-Based Development Initiative Cohort? What are you most excited about?
- A statement describing the ways that your organization is culturally responsive to the communities it serves
- A statement on the capacity to dedicate staff and volunteer time, as well as the time of the Senior Clergy Leader, to the entire Faith-Based Development Initiative Cohort process, and to the development of affordable housing and/or community serving facilities.
- A bio of the clergy leader, two persons committed to attending, and two alternatives who will be participating in the City of Chattanooga Enterprise Faith-Based Development Cohort. Please list their names, emails, and phone numbers.

3. FBDI Enterprise Organizational Assessment

Your submitted FBDI Enterprise Organizational Assessment (no more than 2 pages) should include responses to the following questions. This document should be uploaded into SlideRoom as a file. *We understand that you may not be able to fully answer all of the questions in the document.* The FBDI Cohort is designed to help you better answer these questions. However, please answer as much as you can and provide details as it will help us establish a baseline of where each HOW is in the development process.

- 1) Vision: What is your vision for the development of your property? What are your goals in the development process?
- 2) Vision: Will congregation-owned and focused spaces be included in the development project? (e.g. worship space, parsonage, manse, parking, etc.) What will the congregation's relationship to your development be? (Examples may include: provision of an outreach programs, provision of a childcare facility, no specific relationship.)
- 3) Community: Please describe the commitment and consensus to this project within your congregation. Please be sure to describe this commitment from the perspective of both the leadership & the congregation.

- 4) Community: What population is your organization aiming to serve in the development project? (e.g. families, seniors, populations with special needs) What is the need in your community you hope to address through your development goal?
- 5) Community: Have you engaged your neighbors, local elected officials, community board, key government agencies (e.g. Housing Department; Zoning Department, Office of Planning)?
- 6) Site Control & Market Value - Describe the current ownership structure of your development site. Specify, please describe which properties are owned by whom (e.g. Congregation, formally associated non- profit, denomination, other bureaucratic agencies). Do you know market value of your site? (If not, appraisal will be needed at a later point)
- 7) Site Control & Market Value -What denominational and internal entities are involved in decision-making? (Examples may include District, Presbytery, Associations, but also LLCs or Incorporation).
- 8) Site Control & Market Value - What are the steps for making decisions for your development site? What internal approvals do you need to release a Request for Proposals professional services or a development partner?
- 9) Site Control & Market Value – Do you have a clear, organizational structure within your House of Worship who are authorized to review proposals, plans, and make key decisions? Is there dedicated leadership & capacity?
- 10) Site Control & Market Value – Does your property allow for the type of development you intend to pursue (e.g. residential, retail, etc.)? Will a rezoning or variance be required? (Can be costly, uncertain, and take years).

4. Current Development Status. These questions will be answered in SlideRoom

- 1) We have a community development organization or a development entity: Yes / In Progress / No
- 2) We have a development consultant: Yes / In Progress / No
- 3) We have a feasibility study: Yes / In Progress / No
- 4) We have a completed market analysis: Yes / In Progress / No
- 5) We have secured site control of all needed land: Yes / In Progress / No

6) We have a preliminary architectural drawing: Yes / In Progress / No

7) We have secured additional funding: Yes / In Progress / No

Selection Criteria

A maximum of 8 organizations will be selected to participate in the Faith-Based Development Initiative Cohort.

Organizations will be evaluated on the following characteristics:

- Organizational capacity to pursue an affordable housing and/or community serving facility development project including staff capacity to successfully complete training and dedicate time to working with TA provider/development consultant (40 points)
- Organizational Narrative (35 points)
- Completed FBDI Enterprise Organizational Assessment (20 points)
- Property/Land Ownership and/or Site Control (5)

Submission Instructions

Proposals are due by **11:59 p.m. ET on February 19, 2026**. Applications must be submitted in SlideRoom by clicking here: <https://enterprise.slideroom.com/#/permalink/program/87722>

Inquiries concerning this RFA should be directed to Timothy Block at

tblock@enterprisecommunity.org. The deadline for questions is 11:59 p.m. ET on Monday, February 16, 2026.

All costs incurred in the preparation of a response to this RFA are the responsibility of the applicant and will not be reimbursed by the City of Chattanooga or Enterprise Community Partners. By submitting a proposal, applicant commits to the program terms and requirements outlined in this RFA. We cannot accept late or incomplete applications.

Learn More

A Pre-Submission Webinar was held on January 22, 2026. See the recorded webinar here: [Watch the webinar](#)

Any questions on the call for applications process can be directed to: Timothy Block, Senior Director, Southeast, at tblock@enterprisecommunity.org. The deadline for questions is 11:59 p.m. ET on Monday, February 16, 2026.

Notification of Selected Applicants

All applicants will be notified of selection via email the week of March 9, 2026. Please note that the first training session will tentatively be held the week of March 23, 2026.

This program and RFA is contingent on funding. In the event funding is lost or terminated for any reason or circumstance, Enterprise may discontinue the RFA and terminate this program.