

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Similar to other urban areas undergoing revitalization across the nation and within the state of Tennessee, the availability of affordable *rental* housing has become a high priority need in the city of Knoxville. Data collected both nationally and locally, along with ongoing consultation with homeless service and affordable housing providers show the demand for rental housing is far exceeding the supply, with the lowest income households bearing the brunt of the affordable rental housing shortage. Formerly subsidized units are being turned-over to market rate as affordability periods expire. Rising land values and construction costs, and uncertainty in federal funding programs are also deterring the development of new affordable rental housing.

As some city neighborhoods begin to redevelop and thrive economically, concerns about gentrification and involuntary displacement of both the lowest income as well as average wage earner households are being expressed. Lower-income homeowners, particularly the elderly/disabled on fixed incomes, single-parent families and other households with a high housing cost burden, have difficulty making necessary repairs to their homes. Landlords who are offering (or interested in offering) affordable rents or taking Section 8 vouchers sometimes have difficulty in affording the repairs and updating that are needed for older, rental buildings.

The City is responding to these challenges by adjusting its Consolidated Plan goals and strategies. Beginning with its PY2016 Action Plan, the City included funding for the development of new, and maintenance of existing, affordable rental housing, along with owner-occupied housing rehabilitation. The City also asked its non profit housing partners to make their programs more accessible to low- and moderate-income renters. In the current program year, the City focused its federal funds on the development of new affordable rental units and asked its subrecipient housing partners to set goals for serving rental households. Additionally, Knoxville City Council approved Mayor Rogero's proposal to use \$2M in local, general operating funds to create the Affordable Rental Development Fund (ARDF) to provide assistance to developers of new affordable, rental housing. A year into the program, 206 total rental units are under construction and another 440 are in the review process. An additional \$2.5M in local funding has been allocated for the ARDF in PY2018-2019. These local funds combined with HUD funds are beginning to make an impact. The Southside Flats development, for example, will create 172 new units, affordable to those households earning up to 60% AMI, accessible to jobs, public transit, and located in the heart of a redevelopment area.

Community interest in affordable housing is also increasing. Within the last year, Community Development staff were invited to speak about affordable housing at over a dozen community and city-advisory group meetings. Several community organizations have begun actively advocating for funding for affordable housing.

By placing a heavy emphasis on the availability and affordability of housing to both LMI renters and homeowners, this Action Plan also addresses other community needs identified in the Consolidated Planning process. Both the addition of new affordable units and rehabilitation of existing, substandard affordable units promote rapid re-housing efforts and prevent homelessness. Neighborhoods are strengthened when substandard and blighted homes are rehabilitated. Jobs that are created and retained directly through construction activities, and indirectly through the purchase of construction materials and supplies, promote economic development.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

This is the annual update to the Five Year Consolidated Plan, completed by the City of Knoxville in May 2015, proposing activities planned for the fourth program year (PY) 2018-2019. Four community needs categories were identified through the Consolidated Planning process - Strengthening Neighborhoods, Promoting Economic Development, Reducing and Ending Homelessness, and Promoting Affordable Housing. Promoting affordable housing has always been a priority activity and indeed, positively impacts the other community needs identified. HUD funds are primarily being allocated in PY2018-2019 to activities that help to keep housing affordable and available to low and moderate-income households. These activities include providing assistance along the affordable housing spectrum from rehabilitating existing housing to new construction for both owner-occupied and rental housing. Housing rehabilitation may include major housing repairs (including reconstruction if the house cannot be repaired), emergency and minor home repairs, weatherization to lower utility costs for high cost-burdened households, and accessibility improvements to avoid displacement of vulnerable households. New construction of affordable rental housing is a priority and will be funded largely through the City's Affordable Rental Development Fund, with HOME funds, and possibly CDBG for non profit developers. Federal funds will also be used for new construction of affordable homeowner housing. Construction activities create work and keep local people employed. Promoting economic development initiatives that maintain and create new local jobs, as well as workforce development programs that assist disadvantaged people with marketable job skills, begins to address underlying income disparities in the community. Providing housing and services to those with special vulnerabilities is also a high priority need for the City of Knoxville.

A small amount of HUD funds for PY2018-2019 will be used for public service activities and for maintenance of blighted properties in neighborhoods.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Since 1994, the City has spent a total of \$34.3M in HOME funds on affordable housing in the city of Knoxville, the majority (84%) of which have been used to facilitate home-ownership for low/moderate income households. The emphasis on constructing modest, affordable, owner-occupied homes helping low/moderate income households maintain homeownership through housing rehabilitation, emergency and minor home repairs, and accessibility modifications, etc. and assisting low/moderate income homebuyers with purchasing their first home was due to the belief that homeownership is the best way for most low/moderate income households to achieve and maintain stability. Investing in one's own home, rather than paying rent, is the best way for most households to build wealth and create opportunity to change their long-term economic trajectory.

During the same time period, the City spent almost \$5.4M (about 16%) of its HOME dollars on constructing or rehabilitating 277 affordable *rental* housing units. The City has also supported KCDC, Knoxville's public housing authority, with approximately \$13M in local, capital funds over the past 10 years, assisting with the construction of infrastructure in the Five Points Redevelopment area of East Knoxville. Upon completion, there will be 462 units of affordable rental housing, 267 of which will be family units, in the Five Points development (212 are completed to-date).

As the lack of availability of affordable, rental housing has become urgent in recent years, the City has refocused its strategies and used HOME (and some CDBG) funds to support several affordable rental housing projects. Rehabilitation has been completed on 15 (13 HOME) affordable, rental units on Washington Pike with Helen Ross McNabb Center for housing chronically homeless veterans and 24 (9 HOME) units on Jenkins Road (Normandy Chateau) for Knox Housing Partnership/HomeSource East Tennessee. Property was acquired in 2016 for the development of 2 group homes (6 units) by HomeSource East Tennessee for seniors or other persons with special needs, and the eventual development of an additional 24 units of affordable rental housing. During the current program year, rehabilitation has begun on 21 (10 HOME) units with Benson-Brackins developers on Pocahontas Drive and 40 units on Valley View Drive with Premier Properties. Work on the development of 172 units of affordable rental housing has also recently begun on Southside Flats by Elmington Capital Group on East Martin Mill Pike. Local, Affordable Rental Development Funds are also supporting the development of 10 units with Helen Ross McNabb Center on Middlebrook Pike and 24 (10 HOME) units with Restoration House on Robinson Road.

During the current program year, HOME and CDBG funds have also been used to: rehabilitate 8 owner-occupied houses; construct 3 CHDO-developed houses, with 4 in progress; and assist 3 home buyers

with down payment assistance purchasing a CHDO-developed home (with 2 in progress). Accomplishments for other activities that meet 2015-2019 Consolidated Plan high priority needs include, at about the year's midpoint: one class (10 students) has successfully completed workforce development training and another class is underway; 19 homeless service agencies have received HMIS assistance; 2 commercial façade activities (using prior year funds) are underway; and 9 non-profit organizations or owners of blighted properties have been assisted with design and technical assistance.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

During the current program year, the City facilitated on-going consultation with both homeless service and affordable housing providers (including KCDC) through the Mayor's quarterly meetings of the Roundtable on Homelessness and monthly meetings of the Knoxville Homeless Coalition.

Also during the current program year, CD staff presented affordable housing data and information about available housing programs to several organizations, including the: Metropolitan Planning Commission (August 2017); East Tennessee Regional Leadership Association Conference (November 2017); 'South of the River' Democrats (February 2018), City's Business Advisory Committee (February 2018); and to City Council twice (March and May, 2018). Staff also presented to two local organizations advocating for affordable housing, Justice Knox (January 2018) and the Knoxville Branch of the NAACP, Affordable Housing Study Group (February 2018). A time for comments and question/answer time was had after staff presented. Please see comments and feedback in the attachments section.

In preparation of this Annual Action Plan, citizens were invited to a public hearing on February 5, 2018, by public notices in community newspapers and the City's website, and through the City's Office of Neighborhood's weekly newsletter. Over 30 people attended the public meeting, including community/neighborhood residents, representatives from several health and grassroots advocacy groups, newly-elected representatives from City Council and County Commission, and staff from several non-profit housing and service providers. Participants heard an overview of the Community Development's mission and expected outcomes, descriptions of the Consolidated Plan and the 2018-2019 Annual Action Plan update and timeline, HUD funding and its constraints, a summary of progress on meeting affordable rental housing goals, consultation activities and how the City works with its community partners, and proposed high priority activities for PY2018-2019. After the presentation, those who wished to share comments stayed to participate in small-group sessions. Please see the attachments section for a full listing of the comments received.

Mayor Rogero also made 'Equity in Housing' a feature of the City's mid-year Budget Retreat in February. Community Development staff held several smaller, face-to-face meetings to discuss equity issues with KCDC, Neighborhood Housing Inc./Workforce Development, the City of Knoxville's Small Business Liaison, and TN Achieves.

The draft plan was completed and available for a 30-day public comment period starting April 6 and ending May 7, 2018. While HUD had not yet received its allocation amounts for the 2018-2019 program year, a Notice from HUD dated January 24, 2018, *advised that grantees use a "Contingency Provision" for describing how it will allocate funds once actual funding amounts are made known.* The City chose to proceed with publicizing its draft Plan and held its public comment period using estimates based on level funding (rather than actual amounts of funding) and percentages of the 2018-2019 allocation amounts for proposed activities. One comment by email was received during the 30 day public comment period. Please see the attachments section. A second public meeting was held on May 7, 2018, and 14 citizens were in attendance. Community Development staff gave a presentation outlining the proposed activities in the draft and gave information about the actual allocation amounts from HUD received on May 2, 2018, and how the funds would be distributed according to percentages from the draft plan. Comments and question/answer time was held afterward. Please see the public meeting comments section for detailed description.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Please see the attachments for a full description of comments received.

At the February 5, 2018, public meeting, comments were received in three main topic areas: Neighborhoods, Homelessness, and Affordable Housing. Concerns were expressed about gentrification, blighted properties, developing "complete neighborhoods," and how HUD's disparate impact rule will address mixed income areas. The unique needs of specific homeless populations (transgender individuals, families, the chronically homeless, youth) and their difficulty in obtaining appropriate shelter and housing and gaps in health services were discussed. Comments regarding affordable housing included both rental and owner-occupied housing. The lack of rental housing stock for single individuals, single-family and multi-family rental; expiring affordability periods; access issues for those with criminal records (especially sex offenders), mental health and addiction challenges, and proposed changes in HUD public housing requirements. The need for additional permanent supportive housing, especially for seniors and the need for a holistic approach to health, housing and social services were shared. More diversity in the kinds of affordable rental housing, not just "public housing", for the East Knoxville area. Concerns about low income homebuyers competing with investors, increased property costs, and homeowners needing better access to information about repair assistance programs, rounded out the discussion.

One comment was received during the public comment period and concerned youth homelessness. The author requests the City to: appropriate funding to provide youth a safer and smaller emergency shelter environment tailored toward their unique needs and develop non time-limited youth supportive housing, similar to permanent supportive housing programs with intensive case management to help youth navigate the resource network to meet their needs and maintain housing.

The May 7, 2018, public meeting included many comments about the overall City budget proposal presented by the mayor the week before, and affordable housing as a priority within the budget. Concerns were expressed about blight remediation and involuntary displacement, gentrification, public housing subsidies, the impact of MPC's Recode Knoxville initiative for affordable housing in the city, definitions of affordable housing, and prioritizing affordable housing.

Feedback from local community groups such as Justice Knox and the local NAACP are also supportive of the development of additional affordable rental housing in the city. Justice Knox requests that the City: identify dedicated sources of funding for its Affordable Rental Development Fund (especially for the lowest income and for a 30 year affordability period); create a community oversight board to make recommendations for the Fund; and host an affordable housing summit in the Fall of 2018. The NAACP also presented a resolution to the City that addresses concerns about gentrification and involuntary displacement of average-income workers in the central areas of the city, high transportation costs and poverty in suburban areas, and a fear of displacement of people, businesses, and churches in historically African American neighborhoods. They asked the City: for an inventory of affordable housing; to establish quantitative goals for affordable housing in redeveloping areas; and to approve a plan to promote and remove any impediments from the development of workforce housing in neighborhoods.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and requests are valued and are under consideration. There were no comments or views that were not accepted.

7. Summary

There is little change in the high priority need for Affordable Housing and correspondingly, Preventing and Ending Homelessness identified by the Consolidated Plan, completed in May 2015. National trends show, and consultation feedback received over three+ years from our local partner agencies confirm, that affordable rental housing, especially for extremely low and very low income households, is becoming even more limited in the city of Knoxville. While some relief may come later in the year when KCDC completes Phase II of the Five Points housing development (adding 84 units of family housing), Knoxville is still seeing a marked decrease in the availability of affordable, rental housing. In addition to some of the factors described earlier, such as expiring affordability periods on tax subsidized multi-family housing and conversion to market rate housing, private multi-family housing is being upgraded to attract university students with rents unaffordable to most current tenants. Programs receiving rapid re-housing and homelessness prevention funds for assisting the homeless and near-homeless continue to face not only difficulty finding affordable units to move people into, but also having to re-house people formerly housed because their unit has since become unaffordable to them. Comments and other feedback received from the public advocating for prioritizing affordable housing (including permanent supportive housing and housing for homeless youth) has only increased over the years, as well.

The City of Knoxville Community Development Department will continue to prioritize, with the use of CDBG and HOME funds, affordable housing activities, especially the new development and maintenance of affordable rental housing (including permanent supportive housing) to the lowest income households

(0-60% of AMI). The City has also allocated local dollars to the Affordable Rental Development Fund (ARDF), increasing it to \$2.5M for PY2018-2019.

Keeping both owner-occupied and rental housing affordable and in good repair as well as constructing new affordable rental housing remain priority activities. This includes funding housing rehabilitation of both owner-occupied and rental housing to bring housing that is in disrepair up to City Code/Housing Standard. Included in this category are: energy efficiency and related improvements to keep housing affordable by lowering utility bills; accessibility modifications to keep people from being displaced; and emergency and minor home repairs to help maintain the condition of the housing stock and keep people in their homes.

A small amount of unspent, prior-year CDBG funds will be used for maintenance of blighted properties and some funds from the PY2018-2019 CDBG allocation will be used for design and technical assistance to organizations/businesses in redevelopment areas and for workforce development, a public service activity.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	KNOXVILLE	
CDBG Administrator	KNOXVILLE	Community Development
HOPWA Administrator		
HOME Administrator	KNOXVILLE	Community Development
ESG Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The City of Knoxville Community Development Department receives Community Development Block Grant (CDBG) and HOME Investment Partnership grant funds directly through the U.S. Department of Housing and Urban Development (HUD). The City's direct allocation of Emergency Solutions Grant (ESG) funds from HUD to assist the homeless was discontinued by the U.S. Department of Housing and Urban Development (HUD) beginning in PY2014-2015. Since that time, the City is receiving a portion of the State of Tennessee's allocation of ESG through the Tennessee Housing Development Agency.

Consolidated Plan Public Contact Information

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Knoxville's Community Development staff meets with its partners in affordable housing and community development activities on a regular and year-round basis through monthly homeless coalition meetings, quarterly meetings of the Mayor's Roundtable on Homelessness, board meetings of various partner agencies, and in special topic meetings and workshops. The Roundtable has continued to work with an ad-hoc group to foster the development of Permanent Supportive Housing in Knoxville.

The City is also responsive to requests to share information with community advocacy groups. CD staff made presentations to the Justice Knox and NAACP Affordable Housing Study Group in January and February 2018. It is through these relationships with the community, and with other service and housing providers that the City stays informed and involved.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City leads the effort to coordinate public and assisted housing and service providers through its Office on Homelessness, the Knoxville-Knox County Homeless Coalition (meeting monthly), the Mayor's Roundtable on Homelessness (meeting quarterly), and the Knoxville-Knox County Continuum of Care, as well as through its relationship and support of the public housing authority (KCDC) and case management services to its more vulnerable residents.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Knoxville's Consolidated Plan development and implementation is coordinated at a high level with the Knoxville-Knox County Continuum of Care (CoC). The Knoxville-Knox County CoC is the Knoxville Knox County Homeless Coalition. The City of Knoxville Office on Homelessness serves as the CoC Collaborative Applicant. The City of Knoxville, along with the CoC and other community partners has adopted a community Plan to Address Homelessness, which establishes strategies and priorities for addressing all homeless persons, including specific components for chronic homelessness, families with children, veterans, and unaccompanied youth. This community plan is used to guide CoC efforts and is reflected in the priorities set forth in this Consolidated Plan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate

outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Knoxville has adopted a coordinated community-wide Plan to Address Homelessness, which guides strategies and priorities for the CoC, for policies and procedures for the administration of HMIS, for setting priorities for the allocation of ESG resources, and for establishing priorities for addressing homelessness within this Consolidated Plan. The Plan to Address Homelessness coordinates community resources – public, private, philanthropic, and faith-based – around a single set of priorities and strategies geared to prevent, reduce and end homelessness in Knoxville. As such, the CoC, ESG, HMIS and this Consolidated Plan are coordinated together around these shared priorities and goals.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	PHA Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>KCDC is the City's public housing authority and is a major partner on affordable rental housing development. KCDC staff participates on the Mayor's Roundtable on Homelessness consultation meetings. KCDC staff also advised in the preparation of the Annual Action Plan section AP-60 Public Housing). The City is partnering with KCDC using local funds in the redevelopment of the Five Points neighborhood. KCDC staff also met with City CD staff to discuss equity issues with affordable housing.</p>
<p>2</p>	<p>Agency/Group/Organization</p>	<p>Catholic Charities of East Tennessee</p>
<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services - Victims Child Welfare Agency Regional organization</p>	
<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy</p>	
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Catholic Charities staff attend the mayor's Roundtable on Homelessness and the public meeting on February 5, 2018.</p>	
<p>3</p>	<p>Agency/Group/Organization</p>	<p>Compassion Coalition</p>
<p>Agency/Group/Organization Type</p>	<p>Services-homeless Services-Health</p>	
<p>What section of the Plan was addressed by Consultation?</p>	<p>Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy</p>	

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Compassion Coalition staff participates in the Mayor's Roundtable on Homelessness.
4	Agency/Group/Organization	Connect Ministries
	Agency/Group/Organization Type	Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CONNECT Ministries is currently funded by the City with State ESG dollars.
5	Agency/Group/Organization	ALZHEIMERS ASSOCIATION OF EAST TENNESSEE
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Alzheimers Tennessee staff attended the February 5, 2018, public meeting.
6	Agency/Group/Organization	Cherokee Health Systems
	Agency/Group/Organization Type	Services-homeless Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Cherokee Health staff participated in the February 5, 2018 public meeting.
7	Agency/Group/Organization	Knox County Health Department
	Agency/Group/Organization Type	Services-homeless Services-Health Health Agency Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	KCHD staff participates in the Mayor's Roundtable on Homelessness.
8	Agency/Group/Organization	EAST TENNESSEE COMMUNITY DESIGN CENTER
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ETCDC staff participated in the February 5, 2018 public meeting.
9	Agency/Group/Organization	EAST TENNESSEE HOUSING DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ETHDC staff participated in the February 5, 2018 public meeting.
10	Agency/Group/Organization	Helen Ross McNabb Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services - Victims Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HRMC staff participate in the Mayor's Roundtable on Homelessness and participated in the February 5, 2018 public meeting.
11	Agency/Group/Organization	Homesource east tennessee
	Agency/Group/Organization Type	Housing Services - Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Homesource ETN staff participated in the February 5, 2018 public meeting.
12	Agency/Group/Organization	KNOXVILLE KNOX COUNTY COMMUNITY ACTION COMMITTEE
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CAC staff participate on the Mayor's Roundtable on Homelessness, in the February 5, 2018 and May 7, 2018 public meetings.
13	Agency/Group/Organization	Knoxville City Council
	Agency/Group/Organization Type	Other government - Local Planning organization

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City CD staff held a workshop regarding the draft Annual Action Plan with Knoxville City Council on March 22, 2018 and met with them again to review the draft and public comments on May 8, 2018. Several City Council members also attended the February 5, 2018 public meeting, participate on the Mayors Roundtable on Homelessness and also attend other affordable housing advocacy group meetings.
14	Agency/Group/Organization	Knoxville Knox County Metropolitan Planning Commission
	Agency/Group/Organization Type	Other government - County Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	MPC staff contribute data, research and maps. CD staff presented information about the affordable rental housing shortage to the Metropolitan Planning Commission in August 2017.
15	Agency/Group/Organization	Knoxville Leadership Foundation
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Employment Business and Civic Leaders Foundation

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	KLF staff participated in the Mayor's Roundtable on Homelessness, the February 5, 2018 public meeting, and met with City CD staff regarding equity issues with workforce development on march 22, 2018.
16	Agency/Group/Organization	US Dept. of Veterans
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless Services-Health Services-Employment Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	VA staff participate in the Mayors Roundtable on Homelessness.
17	Agency/Group/Organization	KNOX AREA RESCUE MINISTRIES
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	KARM staff participate on the Mayors Roundtable on Homelessness.
18	Agency/Group/Organization	University of Tennessee/Knox HMIS
	Agency/Group/Organization Type	Other government - State Planning organization Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	UT HMIS staff participate on the Mayor's Roundtable on Homelessness and provide data and information for the 2018 State ESG application.
19	Agency/Group/Organization	VOLUNTEER MINISTRY CENTER
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	VMC staff participates on the Mayor's Roundtable on Homelessness.

20	Agency/Group/Organization	Volunteers of America
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	VOA staff participate on the Mayor's Roundtable on Homelessness.
21	Agency/Group/Organization	YWCA
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services - Victims Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	YWCA staff participate on the Mayor's Roundtable on Homelessness.

22	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Employment Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Salvation Army staff participate on the Mayor's Roundtable on Homelessness.
23	Agency/Group/Organization	Family Promise
	Agency/Group/Organization Type	Services - Housing Services-homeless Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Family Promise staff participate on the Mayor's Roundtable on Homelessness.

24	Agency/Group/Organization	Positively Living
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services - Victims Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Positively Living participate on the Mayor's Roundtable on Homelessness.

Identify any Agency Types not consulted and provide rationale for not consulting

Any agency that wishes to be included in consultation activities is encouraged to be involved. There is no agency that is excluded from consultation activities.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Knoxville	Knoxville's Consolidated Plan development and implementation is coordinated at a high level with the Knoxville-Knox County Continuum of Care (CoC). The CoC's planning and implementation process is coordinated by Knoxville Community Development staff that serves as the Collaborative Applicant on behalf of the Knoxville-Knox County Homeless Coalition, which is the designated CoC organization. The City of Knoxville, along with the CoC and other community partners has adopted a community Plan to Address Homelessness, which establishes strategies and priorities for addressing all homeless persons, including specific components for chronic homelessness, families with children, veterans, and unaccompanied youth. This community plan is used to guide CoC efforts and is reflected in the priorities set forth in this Consolidated Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Knoxville will continue to partner with other public entities, such as the Knoxville Knox County Community Action Committee, the Metropolitan Planning Commission, Transportation Planning Organization, Knox County, and the State of Tennessee in the implementation of the Consolidated Plan.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Community Development staff were invited to make several presentations in the community on the need for affordable rental housing. Staff researched and consulted with the Knoxville-Knox County Community Action Committee (CAC), Knoxville's Community Development Corporation (KCDC), and the Knoxville-Knox County Metropolitan Planning Commission (MPC) to prepare an updated presentation highlighting the gaps in affordable rental housing. Staff presented this information to the Metropolitan Planning Commission in August 2017 (about 40 people were in attendance); the East Tennessee Regional Leadership Association in November 2017 (about 100 people in attendance); the City's Business Advisory Committee in February 2018 (8 people); City Council at its March 22 workshop and May 8, 2018 pre-City Council meeting; and to the CAC Community Leadership Class of 2018 (attended by about 20 people).

City CD staff also met in early 2018 with several grassroots organizations advocating for affordable housing. JusticeKnox is a faith-based community group studying how the lack of affordable and accessible housing is impacting those who are most vulnerable in our community. Justice Knox represents about 20 congregations in Knoxville with about 10,000 citizens from diverse backgrounds. They held over 400 "house meetings" in studying the lack of affordable and accessible housing. The Knoxville Chapter of the NAACP is also researching the impact of the lack of affordable housing on vulnerable people in the community. The NAACP created an Affordable Housing Study Group (about 25 people attend) that hosted City staff, among others involved in the development of affordable housing in Knoxville. The Knoxville NAACP membership approved a resolution dated January 6, 2018 (see attachments) that outlines their concerns. A presentation was also made to the 'South of the River' Democrats in February 2018.

City CD held a formal public meeting on February 5, 2018, in preparation for the development of the PY2018-2019 Annual Action Plan. Citizens were invited to the meeting by public notices in the Knoxville News Sentinel newspaper and through Mundo Hispano, a Spanish-language online newspaper, on the City's website, through the City's Office of Neighborhood's newsletter and the City's FaceBook page. Over 30 people, including citizens, neighborhood leaders/representatives, grassroots community advocacy agencies, housing developers, non-profit organizations and service providers, and staff from various city departments were in attendance. Please see a summary, in the attachments section.

The draft Plan was completed and available for comment during a thirty-day public comment period beginning April 6, 2018. Notice was given through the Knoxville News Sentinel newspaper, online through Mundo Hispano, through the City's Office of Neighborhood's Newsletter and online through the City's website and calendar. One written (emailed) comment was received during the public comment period. Please see the attachments section.

A second formal public meeting was held at the end of the public comment period on May 7, 2018. Citizens were invited to the meeting by public notices in the Knoxville News Sentinel newspaper and through Mundo Hispano, a Spanish-language online newspaper, on the City’s website, through the City’s Office of Neighborhood’s newsletter and through the City’s FaceBook page. Over 15 people, including citizens, neighborhood leaders/representatives, grassroots community advocacy agencies, housing developers, non-profit organizations and service providers, and City CD staff were in attendance. Please see, in the attachments section of this Plan, a summary of the public meeting.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Notice to the public of the City's first public meeting date, place, and time through the Knoxville News Sentinel.	No comments received	NA	
2	Internet Outreach	Non-English Speaking - Specify other language: Spanish	Spanish-speaking community advised of public meeting through Mundo Hispano, a Spanish language online news site.	No comments received	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Internet Outreach	neighborhood organizations	Neighborhood organization members and leadership were informed of public meeting through the City's Office of Neighborhood's Newsletter, which is mailed, emailed and available online.	No comments received	NA	
4	Internet Outreach	Non-targeted/broad community	Notice of public meeting on the City's web page and calendar.	No comments received.	NA	
5	Internet Outreach	Non-targeted/broad community	The City published notice to the first public meeting on its FaceBook page.	No comments, but 5 likes and 11 shares.	NA	

6	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Over 30 people attended the public meeting, including community/neighborhood residents, representatives from several health and grassroots advocacy groups, newly-elected representatives from City Council and County Commission, and staff from several non-profit housing and service providers. Participants heard an overview of the Community mission and expected outcomes, descriptions of the Consolidated Plan and the 2018-2019 Annual Action Plan update and timeline, HUD funding and its constraints, a summary of progress on meeting</p>	<p>After the presentation, those who wished to share comments stayed and worked in small-group meetings. Please see the attachments section for a full listing of the comments received from participants at the February 5, 2018, public meeting.</p>	<p>All comments were accepted.</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
			affordable rental housing goals, consultation activities and how the City works with its community partners, and proposed high priority activities for PY2018-2019.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
7	NAACP Affordable Housing Study Group meeting	Minorities	CD staff presented information about the need for affordable housing to about 25 people attending the NAACP's Affordable Housing Study Group meeting on February 13, 2018.	Comments included: there's a need for more housing stock (including Accessory Dwelling Units - ADUs), rent control, shared-living to lower costs, KUB weatherization, more Section 8 vouchers, and a guaranteed basic income. Please see the NAACP's resolution dated January 6, 2018, outlining their requests of the city.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Justice Knox meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	CD staff presented to a leadership subset of Justice Knox, an ecumenical organization, of about 9 people on January 3, 2018.	The group had many questions about what constituted affordability, the incomes of people impacted, and how many units of affordable housing are needed. See a draft of their "Affordable Housing Asks" in the attachments.	All comments were accepted.	
9	Newspaper Ad	Non-targeted/broad community	The public was advised, through the Knoxville News Sentinel, of when the draft Annual Action Plan would be released and available for public comment. Notice was also given of the second public meeting date, place, time for the public to also give comment.	One email comment was received during the public comment period. Please see the attachments section for detail.	The comment was accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
10	Internet Outreach	Non-English Speaking - Specify other language: Spanish	The Spanish-speaking community was advised through Mundo Hispano, a Spanish language online news site, of the release of the draft Annual Action Plan and the 30 day public comment period, as well as the second public meeting date, time and place.	No comments were received	NA	
11	Internet Outreach	neighborhood organizations	Neighborhood organization members and leadership were informed through the City's Office of Neighborhood's Newsletter (which is mailed, emailed and available online) of the release of the draft Annual Action Plan, the 30 day public comment period and the second public meeting.	No comments were received.	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
12	Internet Outreach	Non-targeted/broad community	Notice of the availability of the draft Annual Action Plan, 30 day public comment period, and second public meeting on the City's web page and calendar.	No comments were received.	NA	
13	Internet Outreach	Non-targeted/broad community	The City published notice about the availability for the draft Annual Action Plan, 30 day public comment period, and an invite to the second public meeting on its FaceBook page.	No comments, 2 likes.	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Over 15 people, including citizens, neighborhood leaders/representatives, grassroots community advocacy agencies, housing developers, non-profit organizations and service providers, and City CD staff were in attendance.	Please see, in the attachments section of this Plan, a summary of the public meeting.	All comments were accepted.	
15	Newspaper Ad	Non-targeted/broad community	The public was advised, through the Knoxville News Sentinel, of the second public meeting date, place, and time.	No comments were received.	NA	
16	Internet Outreach	Non-English Speaking - Specify other language: Spanish	Spanish-speaking community advised of second public meeting through Mundo Hispano, a Spanish language online news site.	No comments were received.	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
17	Internet Outreach	Non-targeted/broad community	The City published another notice for the second public meeting on its FaceBook page.	No comments were received, but it had 3 likes.	NA	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Knoxville received an almost 25% increase (\$538,884) in its allocations from the U.S. Department of Housing and Urban Development (HUD) for PY2018-2019. The allocation for Community Development Block Grant (CDBG) funds increased over 15% (\$218,031) from the current year. The allocation for HOME Investment Partnerships (HOME) funds increased over 41% (\$320,853) from the current year. HUD did not reinstate a direct allocation of Emergency Solutions Grant to the City of Knoxville in PY2018-2019.

Program Income is derived from payments on loans the City made to low and moderate-income homeowners who participated in the Owner-Occupied Housing Rehabilitation program, funded by CDBG and HOME funds. Federal regulations require, generally, that CDBG Program Income funds be used to pay program expenditures before funds are drawn down from HUD. The requirements for the expenditure of HOME Program Income allow for the funds to be allocated and budgeted to projects and activities in the Annual Action Plan.

Any unspent prior year funding is the result of activities that were cancelled, delayed indefinitely, not committed, or were completed under-budget. These funds are reallocated in the budget and Annual Action Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,609,007	150,000	509,326	2,268,333	2,000,000	For PY2018-2019, the CDBG allocation were increased by over 15%.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,097,110	500,000	0	1,597,110	1,200,000	For PY2018-2019, the HOME allocation was increased by over 41%.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	The city's direct ESG allocation from HUD was not restored in PY2018-2019.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Knoxville utilizes local funds to support activities to address the four priority areas identified during the Consolidated Planning process. 1. Strengthening Neighborhoods: the City funds the City Office of Neighborhoods (\$216,850 for PY2018-2019); the acquisition and stabilization of blighted/abandoned/chronic problem properties available for the Homemaker's program (\$500,000 for PY2018-2019); Historic Preservation (\$500,000 for 2018-2019); Community Schools (\$325,000 for PY2018-2019); 2. Promoting Economic Development: the City supports the Commercial Façade Improvement program (\$500,000 for PY2018-2019), among other programs assisting small and minority-owned businesses in the city; 3. Reducing and Ending Homelessness: the City supports the City Office on Homelessness and grants to agencies that assist the homeless (estimated to be \$1,056,440 for PY2018-2019); 4. Promoting Affordable Housing: the City funds the Affordable Housing Trust Fund with the East Tennessee Foundation with local funds (\$323,000 for PY2018-2019); KCDC (Knoxville's PHA) with local funds to support infrastructure development in the Five Points neighborhood housing revitalization plan – the original commitment was for \$8M over ten years, and over \$8.7M has been awarded in nine years; and \$2.5M to continue funding the Affordable Rental Development Program (ARDF) that will leverage investment in the development of new affordable rental housing.

The City of Knoxville, as a Participating Jurisdiction (PJ), is required to make contributions to housing that qualifies as affordable housing under the HOME program throughout the fiscal year. Normally, the contributions must not total less than 25% of the funds drawn by the City in that fiscal year (not including funds drawn for administrative and planning costs, and certain CHDO expenses). However, when a local jurisdiction meets one of the distress criteria, it is determined to be in fiscal distress and receives a 50% reduction of match. Knoxville qualifies as distressed based on the poverty criterion, its percentage of persons in poverty is 25.7% (it must be at least 19.9% to qualify). Therefore its match requirement is reduced to 12.5%. The City of Knoxville will provide HOME match during the year with both local funds (Affordable Rental Development Fund, described above) and HOPE III Program Income. These funds will be provided to new HOME rental projects in order to create additional affordable units.

The City will also continue to investigate and make application for additional funding streams that remain consistent with its mission and those that will also further the goals of the Consolidated Plan. The City will also continue to work with its partners in the community to encourage each of them to continue to leverage available funding sources and build capacity.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Knoxville owns vacant and improved property throughout the jurisdiction, most of which has been acquired over the years to address slum and blight. These properties are made available through the City's Homemaker's program or to Community Housing Development Organizations (CHDOs) for the development of affordable housing.

Discussion

Additional federal funds and increased local dollars mean that the City has over \$1M more available in PY2018-2019 than the current program year to allocate to affordable housing initiatives. Most of that increase is being allocated to develop new affordable rental housing, however increases will also be seen in rehabilitation of existing housing and development of new owner-occupied housing.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Blighted Property Acquisition and Maintenance	2015	2019	Affordable Housing Non-Housing Community Development	City of Knoxville	Strengthen Neighborhoods	CDBG: \$15,138	Housing Code Enforcement/Foreclosed Property Care: 80 Household Housing Unit
2	Design and Technical Assistance	2015	2019	Non-Housing Community Development	City of Knoxville	Strengthen Neighborhoods Promote Economic Development	CDBG: \$50,000	Other: 13 Other
3	Public Services	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Knoxville	Strengthen Neighborhoods Promote Economic Development Reduce and End Homelessness	CDBG: \$119,000	Public service activities other than Low/Moderate Income Housing Benefit: 31 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Owner Occupied Housing Rehabilitation	2015	2019	Affordable Housing	City of Knoxville	Strengthen Neighborhoods Promote Affordable Housing	CDBG: \$425,930 HOME: \$242,624	Homeowner Housing Rehabilitated: 10 Household Housing Unit
5	Emergency Home Repair	2015	2019	Affordable Housing	City of Knoxville	Strengthen Neighborhoods Promote Economic Development Reduce and End Homelessness Promote Affordable Housing	CDBG: \$416,991	Homeowner Housing Rehabilitated: 90 Household Housing Unit
6	Minor Home Repair	2015	2019	Affordable Housing	City of Knoxville	Strengthen Neighborhoods Promote Economic Development Reduce and End Homelessness Promote Affordable Housing	CDBG: \$112,630	Homeowner Housing Rehabilitated: 45 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Energy Efficiency Improvements	2015	2019	Affordable Housing	City of Knoxville	Strengthen Neighborhoods Promote Economic Development Reduce and End Homelessness Promote Affordable Housing	CDBG: \$112,630	Rental units rehabilitated: 22 Household Housing Unit
8	Accessibility Modifications	2015	2019	Affordable Housing Non-Homeless Special Needs	City of Knoxville	Strengthen Neighborhoods Reduce and End Homelessness Promote Affordable Housing	CDBG: \$64,360	Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 9 Household Housing Unit
9	Rental Housing Rehabilitation and Development	2015	2019	Affordable Housing	City of Knoxville	Strengthen Neighborhoods Promote Economic Development Reduce and End Homelessness Promote Affordable Housing	CDBG: \$599,852 HOME: \$601,075	Rental units constructed: 30 Household Housing Unit Rental units rehabilitated: 15 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	New Affordable Housing Construction	2015	2019	Affordable Housing	City of Knoxville	Strengthen Neighborhoods Promote Economic Development Reduce and End Homelessness Promote Affordable Housing	HOME: \$427,873	Rental units constructed: 7 Household Housing Unit Homeowner Housing Added: 8 Household Housing Unit
11	Down payment and Closing Cost Assistance	2015	2019	Affordable Housing	City of Knoxville	Strengthen Neighborhoods Promote Affordable Housing	HOME: \$165,827	Other: 9 Other
12	Administration	2015	2019	Program Administration	City of Knoxville	Strengthen Neighborhoods Promote Economic Development Reduce and End Homelessness Promote Affordable Housing	CDBG: \$351,801 HOME: \$159,711	Other: 2 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Blighted Property Acquisition and Maintenance
	Goal Description	The City of Knoxville will provide the bulk of the funding through local (City) funding sources to acquire and maintain blighted properties in PY2018-2019, however \$15,138 in prior year CDBG funds will assist with the mowing/maintenance of approximately 80 blighted properties in low/moderate income neighborhoods.
2	Goal Name	Design and Technical Assistance
	Goal Description	The City of Knoxville will use \$50,000 (3%) of its PY2018 CDBG allocation, through a subrecipient agreement, for the East Tennessee Community Design Center to provide design and technical assistance to approximately 13 community non-profit agencies and developers/owners of properties in low/moderate income census tracts to assist with community redevelopment, blight remediation and development of businesses and other uses.
3	Goal Name	Public Services
	Goal Description	The City of Knoxville will use \$81,000 (5%) of its PY2018 CDBG allocation and up to \$38,000 in prior year CDBG funds, through a subrecipient agreement, for Neighborhood Housing, Inc.'s Workforce Development program to provide job skills and life skills training to approximately 31 extremely low (0-30% AMI) income young adults (aged 18-29 years old) in certain low/mod, disadvantaged census tracts.
4	Goal Name	Owner Occupied Housing Rehabilitation
	Goal Description	The City of Knoxville will use \$209,171 (13%) of its PY2018 CDBG allocation and about \$120,219 of prior year CDBG funds, and \$142,624 (13%) of its PY2018 HOME allocation and about \$100,000 in estimated HOME program income funds, a total of about \$572,014 to assist approximately 10 households with owner-occupied housing rehabilitation: 2 extremely low income; 4 very low income; and 4 moderate income households. The City expects to use up to \$96,540 (6%) of its PY2018 CDBG allocation for project delivery expenses for owner-occupied housing rehabilitation activities.

5	Goal Name	Emergency Home Repair
	Goal Description	The City of Knoxville will use \$176,991 (11%) of its PY2018 CDBG allocation, about \$150,000 in estimated PY2018 CDBG program income, and up to \$90,000 in prior year CDBG funds, for a total of \$416,991, through a subrecipient agreement, to fund the Knoxville-Knox County Community Action Committee (CAC) to provide emergency home repairs energy efficiency and weatherization-related services (less than \$4,999 each unit) to approximately 90 homeowners: 33 extremely low income; 40 very low income; and 17 low/moderate income households.
6	Goal Name	Minor Home Repair
	Goal Description	The City of Knoxville will use \$112,630 (7%) of its PY2018 CDBG allocation, through a subrecipient agreement, for Neighborhood Housing, Inc.'s the Operation Back Yard program to assist approximately 45 homeowners with minor home repairs (less than \$4,999 each): 16 extremely low income; 16 very low income; and 13 low/moderate income households.
7	Goal Name	Energy Efficiency Improvements
	Goal Description	The City of Knoxville will use \$112,630 (7%) of its PY2018 CDBG allocation, through a subrecipient agreement, for the Knoxville-Knox County Community Action Committee (CAC) to provide energy efficiency and weatherization-related repair services to approximately 22 renter-households (17 extremely low income; 3 very low income; and 2 low/moderate income households).
8	Goal Name	Accessibility Modifications
	Goal Description	The City of Knoxville will use \$64,360 (4%) of its PY2018 CDBG allocation, through a subrecipient agreement, for Neighborhood Housing, Inc.'s Operation Back Yard program to provide accessibility improvements to approximately 19 disabled households: 10 renter-occupied households (5 extremely low income; 4 very low income; and 1 low/moderate income households) and 9 owner-occupied households (4 extremely low income; 3 very low income; and 2 low/moderate income households).

9	Goal Name	Rental Housing Rehabilitation and Development
	Goal Description	<p>The City of Knoxville will use \$144,811 (9%) of its PY2018 CDBG allocation and about \$245,969 of prior year funds to rehabilitate affordable rental housing units. The City will also use \$351,075 (32%) of its PY2018 HOME allocation and about \$250,000 of its estimated HOME program income funds to rehabilitate and/or develop new affordable rental units, for a total of about \$991,855 to assist approximately 45 renter households with affordable housing: 19 extremely low income (0-30% AMI), 16 very low income (31-50% AMI) and 10 (51-80% AMI) households.</p> <p>The City expects to use up to \$209,072 (13%) of its PY2018 CDBG allocation for project delivery expenses for rental housing rehabilitation/development activities.</p>
10	Goal Name	New Affordable Housing Construction
	Goal Description	<p>The City of Knoxville will use \$427,873 (39%) of its PY2018 HOME allocation to fund Community Housing Development Organizations (CHDOs) to develop approximately 15 units of new affordable housing – estimated at 8 owner-occupied and 7 rental units serving: 3 extremely low income (0-30% AMI), 7 very low income households (31-50% AMI) and 5 low/moderate income (50-80% AMI) households.</p>
11	Goal Name	Down payment and Closing Cost Assistance
	Goal Description	<p>The City of Knoxville will use \$65,827 (6%) of its PY2018 HOME allocation and about \$100,000 in estimated HOME program income to assist approximately 9 homebuyers of affordable, CHDO-developed housing: 3 very low income (30-50% AMI) households and 6 low/moderate income (51-80% AMI) households.</p>
12	Goal Name	Administration
	Goal Description	<p>The City will use up to \$351,801 (20% of its PY2018 CDBG allocation and 20% of its CDBG estimated program income of \$150,000) to fund CDBG general administration expenses. The City will use up to \$159,711 (10% of its PY2018 HOME allocation and up to 10% of its HOME program income (as PA) estimated at \$500,000) for HOME administration expenses.</p>

Projects

AP-35 Projects – 91.220(d)

Introduction

This section is an outline of projects set up in HUD's IDIS system.

Projects

#	Project Name
1	General Administration
2	Housing Administration
3	Owner-occupied Housing Rehabilitation
4	Design and Technical Assistance
5	Community Housing Development Organization
6	Public Service Activity - Workforce Development
7	Down Payment Assistance
8	Emergency Home Repairs and Weatherization-Related
9	Minor Home Repairs and Accessibility Improvements
10	Rental Housing Rehabilitation Program
11	Blighted Property Maintenance

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

As described in previous sections, affordable housing is a high priority need and the focus of the City's CDBG and HOME funds for PY2018-2019.

AP-38 Project Summary

Project Summary Information

1	Project Name	General Administration
	Target Area	City of Knoxville
	Goals Supported	Administration
	Needs Addressed	Strengthen Neighborhoods Promote Economic Development Reduce and End Homelessness Promote Affordable Housing
	Funding	CDBG: \$351,801
	Description	General administration expenses for CDBG programs.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	These are administrative dollars.
	Location Description	
	Planned Activities	Administrative funds for CDBG programs.
	2	Project Name
Target Area		City of Knoxville
Goals Supported		Owner Occupied Housing Rehabilitation Rental Housing Rehabilitation and Development New Affordable Housing Construction Down payment and Closing Cost Assistance
Needs Addressed		Promote Affordable Housing
Funding		CDBG: \$305,612 HOME: \$159,711
Description		Housing program delivery expenses, using CDBG and HOME to support both owner-occupied and rental housing rehabilitation and development.
Target Date		6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	Project delivery/administration for housing programs.
	Location Description	
	Planned Activities	
3	Project Name	Owner-occupied Housing Rehabilitation
	Target Area	City of Knoxville
	Goals Supported	Owner Occupied Housing Rehabilitation
	Needs Addressed	Strengthen Neighborhoods Promote Economic Development Promote Affordable Housing
	Funding	CDBG: \$329,390 HOME: \$242,624
	Description	Owner-occupied housing rehabilitation expenses using both CDBG and HOME.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The owner-occupied housing rehabilitation program will assist approximately 10 lmi households with code-related housing repairs: 2 Extremely Low Income (0-30% AMI), 4 Very Low Income (31-50% AMI), and 4 Low/Moderate Income (50-80% of AMI).
	Location Description	City of Knoxville
	Planned Activities	Code-related housing rehabilitation.
4	Project Name	Design and Technical Assistance
	Target Area	City of Knoxville
	Goals Supported	Design and Technical Assistance
	Needs Addressed	Strengthen Neighborhoods Promote Economic Development
	Funding	CDBG: \$50,000
	Description	Design and Technical assistance CDBG expenses.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	It is expected that 13 organizations or businesses will benefit from design and technical assistance.
	Location Description	Redevelopment areas and other Low/Mod Income areas.
	Planned Activities	
5	Project Name	Community Housing Development Organization
	Target Area	City of Knoxville
	Goals Supported	New Affordable Housing Construction
	Needs Addressed	Strengthen Neighborhoods Promote Economic Development Reduce and End Homelessness Promote Affordable Housing
	Funding	HOME: \$427,873
	Description	HOME CHDO expenses.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 LMI families will benefit from new housing development.
	Location Description	City of Knoxville
	Planned Activities	
6	Project Name	Public Service Activity - Workforce Development
	Target Area	City of Knoxville
	Goals Supported	Public Services
	Needs Addressed	Promote Economic Development
	Funding	CDBG: \$119,000
	Description	CDBG expenses for workforce development.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 31 young adults will benefit from workforce development training.

	Location Description	Certain low/mod income census tracts, where young adults are at risk for poverty, unemployment and criminal activity, have been targeted inside the city of Knoxville.
	Planned Activities	
7	Project Name	Down Payment Assistance
	Target Area	City of Knoxville
	Goals Supported	Down payment and Closing Cost Assistance
	Needs Addressed	Strengthen Neighborhoods Promote Affordable Housing
	Funding	HOME: \$165,827
	Description	HOME expenses for down payment assistance on CHD)-developed houses.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately nine households will benefit from down payment assistance on a CHDO-developed home.
	Location Description	City of Knoxville
	Planned Activities	
8	Project Name	Emergency Home Repairs and Weatherization-Related
	Target Area	City of Knoxville
	Goals Supported	Emergency Home Repair Energy Efficiency Improvements
	Needs Addressed	Strengthen Neighborhoods Promote Economic Development Reduce and End Homelessness Promote Affordable Housing
	Funding	CDBG: \$529,621
	Description	CDBG expenses for minor home repair and weatherization-related expenses.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 112 lmi households will benefit from assistance: 90 owner-occupied households and 22 renter-households.
	Location Description	City of Knoxville
	Planned Activities	Minor home repairs and weatherization-related assistance.
9	Project Name	Minor Home Repairs and Accessibility Improvements
	Target Area	City of Knoxville
	Goals Supported	Minor Home Repair Accessibility Modifications
	Needs Addressed	Strengthen Neighborhoods Promote Economic Development Reduce and End Homelessness Promote Affordable Housing
	Funding	CDBG: \$176,990
	Description	CDBG expenses for minor home repair program and accessibility improvements.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 64 lmi households will benefit from minor home repairs and accessibility improvements: 54 owner-occupied households and 10 renter households.
	Location Description	City of Knoxville
	Planned Activities	
10	Project Name	Rental Housing Rehabilitation Program
	Target Area	City of Knoxville
	Goals Supported	Rental Housing Rehabilitation and Development
	Needs Addressed	Strengthen Neighborhoods Promote Economic Development Reduce and End Homelessness Promote Affordable Housing
	Funding	CDBG: \$390,781 HOME: \$601,075

	Description	Expenses for rental housing rehabilitation (CDBG) and development/new construction (CDBG and HOME) of rental housing.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 lmi renter households will benefit from rental rehabilitation only (CDBG) and about 30 renter households will benefit from rehabilitation of existing rental units (CDBG and HOME) and/or the development of new rental units (HOME).
	Location Description	City of Knoxville
	Planned Activities	
11	Project Name	Blighted Property Maintenance
	Target Area	City of Knoxville
	Goals Supported	Blighted Property Acquisition and Maintenance
	Needs Addressed	Strengthen Neighborhoods
	Funding	CDBG: \$15,138
	Description	CDBG expenses for blighted property maintenance.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Maintenance of approximately 80 vacant, blighted properties.
	Location Description	City of Knoxville
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Knoxville has one target area, the entire city. The City may choose to add more localized target or strategy areas later, as needs and/or opportunities arise.

Geographic Distribution

Target Area	Percentage of Funds
City of Knoxville	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City may choose to add more localized target or strategy areas later, as needs and/or opportunities arise.

Neighborhood Housing, Inc. (NHI)'s Workforce Development program is giving priority to young adults in specific Census Tracts (19, 20, 67, and 68) that have:

Low Opportunity - due to poverty, low income, a higher percentage of the population on public assistance, the lack of living wage jobs, high unemployment, high housing/transportation costs, a high free/reduced lunch eligibility, low education attainment, low college enrollment, low pre-school enrollment.

Low Accessibility – due to lack of physical activity centers, active transportation, public transit, vehicle availability, retail food availability, healthy food for children.

High Vulnerability – due to higher percentage of the population with disabilities, of a minority race/ethnicity, lack of English proficiency, a higher percentage of child population, senior population, single parent households.

Discussion

The City of Knoxville has one target area, the entire city. The City may choose to add more localized target or strategy areas later, as needs and/or opportunities arise.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Consultation with both homeless service and affordable housing providers (including KCDC, the local public housing authority) during the preparation of the PY2016-2017 Annual Action Plan, described the shortage of affordable rental housing for the lowest income households. Research by the City, KCDC and the Knoxville-Knox County Community Action Committee (CAC) also showed the loss of hundreds of Section 8 apartments and hundreds of households on waiting lists for Section 8 vouchers and public housing units. Average monthly rents had increased and more than one-third of rental units were over 35 years old. Updated data and consultation during PY2017-2018 demonstrates that the availability of affordable rental housing, especially for households at the lowest income levels, has continued to decrease. Input was also received from several local community organizations in early 2018, advocating for affordable housing for low income and vulnerable households. Based on all of these factors, the City is allocating the majority of its federal funds to affordable housing activities in PY2018-2019.

There continue to be affordability/availability challenges at every point along the continuum of housing. Moderate-income renters (defined as 80% or less of AMI), who would be potential home-buyers, face rising housing values/prices (including rising interest rates) and a still-sluggish mortgage lending market. Even those in the workforce and of moderate-income struggle to save for down payment and closing costs for a median-priced house. Homeownership is out-of-reach for many lower income households (defined as 50% or less of AMI), when even finding rental housing that is affordable is becoming more and more difficult. Consultation with housing and social service providers, as well as data collected over the last year show that the demand for rental housing is far exceeding the supply, with the lowest income households bearing the brunt of the affordable rental housing shortage. Lower-income households that are already homeowners, particularly the elderly/disabled on fixed incomes, single-parent families and other lower income families with a higher housing costs burden, also continue to have difficulty making necessary life/safety repairs on their homes.

These challenges are the basis for the focus of federal funding through this PY2018-2019 Annual Action Plan to increase both the supply and maintenance of the affordable housing stock, especially with regards to rental housing.

One Year Goals for the Number of Households to be Supported	
Homeless	15
Non-Homeless	240
Special-Needs	0
Total	255

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	45
Rehab of Existing Units	210
Acquisition of Existing Units	0
Total	255

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

*Not included in this total are approximately 9 homebuyers who will receive down payment assistance on a CHDO-developed house (so as not to duplicate numbers).

Housing affordability and availability challenges are certainly not unique to Knoxville. Nor are the difficulties of trying to meet the growing need. The focus of the PY2018-2019 Annual Action Plan is to both maintain the city's affordable housing stock and to increase the number of affordable rental housing units for homeowners and, most especially, lower-income renter-households. Although the City of Knoxville has received increased CDBG and HOME funds for PY2018-2019, and committed its own, local funding of \$2.5M for affordable rental housing development, it is not meeting the affordable housing needs identified in the Consolidated Plan.

The City is fortunate to have many partners in the community who assist with its community development activities and spend funds effectively with impressive, measurable outcomes - and all with inadequate resources to meet the need. It is also important to note that federal dollars allocated to these community initiatives are rarely the only funds invested. The City strongly encourages local leverage on CDBG funded activities and requires matching dollars on activities that benefit the homeless and for HOME funded activities. These may be other public funds, private contributions (through subrecipient organizations) or other local dollars. Leveraged and matched amounts are considered when the City makes funding decisions.

AP-60 Public Housing – 91.220(h)

Introduction

Knoxville’s Community Development Corporation (KCDC) is the redevelopment and public housing authority for the City of Knoxville and Knox County, Tennessee. Currently KCDC’s affordable housing portfolio includes 3,525 low-income units being managed under the Low-Income Public Housing and Project-Based Rental Assistance Programs; 3,958 Housing Choice Vouchers; and 82 Mod-Rehab units. Over the years, the agency has primarily used Capital Fund Program and Replacement Housing Fund grants to improve or replace deteriorated housing; these funds are limited, and they decline from year to year, leaving KCDC and agencies like it in a bind as far as future capital improvements are concerned.

KCDC is in the midst of converting its low-income public housing properties to PBRA/RAD. PBRA/RAD, short for Project-based Rental Assistance/Rental Assistance Demonstration, was designed by HUD to assist in addressing the capital needs of public housing by providing KCDC with access to private sources of capital to repair and preserve its affordable housing assets. PBRA/RAD allows for mixed financing options via loans through Low Income Housing Tax Credits, Knoxville Housing Development Corporation, City of Knoxville and private lenders in conjunction with Capital Funds, Operating Subsidy and Replacement Housing Factor funds.

Actions planned during the next year to address the needs to public housing

KCDC anticipates conversion of all Low-Income Public Housing (LIPH) properties to PBRA/RAD over the next two to three years. Mechanicsville, Five Points Senior Duplexes, and Valley Oaks were added to the list of converted sites in February 2017, with Lonsdale Homes, North Ridge Crossing, and The Vista at Summit Hill converting as of October 2017. The Verandas converted in the fall of 2017. Tranche II properties are anticipated to convert prior to the end of the 2018 calendar year. These include Montgomery Village, Passport, and Austin Homes. It is further anticipated that our four high rises and Western Heights Family-style Development will convert to PBRA by 2021.

KCDC is also using a combination of RAD and Low-Income Housing Tax Credits, as well as money from the City of Knoxville, to address the Five Points Redevelopment area. Ninety units of Elderly/Disabled designated housing were completed and leased during the summer of 2017 in the neighborhood. An additional 84 Family-Style units are currently under construction, with the units to be rented April through June 2018. Additionally, as a part of this redevelopment, a number of old units, formerly part of the Lee Williams Complex, were demolished in 2017. Five Points Redevelopment will continue on with phases III (80 Family-Style Units) and IV (82 Family-Style Units) to be built over the next two years. Additionally, the remaining units at Walter P Taylor Homes will be demolished in the fall/winter of 2018.

Project-Based Vouchers (PBV) are another means of providing more affordable housing in Knoxville. KCDC already administers 127 Project Based Vouchers, and we are in the process of securing an additional 173 vouchers for use in Knoxville/Knox County. Currently there are 73 units available for leasing with the additional 100 Project Based Vouchers coming online in the next year and a half.

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

Residents participate and provide feedback related to KCDC's planning and implementation of projects through the Knoxville Tenant Council, site-based resident associations and the Section 8 Advisory Board. Section 8 added 10 new homeowners to the Knoxville community through its Homeownership Program during calendar year 2017. LIPH Residents who are not working, participating in economic self-sufficiency programs, or are not elderly or disabled perform required community service monthly in order to contribute to their neighborhoods.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

KCDC is not designated a troubled housing authority.

Discussion

KCDC has received CHAP (Commitment to enter into Housing Assistance Payment) Awards for all converting RAD properties except for the four high rises and Western Heights. Applications for these LIPH properties to be a part of the Rental Assistance Demonstration will be submitted in 2018. Additionally, KCDC has been awarded a Portfolio-Wide Project-Based Rental Assistance conversion for Dr. Lee William's Senior Complex (TN003000009) and Walter P. Taylor Homes (TN003000008) that consists of four phases. KCDC will continue to manage remaining properties under the LIPH program until RAD conversion has been accomplished agency-wide. KCDC continually seeks opportunities to improve upon and add to Knoxville's affordable housing stock via known opportunities, as well as new means.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Based on information in the 2017 Housing Inventory Count for the Knoxville-Knox County Continuum of Care, the Knoxville community provides a significant array of shelter, services and housing for the homeless. A large part of those beds and services slots are available to serve broad needs, but there are also some that are designated to serve specific populations and needs. Households with adults and children are served with a number of designated emergency shelter beds, with the majority of those designated specifically for families that are escaping domestic violence situations. Rapid Re-housing programs provide families with help to gain access to permanent housing. Chronically homeless households and military veterans benefit from designated permanent supportive housing beds, both in specialized housing developments and in scattered-site locations supported with housing choice vouchers.

In 2016, the Knoxville-Knox County CoC established a Homeless Youth Council (HYC), bringing together multiple service agencies that specialize in serving youth in order to identify and address the specific needs of youth and young adults who are at risk of or experiencing homelessness. In January 2017 and again in January 2018, a specialized homeless youth point-in-time count was conducted as a part of the regular, annual homeless point-in-time count. This information will be included with the overall PIT count data to better identify the needs of this population. The HYC will work to develop a coordinated plan to address youth homelessness in PY2018.

The Mayor's Roundtable on Homelessness brings together the leadership of area homeless service providers and other stakeholders to oversee implementation of the Knoxville's Plan to Address Homelessness. In 2015, the Roundtable adopted a set of standards of care for outreach, case management, and housing placements. This document fulfills an objective identified in the homelessness plan by creating a common set of expectations for these types of service, based on known best practices. These standards are intended both to assure a consistent level of services among the array of existing providers, and also assure that any new providers in the community are also prepared to meet expectations for meeting the needs of those experiencing homelessness in our community.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Street outreach programs are provided through CAC Homeward Bound, Helen Ross McNabb Center's PATH program, Positively Living and others. Outreach is conducted to inform unsheltered persons of available resources and to encourage them to take advantage of these resources. The Homeless Coalition convenes an interagency workgroup to coordinate efforts and resources to work with particularly challenging cases in order to get them off the streets, into permanent housing and

connected with appropriate resources.

The Knoxville-Knox County Continuum of Care is implementing a new Coordinated Entry System. This will function as required by CoC regulations and will provide a consistent process for intake, assessment, and prioritization for housing and services within the CoC. The City of Knoxville is funding an early diversion program for se workers, re-starting a successful program previously funded through a SAMHSA demonstration grant. The city is also proposing to fund additional street outreach to connect with the service-resistant unsheltered population. This is being developed in conjunction with the creation of a low-barrier daytime 'safe space' for the unsheltered population.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Knoxville's community homelessness plan seeks to coordinate and improve our emergency and transitional housing resources. In particular, the focus is on achieving positive outcomes for each individual family, and measurement of success in gaining access to permanent housing and needed resources, rather than ongoing distribution of meals, shelter nights and other temporary outcomes.

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 City of Knoxville is continuing to implement several rapid re-housing initiatives, with a focus on shortening duration of homelessness, gaining access to appropriate, affordable, permanent housing, and gaining access to appropriate services and resources that will help each individual and family become stabilized in permanent housing. Programs are focused in particular on chronically homeless individuals and families, as well as veteran households and families.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Knoxville is continuing to implement an initiative that provides case management for disabled and elderly public housing residents who are identified as being in immediate danger of eviction. Case management services have proved highly effective at remedying the circumstances that would cause eviction and helping the tenants remain stably housed. The local utility service is

coordinating with the Knoxville-Knox County CAC to fund and carry out a weatherization program targeted to low income residents whose high utility bills are likely to endanger their ability to remain housed. Knoxville Utilities Board has a program to round up customers' utility bills to the nearest dollar and to use the funds raised to pay for the weatherization program. The City will continue to look for other similar interventions that can prevent homelessness by stabilizing individuals and families in their existing housing.

Discussion

The City of Knoxville's Community Homelessness Plan focuses on achieving positive outcomes for each individual family, and the measurement of success is in gaining access to permanent housing and needed resources, rather than temporary outcomes (ongoing distribution of meals, shelter nights, etc.).

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Some barriers to the provision of sufficient affordable housing include: increasing land values in the city; increasing costs of development/construction; the lack of, or uncertainty of, available government programs and subsidies; the lack of choice in affordable housing location; and the challenges of acquiring and assembling inner city parcels for affordable housing development. The City plans to address some of the barriers to affordable housing by: 1) Continuing the locally-funded Affordable Rental Development program (ARDF), funded initially with \$2M (with another \$2.5M approved for PY2018-2019) to develop new, affordable rental housing units and 2) Participating in Recode Knoxville, an initiative of Mayor Rogero and approved by City Council in 2016, to have the Metropolitan Planning Commission (MPC) and hired consultants review and update the City's zoning ordinance. Community Development staff are meeting with the MPC and others, as needed, to make them more aware of the barriers to fair and affordable housing as described above.

Actions it planned 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

The City markets parcels through its Homemaker's Program, reviewing them for compatibility with the subdivision regulations and correcting many of the more difficult obstacles before transferring them to developers. Small parcels can be combined with others and re-platted into buildable lots of record, reducing the time and cost investment for the developer. In the current program year, a private developer developed two rental houses (accepting Section 8 vouchers) on two Homemaker's lots in Lonsdale. The City continues to administer the Five Points Redevelopment area that contain properties that have remained undeveloped or underutilized due to marketability or title problems. The City, with non-federal funds, will continue to acquire abandoned property to clear title issues and offer lots for sale for redevelopment through the Homemaker's Program. Blighted properties throughout the city are acquired with City general funds and sold through the Homemaker's program, eliminating the blight and improving neighborhood stability. The City encourages alterations to designs of infill housing that make the new housing fit in better with the older existing homes. Design guidelines have been developed for use in redevelopment areas and for all City subsidized infill houses. This effort includes descriptions and illustrations of low cost modifications builders can make. In the long run, this will help maintain high property values for buyers and should have a substantial impact on neighborhood image and marketability. An I-H Zoning applies the infill guidelines area wide in selected neighborhoods. The City adopted an amendment to the zoning ordinance that makes development of substandard inner city parcels more feasible, reducing the time line and approval process in many cases. The City adopted the International Building Code that contains a chapter "Existing Buildings" allowing designers additional alternatives to meet requirements when renovating older buildings. This option can make redevelopment of older buildings more practical and less expensive. The City has adopted ordinances

that streamline remediation of blighted and problem properties. The Abandoned, Blighted and Vacant Properties Committee focuses on efforts to alleviate vacant buildings and blight in neighborhoods. Choice in Affordable Housing Location: Development of affordable housing opportunities outside of LMAs and/or areas of racial or minority concentration means that low-moderate income people/households have more choice in where to live, access to jobs and schools of their choice, and ultimately the opportunity to transition out of poverty. Choice in affordable housing location is restricted by decreasing financial resources to develop new affordable housing, land/property prices in non-Low/Mod Areas, public transit availability, to name a few. The City is committed to householder choice in location of affordable housing wherever feasible. The City will continue to develop affordable housing in Low/Mod Areas and/or areas of racial or minority concentration to mitigate the impact to displaced LMI households where City/KCDC revitalization efforts occur. The City will work with HOME program resources and CHDO developers to develop more affordable housing outside of Low/Mod Areas and/or areas of racial or minority concentration. The City will also review Tax Credit applications it receives for endorsement inside the city for development of more affordable housing opportunities outside of Low Mod Areas and/or areas of racial or minority concentration.

Discussion:

Programs have been designed to encourage private investment in older neighborhoods. Previously, incentives targeted to assist and encourage residential development were developed independently from commercial incentives. Policies on redevelopment try to coordinate residential redevelopment with adjacent neighborhood commercial development so that both come on line at the same time. This serves to support both efforts. Additionally, mixed use development that combines ground floor use with upper level housing use is underway downtown as well as in smaller commercial nodes outside of the City center. The City's Commercial Façade Improvement program provides funds from local sources to assist in such development.

AP-85 Other Actions – 91.220(k)

Introduction:

This section concerns other actions to address: obstacles to meeting underserved needs, including to Affirmatively Further Fair Housing; fostering and maintaining affordable housing; lead based paint hazards; reducing the number of poverty level families; the development of institutional structure; and the enhancement of coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

While funding levels have increased from the current program year, funding is still insufficient to meet all affordable housing needs identified through the consultation and citizen participation process, nor all the community needs identified as high priority in the Consolidated Plan. However, the City continues to meet many community needs in priority categories, thanks to a diversity of funding sources (HUD, Tennessee Housing Development Agency, the City of Knoxville) and in the resourcefulness of its non-profit and for-profit community partners. The City continues to promote and encourage conversations between agencies and others in an effort to meet community needs in a coordinated way.

HUD has required cities and public housing authorities that receive federal funds for housing and community development to Affirmatively Further Fair Housing (AFFH) since the inception of the Fair Housing Act in 1968. The City of Knoxville's current PY2015-2020 Consolidated Plan incorporated information from the Plan East Tennessee Equity Profile, also known as the PlanET Fair Housing and Equity Assessment (FHEA), completed in 2014. See attachments. The City remains committed to understanding disparities in opportunity and promoting equity and wishes to share information and data gathered from HUD's AFH tool, as well as input received from key policy-makers in the course of the city's preparation for the AFH. Please see attachments under this section, entitled Addressing Equity – 'Specific Actions Under Review' for more information. The City intends to conduct an Analysis of Impediments in 2019, in conjunction with its next Consolidated Plan.

The City continues to conduct the following activities that affirmatively further fair housing: Counseling and referrals, as necessary, to the Tennessee Human Rights Commission; Education and outreach to residents, housing providers, lenders, social/human service and general community; Dissemination of information to the local news media on fair housing and equality issues and activities; Participation in training sessions, workshops, and conferences; Developing and Promoting Fair Housing training with landlords who participate/are interested in participating in the City's Rental Housing Rehabilitation and Development program; Visible placement of equal opportunity housing logo on relevant City publications and housing programs that use City, CDBG, HOME, and ESG funding; Staff support and/or technical assistance to the Equality Coalition for Housing Opportunity, the Council On Disability Issues, Disability Resource Center, Knoxville-Knox County Homeless Coalition, and Dr. Martin Luther King Jr. Commemoration Commission; Operation and/or funding of programs which promote housing opportunities, such as homeownership education and down payment assistance, housing

improvements, and new housing development; Monitoring and studying fair housing and equal opportunity compliance; and Promoting applicable civil rights legislation and regulations relative to fair housing and equal opportunity.

To serve all citizens, Community Development will provide Braille materials, materials recorded on audiocassettes, and interpreters for the hearing impaired with a week's prior notice of special needs. Community Development is committed to meeting the needs of non-English speaking residents in the case of public hearings where a significant number of non-English speaking residents are expected to participate. Foreign language interpreters and materials translated in the appropriate language will be provided with a week's prior notice of need.

Actions planned to foster and maintain affordable housing

The City of Knoxville supports the development of new affordable housing in several ways. In July 2017, the City established a locally-funded Affordable Rental Development Fund with a \$2M initial investment for PY2017-2018, to support the development of new affordable rental housing. In its first year (PY2017-2018), the fund is supporting the development of 12 units of transitional housing for single mothers with children (Restoration House), 12 units of permanent supportive housing for veterans (Helen Ross McNabb Center on Middlebrook Pike), and 172 affordable rental units (Southside Flats – Elmington Capital Group). Mayor Rogero proposed, and City Council approved, an increase for PY2018-2019 to \$2.5M. The City also continues to assist KCDC, the public housing authority, with the revitalization of the Five Points neighborhood which includes the redevelopment of the Walter P. Taylor Homes public housing development. The construction of 20 units of elderly housing in infill duplexes and 90 units (Phase I), 17 family units on scattered sites in-fill lots and the development of 85 units of elderly housing at the Residences at Eastport. Under construction currently are 84 new family units on the Walter P. Taylor homes site. The City of Knoxville has invested \$8.7 of local dollars on the revitalization to date. With the next two phases - Phase III (84 family units) & Phase IV (82 family units) of housing construction, the City will provide funding for infrastructure improvements to include new streets, sidewalks, lighting and landscaping.

The City also supports private developers of affordable housing by assisting with documentation required by the State of Tennessee for tax credits through the Tennessee Housing Development Agency (THDA).

The City coordinates with the Knoxville-Knox County Community Action Committee (CAC) and others to hold Landlord Summits to encourage landlords to provide affordable housing and educates them about available resources to help them maintain affordable housing, such as information about: free weatherization resources (through the Knoxville Knox County Community Action Committee's weatherization program); free lead testing (through the City's Lead Hazard Control program); the Cooperative Agreement to Benefit Homeless Individuals (CAHBI), serving veterans and other homeless individuals and families; social services programs, such as Section 8 Rental Assistance and other services;

and fair housing laws and the landlord/tenant act and how they are impacted.

It was reported by the Knoxville Homeless Coalition that landlords seemed much more engaged at the Landlord Summit this past year. Sponsored by City of Knoxville, Legal Aid, CAC, ECHO, KCDC, Knoxville-Knox County Homeless Coalition, the Summit's goal is to build partnerships with landlords, bridge communication gaps, and increase affordable housing stock. Landlords were registered with an 8-question survey including property types, types of landlords, property stock, leasing limitations, Section 8 enrollees, and geographical location. Most landlords surveyed replied that they do not want to lease to people with a criminal record, a lack of rental history, people with pets, or people with a poor credit history. The data gathered from the survey will be used by KCDC's Section 8 program to recruit, re-enroll, and support landlords interested in participation. It will also be used to have a better understanding of affordable housing in Knoxville/Knox-County.

Actions planned to reduce lead-based paint hazards

According to CHAS data and HUD formulas, it is estimated that City-wide, 67% of the housing stock was built prior to 1978. Based on experience with housing rehabilitation and lead paint testing, it is estimated that 80% of the units built before 1978 contain lead paint hazards. Of these housing units, an estimated 20,400 are occupied by low, very low, and extremely low income households.

The City will continue to implement the HUD regulations for elimination of lead based paint hazards. The program to identify lead based paint hazards is an integral part of the total process for housing rehabilitation. All pre-1978 housing units, which are identified for the City's housing rehabilitation program, receive a lead hazard screen and/or lead inspection to determine if lead hazards are present. If a lead hazard is identified, a risk assessment is prepared to define the hazards and to define the remediation necessary to eliminate the hazards. The actual remediation work is accomplished as part of the rehab work. All lead inspections/risk assessments are prepared by an EPA State certified inspector/risk assessor, being either a third party vendor or a Rehab Specialist staff member. All lead hazard control field work is completed by an EPA State certified lead abatement firm.

In August 2013, the City of Knoxville was awarded a three-year Lead Hazard Control Grant from HUD's Office of Lead Hazard Control and Healthy Homes in the amount of \$2.5 million to address lead based paint hazards in the City. With these funds, the City was able to add an education component as well as lead testing and abatement to all home repair programs. At completion, 243 inspection/risk assessments have been completed; 200 units have had lead hazard control work completed; and 100% of the funds have been expended.

In the coming months, the City will apply for and hopes to receive a further \$2.9M in Lead Hazard Control Grant funds from HUD's Office of Lead Hazard Control and Healthy Homes to continue the program.

All of these actions will reduce the number of housing units in the City with lead based paint hazards and

increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.

Actions planned to reduce the number of poverty-level families

The City of Knoxville Community Development Department implements programs that benefit low and moderate income individuals (LMI), families and neighborhoods in an effort to reduce poverty and improve the quality of life.

Programs that create homeownership opportunities provide low and moderate income families with the ability to build wealth while serving to stabilize neighborhoods. Housing rehabilitation results in lower energy costs and savings to the homeowners. Development of affordable rental housing for LMI families and individuals increases their opportunity to save income and become self-sufficient. Housing rehabilitation and construction activities create job opportunities for LMI people, as well. The City tracks job creation and retention activities through Section 3 reporting.

The City of Knoxville, in cooperation with Knoxville's Community Development Corporation (KCDC), the city's redevelopment authority, implements redevelopment plans in low and moderate income areas to strengthen public and private investment and create job opportunities and neighborhood revitalization.

All families participating in Community Development programs will see an improvement in their economic condition and it is anticipated that the number of families in poverty will be reduced.

The City of Knoxville Community Development Department applied for a Section 108 Loan Guarantee Program loan in September 2015 to assist in the redevelopment of a historic hotel building in Downtown Knoxville. Approval of the loan was received in April 2016 and the project was completed in December 2017. The \$2.9 million loan was used to fill the gap in development costs of the new Hyatt Regency Hotel and creating 61 full-time equivalent jobs. The total project cost was \$18.7 million.

Actions planned to develop institutional structure

The Knoxville/Knox County community has many qualified and experienced nonprofit agencies that assist the City in the implementation of the Consolidated Plan. Many of the existing programs, especially among homeless service providers, that are funded by the City have been redesigned for efficiency in the last several years as funding priorities have shifted. During this time, the City has continued to expand efforts to increase the number of opportunities for participation from outside organizations.

Actions planned to enhance coordination between public and private housing and social service agencies

The City supports coordination between public and private housing and social service agencies through the Mayor's Roundtable on Homelessness that meets quarterly and the Knoxville Homeless Coalition

that meets monthly.

Discussion:

The City is committed to addressing: obstacles to meeting underserved needs, including to Affirmatively Further Fair Housing; fostering and maintaining affordable housing; lead based paint hazards; reducing the numbers of poverty level families; developing institutional structure; and enhancing coordination between public and private housing and social service agencies.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

This section describes the various program specific requirements for the Community Development Block Grant and the HOME Investment Partnership grant.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not plan to use forms of investment other than those specified in 24 CFR 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City uses recapture provisions to ensure affordability in the HOME assisted homeownership program. Only direct subsidy to the homebuyer is subject to recapture. The recapture provisions are enforced during the following affordability period:

- Five years when the per unit HOME investment is under \$15,000
- Ten years when the per unit HOME investment is \$15,000-\$40,000
- Fifteen years when the per unit HOME investment exceeds \$40,000

If the house is sold by the homeowner during the affordability period, the City will recapture HOME funds out of net proceeds as follows:

- The amount of HOME investment to be recaptured will be reduced on a pro-rata basis for the time the homeowner has owned and occupied the housing measured against the required affordability period.
- If the net proceeds are not sufficient to recapture the balance owed on the HOME investment as determined above plus enable the homeowner to recover the amount of the homeowner's down payment, the City and the owner will share the net proceeds.
- The net proceeds are the sales price minus loan repayment (other than deferred payment loan HOME funds) and closing costs. The net proceeds will be divided proportionally according to the following formulas: A forgivable loan will be used to finance the HOME assistance to the homebuyer. The HOME balance will be forgiven in full at the end of the affordability period if the homebuyer remains the owner and the occupant for the full period. Additional HOME funds may be provided as a fully amortizing and repayable loan. The recapture provision will be enforced through the homebuyers financing agreement with the City, which will be secured by a Deed of Trust. The recaptured amount of HOME funds will be used for HOME eligible activities.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City uses recapture provisions to ensure affordability in the HOME assisted homeownership program. When HOME funds are used to assist homeownership, the housing will be subject to the

following affordability period:

- Five years when the per unit HOME investment is under \$15,000
- Ten years when the per unit HOME investment is \$15,000-\$40,000
- Fifteen years when the per unit HOME investment exceeds \$40,000

If the house is sold by the homeowner during the affordability period, the City will recapture HOME funds out of net proceeds as follows:

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 - If the net proceeds are not sufficient to recapture the balance owed on the HOME investment as determined above plus enable the homeowner to recover the amount of the homeowner's down payment, the City and the owner will share the net proceeds.
 - The net proceeds are the sales price minus loan repayment (other than deferred payment loan HOME funds) and closing costs. The net proceeds will be divided proportionally according to the formula above.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not intend to use HOME funds to refinance existing debt that is secured by multifamily housing during this program year.

Emergency Solutions Grant (ESG) Reference 91.220(I)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Attachment labeled AP-90 further defines ESG written standards.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Knoxville Knox County CoC is beginning implementation of a coordinated entry system (CES) in compliance with HUD requirements. Operating in conjunction with KnoxHMIS, the CES was a best-practice assessment tool at intake. This tool prioritizes vulnerability of clients and creates a by-name list for prioritized referral for service and housing. The CES coordinator works with partner agencies to provide training on the assessment tool and to coordinate referrals and placements from the by-

name list.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City has a “Request for Proposals” process where organizations and agencies can submit an application for homeless grants. Whatever the source of funding - City/local funds, THDA/State ESG funds, or in case of an eventual reinstatement, a direct allocation of ESG from HUD – the same criteria for the application is used. This is so that the City can use whatever funding is available to afford the most flexibility in meeting the needs of the homeless in its community. The application lists the component areas of the ESG program. Prior to the submission of applications, the City holds a Technical Assistance Workshop to review ESG programmatic structure, go over specific questions in the application, and to answer questions.

Upon receiving applications, the City has staff team review each application and rate the proposals on how the program fits within the ESG programmatic components, how it meets a crucial homelessness-based need and which funding source is most appropriate for the request. Organizations and agencies are then recommended for funding to senior staff and the mayor. Agreements are developed which outline expectations, rules, regulations, policies and procedures, and are reviewed and approved by City Council before they are executed.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Mayor’s Roundtable on Homelessness is a forum for addressing long-term solutions. This group is diverse, and includes organizations, agencies, civic leaders and a formerly homeless individual. The Knoxville-Knox County Homeless Coalition is a larger entity and has several former homeless individuals, many of whom now work at homeless shelters or human/social service agencies. All of the City’s subgrantees have a homeless individual or a former homeless client on either their advisory council or board of directors. The City believes that these individuals provide a wealth of knowledge, and maintains documentation on file to support that this level of interaction occurs.

5. Describe performance standards for evaluating ESG.

There is a performance criteria section in each subgrantee contract. Two components include: (1) Quantifiable Performance Standards (the services an organization or agency will provide); and (2) Quarterly Performance Goal (a numerical projection of what an organization or agency will achieve each quarter).

On a quarterly basis, organizations and agencies submit reports describing services rendered and number of individuals served. The City reviews these reports to measure, validate and verify how services have improved and enhanced the lives of clients in compliance with ESG standards. At the end of the contract period, organizations and agencies provide a cumulative report, and the City uses this information to assess performance as well to formulate data for year-end reports.

The City also monitors each subgrantee on a yearly basis. Monitoring is done on-site. The focus of monitoring is:

- (1) To review operations: administrative, financial and programmatic;
- (2) To assess the reliability of internal controls (general management/business practices and procedures);
- (3) To verify contractual and regulatory compliance (city, state and federal);
- (4) To verify that goals and objectives (performance criteria and standards) are met.
- (5) To verify the civil rights requirements are met;
- (6) To test the reliability/validation of invoices and reports (documentation);
- (7) To determine if costs and services are allowable and eligible, and that clientele served is eligible; and
- (8) To ensure and assure that the agency has the capacity to carry out the project.

The City has a monitoring checklist that spells out various criteria and items to review.

A monitoring summary report is sent within thirty days of the visit. As appropriate, an organization or agency has thirty days to response to any concerns/findings.

While the City no longer receives a direct allocation of funds from HUD, the State allocates a portion of their ESG funds to the City of Knoxville, through the Tennessee Housing Development Agency. Therefore, the City still maintains written standards for its reallocation to agencies assisting those people experiencing homelessness.

Attachments

Citizen Participation Comments

PY2018-2019 Annual Action Plan

February 5, 2018 Public Meeting Comments

Neighborhoods

- Not just “complete streets” but “complete neighborhoods.”
- Get blighted properties into private housing trust fund for rehab/infill
- Gentrification – lower income people being pushed out
- Mixed income areas - Federal “disparate impact” rule is going to require this

Homelessness

- Transgender individuals among homeless population are having the most difficult time getting shelter/housing
 - Trans-empowerment group is getting contacted by about two people per month
 - Working with KARM to get better receiving at shelter
 - Proposing specialized shelter/community center for transgender persons.
- Challenge of keeping families/relatives together in shelter situation
- Helen Ross McNabb – waiting list of 100 (individuals & families)
- Changes at KARM requiring individuals to have “service plan” for shelter on non-white flag days
- Young people aging out of foster care-separation of services from older people
 - Supportive landlords are important
 - Foster care transition training – “life skills”
- Housing or shelter with dignity for chronically homeless
- Gap in health service & homeless service providers (oxygen tank, other ailments needing medical care)

Affordable Housing

- Affordable Rental Housing
 - No housing stock available; neither single family nor multifamily
 - At least we’re not in Nashville housing market
 - Lack of units for singles/individuals
 - Expiring affordability periods
 - Timing can take rental housing off market for low & moderate income
 - Access Issues
 - Criminal records prevent access to housing
 - Same with credit history
 - Sex offenders
 - Smoking prohibition at certain housing
 - Lack of access to housing due to challenges of mental health and addiction
 - Changes in public housing/HUD requirements
 - 35% income, work requirements 32 hours/week
 - Permanent Housing (supportive)
 - Between assisted & independent for seniors
 - In-home support to help people stay in affordable housing
 - Need holistic approach to health, housing, social services, etc.
 - Broadband internet access

- “More housing like Southside Flats need to be in East Knoxville. Most of the low income housing tends to be public housing and everyone doesn’t fall in those categories, not do they want to live in those particular neighborhoods. Please diversify the kinds of affordable housing in this area.”
- Affordable Housing Funding
 - Resources for funding gap
 - Public/Private Partnerships
 - D.O.A. money/new funding
 - Sources
 - Energy coop
- Owner-Occupied Affordable Housing
 - Low-income buyers are competing with investors
 - THDA allows higher income folks than CHDO’s, which also creates unfair competition for low-income buyers.
 - There are challenges when appraisals of affordable properties are not as much as tax appraisals
 - Work to get low-income homeowners information
 - Weatherization/Emergency Home Repair
 - Big waiting list
 - Housing is more challenging/expensive to hire general contractors

Appreciate city & community development department for the work done.

May 7, 2018, Submitted by email

I would like to submit public comment for the appropriation of funds towards “Youth-specific” resources that are lacking for homeless youth in our community. Homeless youth are defined by HUD as anyone 24 or younger that is unaccompanied. This specific populations has limited resources that are “Youth-specific” in the Knoxville area meaning that many of these youth must access the major homeless resources which are predominantly utilized by the adult homeless population. Through focus groups conducted by the Knoxville Homeless Coalition with the youth population we have learned that many youth simply choose not to access these resources, mostly due to safety concerns, or after initially accessing the resource become discouraged leading them to stop accessing resources all together.

Therefore, I would like to propose that the City of Knoxville appropriate funding toward two major “Youth Specific” resources to aid in there creation. First, is a “Youth-specific” emergency shelter. This type of emergency shelter would provide youth a safer and smaller emergency shelter environment tailored toward youth’s needs. Second, is the development of “Non-time limited youth supportive housing”. Similar to many of the permanent supportive housing programs in Knoxville, “non-time limited youth supportive housing” provides youth with a stable living situation while intense case management helps the youth navigate the resource network to meet their needs and maintain housing.

I believe it is important that the City of Knoxville begins to address the needs of this growing population. When underserved, this population experiences exploitation and chronic homelessness. Through early identification and tailored youth resources, the trauma endured by homeless youth will decrease and the rate of recidivism back to homeless will lessen. These resources are greatly needed in our community and I hope the City of Knoxville will look in to funding these programs.

May 7, 2018 Public Meeting Comments

- Does the city's work on blighted properties displace people?
Reply: The city's program deals with blighted properties that are vacant and typically, a public nuisance.
- How much is the mayor's affordable housing fund proposal?
Reply: The mayor is proposing \$2.5 M for the Affordable Rental Development fund (these are not HUD funds, but local funds) for the fiscal year beginning July 1.
- The General Fund Budget should prioritize affordable housing (over things like policing).
- How are decisions made about which blighted properties will be included in the city's program?
Reply: There are blighted property program requirements that determine how the city may intervene. The Homemaker program is one program and the eligibility and process is governed by a committee.
Reply: Is the committee just made up of city employees?
Reply: Yes.
- There is a housing cooperative in Fourth and Gill. There is city-owned property located by Dogwood Elementary School that will be housing?
Reply: <some history was given about the blighted "Old South High" and plans for it to be renovated into assisted living apartments for senior citizens. No federal funds will be used and it is not covered under the Annual Action Plan>
- Are there any new Affordable Rental Development Fund applications or any new contracts anticipated?
Reply: There have been several discussions that may result in requests and new contracts. <discussion ensued about other fund variables with regards to private housing developers (like LHP)>
- How long is the contract for developers on the Affordable Rental Development Fund?
Reply: There is a 20 year affordability period. <further explanation was given>
- What is the status of the Knoxville College campus and the mayor's proposal?
Reply: The proposal is still in the research phase. <this proposal is not a part of the Annual Action Plan>

- What is the city doing to manage gentrification?
 Reply: The city, through its affordable housing initiatives, is incentivizing affordable housing – especially affordable rental housing - in areas where higher income development is occurring to encourage mixed-income communities.
- What is the definition of affordable housing?
 Reply: HUD sets income limits (up to 80% of Area Median Income) to determine who is considered low/moderate income and housing is considered “affordable” if a household is paying less than/equal to 30% of their household income in housing costs. There is a move within HUD to increase that to 35% of income, changing the definition. Advocates for affordable housing may consider writing to their congressional representatives to give feedback.
 What incomes are set to be considered low income?
 Reply: <a slide in the presentation was reshown to reiterate what is Area Median Income and the different levels of income – 80%, 50%, and 30%.>
- KCDC has rental deposits and minimum rents. Can the city help pay deposits?
 Reply: The city funds CAC with Rapid Re-housing funds that may pay for deposits into KCDC housing.
 How about helping people who are disabled?
 Reply: The city is currently funding Home Source to build affordable disability & senior housing.
- Can private developers have access to developing city-owned blighted property?
 Reply: Yes, and the properties are mostly single lots.
- Are KPD nuisance properties eligible for the city’s blighted property programs?
 Reply: Nuisance properties identified by KPD are typically commercial, not residential properties.
- How do developers apply for funds for affordable housing?
 Reply: There is no deadline for applying, see the city’s web page at www.knoxvilletn.gov for instructions.
- How are citizens or neighborhood organizations involved in weighing-in on decisions about where affordable housing is located?
 Reply: Developers are required to involve neighborhood organizations (if there is one). People can also keep up to date on planned development on the city’s webpage and public meetings.
 Follow-up comments:
 Not everybody has access to the internet.
 More rigorous standards are needed for public input on housing locations.

- Increased visibility of homelessness is helping. We are appreciative for the city's efforts with regards to homelessness.

- How is Recode Knoxville assisting with affordable housing?
Reply: <discussion of ReCode Knoxville> Accessory Dwelling Units (ADUs) are being proposed for all residential zones and through increased density.
Follow up comments about availability of "tiny houses" and current development in Knoxville is not affordable.

- Has the city had any problems with NIMBY (Not In My Back Yard) with affordable housing?
Reply: <discussion about past conflicts with some community members and permanent supportive housing (Minvilla, Flenniken) and how concerns have not been realized – they've been a success> So many people are impacted by the lack of affordable housing currently that there has not been much, if any, community opposition to affordable housing development.

- Is there education available on the process of developing affordable housing from the start?
How does one start?
Reply: It's not a simple proposition.
Comment: There is a webinar (Keith Richardson, community member and former HUD official said he could provide a link)
Comment: We need more "YIMBYISM" – Yes In My Back Yard.

- Regarding administration expenses, are there any plans to buy costly furniture?
Reply: <explanation that this was a reference to the HUD Secretary's purchase of expensive furniture> No.

Grantee Unique Appendices

Grantee Unique Appendices

PY2018-2019 Annual Action Plan Attachments

AP-12 Participation/Citizen Participation Outreach

First Public Meeting – February 5, 2018

Comments

Presentation Slides

Attendance

Outreach

Public Comment Period – April 6 through May 7, 2018

Comment

Outreach

Second Public Meeting – May 7, 2018

Comments

Presentation Slides

Attendance

Outreach

Other Community Engagement Activities

Justice Knox – January 3, 2018

NAACP, Knoxville Tennessee Branch – February 13, 2018

City of Knoxville Business Advisory Council – February 15, 2018

South of the River Democrats – February 19, 2018

AP-75 Barriers to Affordable Housing and AP-85 Other Actions

FHEA, Plan East Tennessee

Addressing Equity - Specific Actions Under Review in Preparation for next Analysis of Impediments (AI)

AP-90 Program Specific Requirements

Written Standards for ESG

AP-12 Participation/Citizen Participation Outreach

First Public Meeting – February 5, 2018

PY2018-2019 Annual Action Plan Public Meeting

February 5, 2018

Comments from Break-out Groups

Neighborhoods

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 - Big waiting list
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Appreciate city & community development department for the work done.



CITY OF KNOXVILLE
HADSLINE BOGGS, MAYOR

**Community Development
 Department**
 Becky Wade, Director
 Linda Rust, CG Administrator

Annual Action Plan Public Meeting
 February 5, 2018

Agenda

- I. Community Agency Grants
- II. Community Development
 - Overview of Mission and Objectives
 - The Five Year Comprehensive Plan
 - Annual Action Plan
 - Allocation Formula
 - Formless Grant Application Timeline
- III. Public Comments for Annual Action Plan
 - Block Out Groups

I. Community Agency Grants

Indya Kincannon
 248-2267
kincannon@knoxville.gov

There are two different application forms

1. Arts and Culture
2. Community and Social Services

DEADLINE
 Applications are due by 4:00 p.m. on Friday, Feb. 23, 2018.

II. Community Development

Our Mission is

to revitalize low and moderate income communities and strengthen all city neighborhoods.

We accomplish this by working with community partners on many programs with various federal, state and local funding sources.

Our Desired Outcomes

- Safe, sustainable and vibrant neighborhood
- Active public participation through strong neighborhood organizations
- Economic opportunities for individuals and businesses
- Responsive and collaborative partnerships
- Supportive services for persons experiencing homelessness or at-risk of homelessness
- Decent, affordable, healthy and energy-efficient housing
- Accessible, Visible and Fair Housing
- Efficient grants administration and management

The PY2015-2019 Five Year Consolidated Plan

U.S. Department of Housing and Urban Development (HUD) Community Planning Development (CPD) Funds

CDBG – Community Development Block Grant
HOME – HOME Investment Partnership Grant
ESG – Emergency Solutions Grant

- Required by HUD every 5 years (due by May 15th of each year (most recent Plan was completed in May 2015))
- Involves extensive community participation
- Sets High/Low Priority activities for funding
- Updated annually (Annual Action Plan)

2015-2019 Five Year Consolidated Plan Priorities

Strengthen Neighborhoods

Promote Economic Development

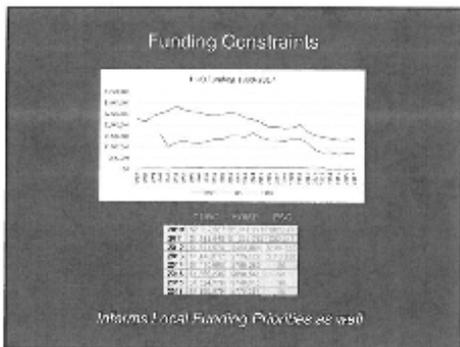
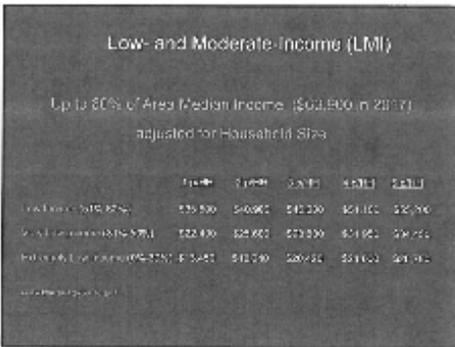
Reduce and End Homelessness

Promote Affordable Housing

Constraints

Regulatory - HUD Requirements

1. CDBG Funds
 - Low and Moderate-Income (LMI) persons/households
 - LMI Areas
 - Slum or Blight
 - Use approved health/safety and welfare
 - Public Services
2. HOME Funds
 - Affordable Housing for LMI households
3. ESG Funds (through THFA since 2014)
 - Homelessness



- ### The Annual Action Plan
- Updates the Five Year Plan and is due by May 15th
 - Allows for consideration of changes in
 - Community Needs
 - Opportunities and Challenges
 - Funding Sources and Amounts
 - Citizen Participation and Consultation with community partners
 - Annual report of accomplishments – the Consolidated Annual Performance and Evaluation Report (CAPER), due by September 30th
 - Program Year (PY) 2018-2019 is Year Four
 - July 1, 2018 (today) - June 30, 2019

- ### Citizen Participation Timeline
- | | |
|---|---|
| Public Meeting (draft) | February 5, 2018 |
| Staff Review Draft Annual Action Plan | February – May ¹ |
| Draft Available for Review | April 5 |
| 30-day Public Comment Period | April 5 – May 7 |
| Public Meeting | May 7 |
| Presentations to City Council | March 22 nd & May 8 th |
| City Council Review Vote | May 8 th |
| Consolidated Plan and Year One Action Plan (due to HUD) | May 15, 2018 |
| | HUD Annual Performance and Evaluation Report (CAPER) due to HUD |
| | ¹ Timeline Dates |

On-Going Consultation Activities

- Community and Economic Development
 - City Office of Economic Development
 - City Office of Economic Development Group of Signed Workorder
 - City Office of Economic Development
 - Mayor's Office of Community Development
 - Mayor's Office of Economic Development
- Homelessness and Affordable Housing
 - Mayor's Office of Economic Development
 - Mayor's Office of Economic Development

City of Knoxville Resources

- General Operating Funds
 - Office of Neighborhoods
 - Office of Homelessness
 - Homeless Agency Grants
 - Family Services Office
 - Grant Services Partnership
 - ET Quality Growth
 - Housing Partnership Grants
 - Affordable Housing Trust Fund (AHTF)
 - Affordable Housing Fund
- Capital Fund Projects
 - Bright City Association
 - Chronic Problem Properties
 - Community Facade Improvement Program
 - KIDS Urban Home Redevelopment
 - ADA Facility Improvements

Annual Action Plan Process

- ✓ Citizen Public Input
- ✓ Consultation with Community Partners
- ✓ Research - Community Hub data

PY2016-2017

- Increase in requests for rental assistance, housing voucher
- COVID
- KIDS
- 10 research several other factors:
 - 1. More rental vacancy and more affordable units
 - 2. There is a lot of affordable rental units in the city
 - 3. There is a lot of affordable rental units in the city

New Affordable Rental Housing Goals

	PY2016 & 2017 New Goals	PY2016 Completed	In Progress PY2017 & 2018
Energy Efficiency & Accessibility	123	28 (4/5)	67
Rental Rehabilitation	67	24 (3/5)	73 (47 from Pro's 10) Partnerships 123 units
Rental Development	215	5 (2/4)	167 (Southside Flap 15) In the Court 205 units

Continue to Partner to Maximize Resources

Non-Profit Organizations

- East Tennessee Community Design Center
- Social Service Agency

Neighborhood Assistance Organizations

- Knoxville Area County CAC
- Neighborhood Housing Inc. (NHI)

Non-Profit Developers

- UNPC
- CHDC
- Other non-profit organizations

East Tennessee Foundation

State of Tennessee

Federal Developers

- HRFC

Decreasing Federal Funds Increasing City and State Funds

Key Points:

- Federal funds have been decreasing steadily.
- State and local funds have increased to bridge the gap.
- The City of Knoxville has increased its share of funding to help meet the need.
- Local leaders, like Mayor Peddie, have made it a priority to increase local investments in affordable housing.

Emergency Home Repairs/Weatherization

CAC's Emergency and Minor Home Repairs Program

- Provides emergency repairs for weatherization, plumbing, electrical, and other home repairs.
- CAC's Weatherization Health & Safety program provides weatherization services to low-income households.
- Provides weatherization and minor home repairs.

Minor Home Repairs

Key Points:

- The program provides critical home repairs and weatherization services to low-income households.
- Work is performed mostly by volunteers, although the agency does not have a formal contractor program and does not have a budget.

Rental Housing Rehabilitation

- Provide the highest quality of work, with a cost of up to \$225,000 per unit in being able to bring in 100% of the cost.
- Rent paid is based on the ability to pay for the cost of the property.
- Each unit is made to meet HUD and local code requirements for 50 states.



Rental Housing Rehabilitation
100% of the cost



Rental Housing Rehabilitation
100% of the cost



Rental Housing Rehabilitation
100% of the cost

Developing New Affordable Rental Housing





Developing New Affordable Rental Housing
100% of the cost



ELINGTON
100% of the cost



ELINGTON
100% of the cost



ELINGTON
100% of the cost

Developing Permanent Supportive Housing for the Chronically Homeless





Developing Permanent Supportive Housing
100% of the cost



Developing Permanent Supportive Housing
100% of the cost

Housing for Special Needs or other Targeted Populations




Housing for Special Needs
100% of the cost



Housing for Special Needs
100% of the cost



Housing for Special Needs
100% of the cost



Housing for Special Needs
100% of the cost



Housing for Special Needs
100% of the cost

Owner-occupied Housing Rehabilitation

Before	After

- HUD has invested over \$2 billion in this activity in the last five years (FY 2013-2017)
- Repairs: usually below market value, up to \$10,000 (up to \$20,000 depending on HUD funding). Homeowners responsible for any amount above \$10,000 (or \$20,000 if the homeowner is a 60+ year old senior)
- Temporary relocation is necessary in some cases, but HUD provides other funds to cover cost of food, transportation and rent assistance.

Developing New Affordable Owner-occupied Housing



- HUD, the U.S. Housing Trust Fund, and the Department of Housing and Urban Development (HUD) are working together to develop new affordable owner-occupied housing.
- HUD offers grants to help cover the cost of construction and other expenses.
- EnergyStar and Insulation grants are available to help cover the cost of energy-efficient upgrades.
- Down Payment Assistance may be provided to buyers of homes that have been developed by a HUD partner.

Public Services

Up to 15% of CDBG Funds
High Priority Activities

- Workforce Development and Career Training
 -
 -
 -
- Design and Technical Assistance in Redevelopment Areas
 -
 -
 -

PY2018-2019 Proposed High Priority Activities

- Affordable Rental Housing
 - Workforce - CDBG
 - Accessibility - HOME
 - Rehabilitation - CDBG and HOME
 - Development/Preservation - HOME
 - Permanent Supportive Housing/Housing First Development - HOME
- Affordable Owner-occupied Housing
 - Emergency and Minor Home Repair - CDBG
 - Rehabilitation - CDBG and HOME
 - Affordable Development/New Construction - HOME
 - Down Payment Assistance - HOME
- Public Services - CDBG
 - Workforce Development
 - Design and Technical Assistance

FY2018 Allocation Amounts

- Congress Must Pass a Budget
- Appropriations Process
- HUD Revised Procedures for Submission of FY2018-2019 Action Plans
 - FY18 Plan must include actual amounts
 - Contingency Provision
- What We Hope For

	CECS	HOME
2010	\$2,054,000	\$1,201,000
2011	\$1,661,000	\$1,224,000
2012	\$1,144,750	\$670,000
2013	\$1,420,000	\$1,201,000
2014	\$1,430,000	\$720,000
2015	\$1,320,000	\$640,000
2016	\$1,320,000	\$700,000
2017	\$1,320,000	\$700,000

Homeless Services Grants

- City Operating Funds for Homeless Agencies
 - Activities Include:
 - Homeless Prevention
 - Street Outreach
 - Emergency Shelter and Services
 - Transitional Housing Services
 - FMS
 - Rapid Rehousing
- \$143,000 in FY2017
- THCA/State ESG
 - Homeless Prevention
 - Food/Banking/Job/Volunteer Services
 - Health Services
 - Youth/Children Case Management
- \$196,220 in FY2017

	ESG
2010	\$220,000
2011	\$200,000
2012	\$150,000
2013	\$110,000
2014	\$0
2015	\$0
2016	\$0
2017	\$0

PY2018-2019 Homeless Grant Application

Important Dates

- 2/5 Application Available
 - See www.knoxville.gov/development for application details and FY2018-2019 plan
- 2/8 11:00 AM Mandatory IA Workshop
 - 3rd Floor, 100 West Park
- 2/22 Agency Workshop Date (see website for link)
 - www.knoxville.gov/development
- 2/23 Applications Due (12:00 Noon)

III. Public Comments on the Annual Action Plan – Breakout Groups

Comments may also be shared via index cards and/or with:

Linda Rust, CO Administrator

lrust@knoxville.gov

PO Box 403
Knoxville, TN 37901
606-526-2822 ext

www.knoxville.gov/development

Annual Action Plan Update/Public Meeting

Presented by City Community Development Department

February 5, 2018 - Monday
5:30 p.m.

O'Connor Senior Center
611 Winona Street, Knoxville, TN 37917

Name	Agency/Organization	E-Mail	Telephone
Bucky Wade	COK		
CHRISTOPHER OSBORN	HomeSource East Tenn	cosborn@homesourcectn.org	865-627-1679
Mike Dunham	City	mdunham@knoxvilletn.gov	865-215-3103
Seema Singh-Perez	City Council	ssinghperez@knoxvilletn.gov	368-8391
Rev McMillan	COK		
Shaina Simerly	COK		
Ana Gonzalez	Raising Health	agonzalez@anaprosales.net	250-8812
Anna Grant	Maayp	lyamand@summit	441-7772
Fabi Griffin		griffinforlnox@gmail.com	865-313-3554
Raige M Travis	COK	ptravis@knoxvilletn.gov	865-951-3733
Tex Bentley		tex.bentley@comcast.net	210-944-8387
Dr Ossie Douglas	BLACK		
Stephanie Wilson	COK	swilson@knoxvilletn.gov	
A. Frank Shanklin Jr	S S F I	FrankShanklin@comcast.net	
IRA Grimes	K G C O	ira.grimes@yahoocan.com	964 0343
Alana Tilley	K G C O	ymarktilley036@gmail.com	865-208-0392
Michael D. Gains	Knoxville Community Step-Up	mic-one.77@gmail.com	865/443652

alliance
for senior
community
development

Annual Action Plan Update/Public Meeting

Presented by City Community Development Department

February 5, 2018 - Monday
5:30 p.m.

O'Connor Senior Center
611 Winona Street, Knoxville, TN 37917

Name	Agency/Organization	E-Mail	Telephone
Trunk Reuphy	City of Knoxville - Com. Dev.	amysby@knox.gov	215-2235
Amra Parkhurst	Catholic Charities of E. TN	aparkhurst@cccetn.org	684-1891
Adam Montague	Washelle Learning Foundation	amontague@wlf.org	524-2774
Jo Mudding	OAC Housing & Energy	jo.mudding@oachousing.org	944-3080
Paul Ritter	Catholic Charities of E. TN	paul@cccetn.org	806-4167
Jim Stark	E.T.H.R.C.	jimstarkregmail.com	864-918-2844
Linda Johnson	HR, TN	linda.johnson@hr.tn.gov	544-6288
Sharon Good	CoK		
Heather Strickland	Co K Council		
Jana Scarborough	Helén Russ McNabb	jana_scarborough@menabb.org	637-9711
PONNA WRIGHT	Salvation Army	ponna_wright@uss.salvationary.org	
PERRY CHILDRRESS	E.T.N Community Resilience Ctr	PerryCommunityDC.ORG	525-9945
Allyn Taylor	SOCM	alynn@socm.org	887-244-7488
Cher Matlock	KGCCO	cher.matlock@kgsma.com	865-443-5581
VICTOR JEROME	KWARREA	victor@kwarrea.com	207-9663
Alex Freids	Soc.M	alex.freids1959@gmail.com	413-746-2070
AMELIA PARKER	CCM	ameliamerique@gmail.com	865 851 8561

Neelke
Espino

City
Council
Member

OF MARGARET ELIZABETH DALTON
 REPRESENTATIVES:
 IRNER EXCELMOR
 IRBELLS POINT ROAD
 TN, TN 37223
 (615) 20 2 27 2918

OT Foreclosure
EE'S NOTICE OF SALE
ESTATE AND AFFIXED
DEFAUTED HOME

M. STEELE, Trustee of a trust executed on MAY 25, MELANIE A. RHODES and HILLS I. RHODES, which record in the Register-Granger County, Tennessee, Page 1821 (1/27/11), will sell for cash at an sale conducted by the (the) of the Deed of Trusting Indentures, **Van-ortgage and Finance**, recently recorded below, (T.C.A. 547-9-604) this sale (include the affixed manu-cript) described as one (1) Manufactured Home bear-umber CAP0201737NAB.

and Location: January 10th 9:00 a.m. at the front Courthouse in Nashville, Only, Tennessee.

Description: Approxi-imate per T.C.A. 54-7-106(a) property referenced and (the) at Book 18230, Page 1821 (1/27/11), known as 462 S. Blaine, Granger 137769.

Address: 462 Branch

Notice Of Foreclosure
 Rd, Blaine, Granger County, TN 37709.

Tax Map Identification No.: 037-082-02. However, the property description shall control in the event of any inconsistencies between the description and address or tax identification number.

Parties interested: None known.

All sales of property, both real and personal, by "AS IS" and "WHERE IS" without representation or warranty as to merchantability or fitness for a particular purpose or of any kind, except as to title and authority to convey.

The sale of the described property is subject to all matters shown on any recorded map, any unpaid taxes, any restrictive covenants, easements, set-back lines, other liens, encumbrances, if any, and any other liability that may appear in the public records. Title to the manufactured home may be transferred by Bill of Sale or Certificate of Title, as discussed below, may convey.

The right is preserved to adjourn the day of the sale to another day, time and place certain without further publication or announcement at the time and place for the sale set forth below.

THE PURPOSE OF THIS COMMUNI-CATION IS TO COLLECT THE DEBT AND ANY INFORMATION OBTAINED AS A RESULT WILL BE USED FOR THAT EXPRESS PURPOSE ONLY. THIS COMMUNICATION IS FROM A DEBT COL-LECTOR.

Buy & Sell fast!
 News Sentinel LocalFeds

Notice Of Foreclosure

This the 2nd day of January, 2018, Anthony S. Steele, Trustee, Winchester, Sellers, Foster & Steele, P.C.
 P.O. Box 2428
 Knoxville, TN 37911
 (865) 437-3580
 Publication Dates: January 6, 13 and 20, 2018.

Public Notices

ADDITION TO PUBLIC NOTICE

The Knoxville/Knox County Metropol-itan Planning Commission will con-sider the following matter as specified below on February 8, 2018, at 1:30 P.M. in the Main Assembly Rm., City/County Bldg., 400 Main St., Knoxville, TN. Information related to these items may be seen in MPCC's office on the 2d fl. City/County Bldg. MPCC does not discriminate on the basis of activities in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact MPCC at 865-225-2200 and we will be glad to work with you to satisfy any reasonable request.

Finals
EMORY BROOKS 57D: West side of E Emory Rd at Cable Rd at Commission District 9.
BRINK & LEE: ADDITION TO KNOX-VILLE: North side of Preckmarra Ave. west of Brubin Rd at Council Dis-trict 5.
HARBOR CREST: Southeast side of S Northshore Dr. at Murf Cove Blvd. at Commission District 5.
CAVANAUGH BUREAU PROPERTY RESUBDIVISION: PART OF LOTS 3 West side of Inglewood St. south of Inglewood Ave at Council District 4.
HARBOR HILLS, PHASE 2: at the intersection of Marysville Park and Florida Station Rd at Commission Dis-trict 5.
FINAL PLAT OF PROPERTY OF MARK

Public Notices

HICKMAN: East side of N Gay Street, South side of Emory Place, and north-west side of King St Council District 4.
LAZY GARDEN: 460 ft. west side of Delle Dr. west of Leck Rd at Commission Dis-trict 6.
FIVE POINTS REDEVELOPMENT PHASE 2 & RESUBDIVISION OF LOT 1 OF PHASE 2: Southwest intersection of Martin Luther King Jr. Avenue/ McCollum St at Council District 6.
MATLAND WOODS, UNIT 4, REDEVELOPMENT PHASE 2: REDEVELOPMENT DIVISION OF LOTS 15TH AND 16TH LAND MEADOWS RESUBDIVISION OF LOTS 50 & 51 East side of Ancient Oak & east of the terminus of Ancient Oak at Commission District 3.
TIMOTHY NEAL PROPERTY ASHE-VILLE HIGHWAY: North side of Ashe-ville Hwy, west of Noble Landing Rd at Commission District 8.
GOODISON PARK PHASE II: North side of George Light Rd. west of Polk Street at City Commission District 1-5.
ROSEMOUNT VALLEY WEST: North-west side of Herdell Valley Rd, southwest of Colburn Creek Circle at Commission District 5.
THE SPANCO PROPERTY: West side of N Broadway, south of Blair Ave at Council District 4.
LEBRON, LLC PROPERTY, LOT 2: South of Masson Rd, south side of East Of Commission District 6.
IRWELL POINTE L.L.C. RESUBDIVISION OF LOTS 1 & 2: Northwest side of Irwell Hill, north of Parkside Dr. at Commission District 3 and Council Dis-trict 2.

Use on Review
FELLOWSHIP CHURCH: West side of Sycamore Rd. south of Middlebrook Pike Proposed use: Primary con-gregation to Seventh Rd. for church in R-1 Low Density Residential District. Tax ID 106 P-C 902, 306, 307, Council District 2, Northwest City Sector.

Buy & Sell fast!
 News Sentinel LocalFeds

Public Notices

NOTICE OF TWO MEETINGS FOR KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

The Board of Commissioners for Knoxville's Community Development Corporation (KCDC) will have a meet-ing with the City Council members at 7:30am on January 24th. They will also hold a strategic planning work-shop on the same day beginning at 12pm. These meetings will be held at 301 N Broadway. This notice is pub-lished in compliance with Sections 3-44-103 to 3-44-106, inclusive, Tennessee Code Annotated.

KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION

NOTICE OF PUBLIC MEETING

City of Knoxville
 Community Development Department
 February 5, 2018, 5:00 pm
 (Attendance weather date is February 7 same time and place)

O'Connor Senior Center,
 571 Wilma Street,
 Knoxville, TN 37917

The City of Knoxville is developing its Annual Action Plan Update to its five year consolidated Plan for the proposed use of LIS, Dept. of Plan-ning and Urban Development, (Knox Community Development Block Grant (CDBG) HOME Investment Partne-rialship Act, and Emergency Solutions Grants (ESG) funds for program year 2018-2019.

At this meeting, the City of Knoxville will review priorities and alternatives from the 2015-2019 five year consol-idated Plan, discuss affordable hous-ing as a priority activity, examine con-straints that impact how these funds are allocated and take comments.

AWD 4WD
CADILLAC OF KNOXVILLE
SPECIALS
 2002 Ford F150 4X4 4DR \$216,471.00
ONLY \$8,999 **ONLY \$9,995**

99 2010 CADILLAC CTS 3.6 AWD #40101035C.....	\$12,999	2017 MERCEDES-BENZ ML350 4MATIC291C.....	\$34,146	2003 FORD F-250 DIESEL V5EC09179C.....	\$16,199
99 2008 JEEP WRANGLER X #81653474C.....	\$14,999	2015 JEEP WRANGLER SAHARA #K500099F.....	\$28,995	2015 MAZDA CX-5 TOURING #0K342881.....	\$20,296
99 2015 JEEP CHEROKEE LATITUDE 4X4 N130C5F.....	\$24,999	2014 JEEP WRANGLER UNLIMITED #8218425F.....	\$29,000	2015 JEEP CHEROKEE TRAILHAWK #FV63579F.....	\$25,999
99 2007 GMC YUKON DENALI AWD #7351633C.....	\$27,999	2013 CHEVROLET EQUINOX LT #06259573F.....	\$14,346	2017 CHEVROLET TRAVESE LT #H136773C.....	\$28,999
99 2015 SUBARU FORESTER TOURING #FH28323F.....	\$23,999	2015 CHEVROLET SUBURBAN 1500 LT2 #F6681705F.....	\$52,997	2008 JEEP WRANGLER X #81655225C.....	\$13,900
99 2014 CHEVROLET SILVERADO LT #E2243066H.....	\$28,999	2014 HITSUBISHI OUTLANDER CT #E201600F.....	\$17,999	2016 DODGE JOURNEY CROSSROAD #G1227677C.....	\$19,982
99 2012 ALDI QS PREMIUM #CH034593F.....	\$19,999	2010 FORD EDGE LIMITED #A8833427C.....	\$12,998	2013 JEP COMPASS LIMITED #0D194605T.....	\$14,987
99 2013 CHEVROLET SILVERADO 2500 DIESEL #F155153C.....	\$22,999	2008 GMC YUKON DENALI #8103718C.....	\$17,548	2014 TOYOTA 4R/OWNER #ES184761F.....	\$32,999
99 2015 GMC TERRAIN DENALI #6634739C.....	\$27,999	2008 JEEP WRANGLER X #81 605297C.....	\$19,999	2017 TOYOTA TUNDRA #K5K00937F.....	\$43,899
99 2015 JEEP RENEGADE SPORT #F984292F.....	\$17,999	2014 SUBARU LEGACY PREMIUM #E3003818F.....	\$17,559	2008 FORD F150 #81861455C.....	\$14,999
99 2013 CHEVROLET TAHOE LTZ #DR339232C.....	\$35,999	2015 NISSAN ROGUE S #FC767771F.....	\$23,674	2014 JEEP GRAND CHEROKEE #EC135596C.....	\$26,999
99 2014 ALDI Q7 PREMIUM #E2015501F.....	\$33,999	2015 SUBARU FORESTER PREMIUM #FH78065F.....	\$16,688		

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 *INCENTIVES WILL EXPIRE 1/27/18. ALL PRICES PLUS TAX, TITLE, AND DOC FEE. ALL PICTURES OF VEHICLES ARE NOT EXACT COLOR OR OPTIONS.

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Public Notices

from citizens.

The O'Connor Center is wheelchair accessible. Persons who wish to request disability-related accommodations including sign-language interpreters should contact Stephanie Cook, City of Knoxville ADA Coordinator at 865-515-7004 or stepco@knoxville.gov. Please request accommodations at least ten days in advance.

Continually Development is committed to meeting the needs of non-English speaking residents, including foreign language interpretive and materials translated in the appropriate language. Please request accommodations at least ten days in advance.

If you are unable to attend the meeting, your feedback is still appreciated. Please send in your comments/questions to Linda Burt at lburtd@knoxville.gov, mail to Linda Burt, City of Knoxville Community Development Department, P.O. Box 1823, Knoxville, TN 37901, or by fax to 865-515-7100 or by calling 865-515-2357 for additional info.

NOTICE OF FUNDING AVAILABILITY

City of Knoxville
Community Development
Department

Beginning February 5, 2018
P2016-2018 Homeless Grant Applications will be available at:
www.knoxville.gov/development

A Mandatory Technical Assistance Workshop for Applicants will be held on February 5, 2018, 11:00 AM (Incentive weather date is February 12 same time and place)
O'Connor Senior Center,
611 Wilbong Street, Knoxville, TN



PUBLIC NOTICE MEETING OF THE BOARD OF COMMISSIONERS OF THE WEST KNOX UTILITY DISTRICT

Pursuant to TCA §§ 7-43-308 (c) (2) and 8-14-103, the Commissioners of the West Knox Utility District of Knox County will meet in regular session for the month of January on Tuesday, January 23, 2018 at 9:00 a.m. at the District office, 2328 Lovell Road in Knox County, Tennessee. The Board shall consider all matters presented by the General Manager, as well as any other matters properly presented and received by the Board. The agenda may be reviewed at the District office two days prior to the meeting.
Daniel H. Hurst
President, Board of Commissioners

Doreal A. Heintz
General Manager

Public Notice

The 14th Housing Design Review Committee will meet February 1st at 9:00 a.m. in the Small Assembly Room of the City County Building, 430 W. Main Street, to review a case for a Certificate of Appropriateness for 1825 Fairview Street. For more information, please visit <http://www.knoxcpd.org/online/info1.htm>

PUBLIC NOTICE

The Tennessee Technology Corridor Development Authority will consider the following items as specified below on Monday, February 5, 2018, at 4:00 p.m. in the Small Assembly Room, City/County Bldg., 430 Main St., Knoxville, TN. Information related to these items may be seen in TCOBA's office, 4th floor, City/County Bldg. TCOBA does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact TCOBA at 215-3300, and we will be glad to work with you to satisfy any reasonable request.

Certificates of Appropriateness

606-Northeast side of Credit Rd.

Public Notices

South of Lexington Dr. Sign permit in the PC (Planned Commercial) / TO (Technology Overlay) zoning districts. Tax ID 171 069. 6th Commission District.

26 Dango Ballroom Studio Southwest side of Schaeffer Rd. southeast side of Erwin Drive, i.e. sign permit in the CB (Business and Manufacturing) / TO (Technology Overlay) zoning districts. Tax ID 104PC001. 6th Commission District.

Baker Jones / Sign on the Northeast side of Schaeffer Rd. east side of Waterville Ln. Sign permit in the CB (Office, Medical) and Related Services / TO (Technology Overlay) zoning districts. Tax ID 104 1450L. 6th Commission District.

Mark Technology New-Knoxwest side of Duckcove Rd. northwest side of Simpson Rd. Sign permit in the PC (Planned Commercial) / TO (Technology Overlay) zoning districts. Tax ID 11A 11528. 5th Commission District.

Other Business

Review of the Annual Report

Rescheduled Public Meeting
The John Sevier Highway Corridor Project Stakeholder Committee meeting has been rescheduled to Wednesday, January 24, 2018 from 8:45 to 9:45am at Marble Springs State Historic Site (Nashbar House office), 1288 W. Gun John Sevier Highway, Knoxville, TN 37920.

Real Estate Sales

South

MARYVILLE
2224 RIDGELINE DRIVE
UPDATED BRICK RANCH
3-BEDROOMS 3 BATHS
2 FIREPLACES DEN AND FAMILY ROOM - ISLAND KITCHEN WITH APPLIANCES
HARDWOOD FLOORS
VIXE @ - HOMESANDLAKES.COM

\$ 199,900 WITH SPECIAL FINANCING
PAMELA VIOLETTE 608-1300
FERGUSON REALTORS

Homes For Sale

KNOXLAKES.COM
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FERGUSON REALTORS

Condos - Uniform

ALCOA HIGHWAY - LAKEMOOR
BRICK CONDO WITH 3 BEDROOMS
2 BATHS - FULL BUILT IN CUPBDRK
OVEN - DISHWASHERS - 1200 SQ FT WITH 2 CAR GARAGE - FIREPLACE - SCREENED PORCHES 239,000

THERESA HANCOCK 890-1340
FERGUSON REALTORS

INVEST IN UT STUDENT CONDO
4 BEDROOMS WITH 2 SUITE
BATHS ALL THE AMENITIES 144,900

ANTHONY SEALE 690-1340
FERGUSON REALTORS

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Lake Property

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MELTON HILL LAKE
VISIT MELTONHILLLAKE.COM

CHEBOKEE LAKE
VISIT CHEBOKEELAKE.NET

FT LOUDOUN LAKE
KNOXVILLELAKES.COM

TELUICO LAKE
TELUICOLAKE.NET

NORRIS LAKE
NORRISLAKE.LIVE

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TELUICOLAKE.NET
800-747-0713
FERGUSON REALTORS

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1990 up, any size OK
865-384-5643

For Sale By Owner

200/2BA MOBILE HOME 3.2 ACRES
NEW HEAT/AC, James Rd. off Washington PK. \$59,900, great floor, w/10,100 down. (865)244-1434

Real Estate Rentals

Apartments - Uniform

BROADWAY TOWERS
62 AND OLDER

Dr. Physical Mobility Impaired
1 & 2 BR, utilities included.
Laundry on site.
Immediate leasing if qualified.
Section 8-302.
865-524-4092
for appointment
TDD 1-800-927-9275

Homes Furnished

200/2BA in Laurel Valley, Townsend TN. Great community, quiet, peaceful, no smoking, \$595 per mo. call 865-448-6887.

MARION VALLEY, 100 CABIN furnished, no smoking/no pets, \$135/wk. 700p 1 yr lease. (865)310-5555

Homes Unfurnished

268/2BA - 1100 SQ. FT. 5000 per mo. 1st 3 months rent. for details & pics 742-7372-1240.

388/2BA - Newly renovated, call for more info (865)561-3467.

Condos

188/2 BBA, 1 car garage, fully furnished

Duplex/1 CEDAR LA laundry, P \$500/mo. C

FOUNTAIN 1 13rd St, 0 W/D conv newly re SMOKING 1950

LINCOLN P 15A, W/D NO PETS/2

OWI Bu 10x

By Mundo Hispano Bilingual Newspaper in City Live, City of Knoxville, Community Meetings,
From the Newsroom, KNOXVILLE, Public Notices January 29, 2018 278 Words

Public Notice – Aviso Publico

Rate This

Public Notices

NOTICE OF PUBLIC MEETING

City of Knoxville

Community Development Department

February 5, 2018, 5:30 pm

(Inclement weather date is February 7 same time and place)

O'Connor Senior Center,

611 Winona Street, Knoxville, TN 37917

The City of Knoxville is developing its Annual Action Plan Update to its Five Year Consolidated Plan for the proposed use of U.S. Dept. of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), HOME Investment Partnership Act, and Emergency Solutions Grant (ESG) funds for program year 2018-2019.

At this meeting, the City of Knoxville will review priorities and strategies from the 2015-2019 Five Year Consolidated Plan, discuss affordable housing as a priority activity, explain constraints that impact how HUD funds are allocated, and take comments from citizens.

The O'Connor Center is wheelchair accessible. Persons who wish to request disability-related accommodations including sign-language interpreters should contact Stephanie Cook, City of Knoxville ADA Coordinator at 865-215-2034 or scCook@knoxvilletn.gov. Please request accommodations at least ten days in advance.

Community Development is committed to meeting the needs of non-English speaking residents, including foreign language interpreters and materials translated in the appropriate language. Please request accommodations at least ten days in advance.

If you are unable to attend the meeting, your feedback is still appreciated. Please send in your comments/questions to Linda Rust at lrust@knoxvilletn.gov, mail to Linda Rust, City of Knoxville Community Development Department, P.O. Box 1631, Knoxville, TN 37901, or by fax to 865-215-2962 or by calling 865-215-2357 for additional info.

NOTICE OF FUNDING AVAILABILITY

City of Knoxville

Community Development Department

Beginning February 5, 2018

PY2018-2019 Homeless Grant Applications will be available at

www.knoxvilletn.gov/development

A Mandatory Technical Assistance Workshop for Applicants will be held

February 8, 2018, 11:00 AM

(Inclement weather date is February 12 same time and place)

O'Connor Senior Center,

611 Winona Street, Knoxville, TN 37917

By Mundo Hispano Bilingual Newspaper in City Live, City of Knoxville, Classified Ads, KNOXVILLE, Knoxville is changing!!, Public Notices January 20, 2018 304 Words

NOTICE OF PUBLIC MEETING

**City of Knoxville
Community Development Department**

February 5, 2018, 5:30 pm
(Inclement weather date is February 7 same time and place)

**O'Connor Senior Center,
611 Winona Street, Knoxville, TN 37917**

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NOTICE OF FUNDING AVAILABILITY

**City of Knoxville
Community Development Department**

Beginning February 5, 2018
PY2018-2019 Homeless Grant Applications will be available at
www.knoxvilletn.gov/development

A Mandatory Technical Assistance Workshop for Applicants will be held
February 8, 2018, 11:00 AM

(Inclement weather date is February 12 same time and place)

**O'Connor Senior Center,
611 Winona Street, Knoxville, TN 37917**



Neighborhood Advisory - Tuesday, January 30, 2018

City of Knoxville, Office of Neighborhoods <dsharp=knoxvilletn.gov@mail122.sea31.mcsv.net> on behalf of City of Knoxville, Office of Neighborhoods <dsharp@knoxvilletn.gov>

Tue 1/30/2018 3:42 PM

To: Linda Rust <lrust@knoxvilletn.gov>

Knoxville Neighborhood Advisory - Vol. 11, No. 04- Tuesday, January 30, 2018

PDF version: <http://bit.ly/NeighborhoodAdvisory-2018-01-30>

To subscribe to this newsletter via email, go to: <http://eepurl.com/b2Rk9T>

1. Conference to Offer Awards, Booths, Lunch, Workshops
2. City to Conduct Public Meeting for Annual Action Plan
3. MPC Announces Meetings for One Year Plan Update
4. Transportation Available for Elderly and Disabled Neighbors
5. Deadline Approaching to Purchase Tickets for Orchid Awards
6. [Neighborhood and Government Calendar](#) (clickable to online calendar)

Published by the City of Knoxville's Office of Neighborhoods to report news important to Knoxville's residential neighborhoods. Include your neighborhood-related event or meeting in this space. Call 215-4382. News deadline: 5 p.m. Mondays.

Like us on Facebook: <https://www.facebook.com/KnoxvilleNeighborhoods>

1. Conference to Offer Awards, Booths, Lunch, Workshops

The 2018 Neighborhood Conference has something for everyone --- neighborhood leaders, anyone interested in improving the quality of life in Knoxville's residential neighborhoods, and average citizens who want to learn more about city government.

This sixth annual gathering of Knoxville's neighborhoods will be held on

Saturday, March 24, at the Marriott Hotel, 501 East Hill Avenue. Doors will open at 8:30 a.m., and the conference ends at 2 p.m. Parking will be available at several nearby locations.

The heart of this conference is the free Neighborhood Awards & Networking Luncheon, where Mayor Madeline Rogero will present the finalists and the winner of the Diana Conn Good Neighbor of the Year Award. In addition, the mayor will honor the neighborhood organizations who qualified for Neighborhood Achievement Awards.

Attendees will be able to visit over 80 information booths provided by city and county governmental agencies and a variety of nonprofit organizations.

There will also be a slide show of neighborhood events and activities. Be sure your neighborhood is included. Send digital photos and identifying information to David Massey at dmassey@knoxvilletn.gov or call David at 215-3232.

This year's conference offers these three special workshops:

*** Knoxville Police Chief David Rausch will lead a panel discussing the opioid epidemic and the gun violence crisis and how they are impacting our community and neighborhoods, as well as law enforcement itself.

*** Gerald Green, director of the Metropolitan Planning Commission, will lead an interactive workshop about the massive effort to overhaul the city's zoning code --- something of vital importance to every residential neighborhood.

*** Finally, leaders in several city neighborhood organizations will talk about neighborhood improvement projects that their organizations were able to plan and complete successfully --- along with the lessons they learned in the process. Neighborhood leaders will pick up some great ideas for projects that can be funded by the Neighborhood Small Grants Program.

Over 650 people participated in this event last year. Registration for this year's event will begin next week. Watch this newsletter for details. Be sure to mark your calendar now for the citywide neighborhood event of the year!

2. City to Conduct Public Meeting for Annual Action Plan

The City of Knoxville's Community Development Department will conduct a public meeting at 5:30 p.m. Monday, Feb. 5, at O'Connor Senior Center, 611 Winona. Inclement weather date is February 7 at the same time and place.

Community Development is working on the Annual Action Plan Update to its 2015-2019 Five Year Consolidated Plan for the proposed use of U.S. Dept. of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), HOME Investment Partnership Act, and Emergency Solutions Grant

(ESG) funds for program year 2018-2019.

At this meeting, staff will review priorities and strategies from the Five Year Plan, discuss affordable housing as a priority activity, explain constraints that impact how HUD funds are allocated, and take comments from citizens.

The O'Connor Center is wheelchair accessible. Persons who wish to request disability-related accommodations including sign-language interpreters should contact Stephanie Cook, City of Knoxville ADA Coordinator at 865-215-2034 or scook@knoxvilletn.gov. Please request accommodations at least ten days in advance.

Community Development is committed to meeting the needs of non-English speaking residents, including foreign language interpreters and materials translated in the appropriate language. Please request accommodations at least ten days in advance.

If you are unable to attend the meeting, your feedback is still appreciated. Please send in your comments/questions to Linda Rust at lrust@knoxvilletn.gov, mail to Linda Rust, City of Knoxville Community Development Department, P.O. Box 1631, Knoxville, TN 37901, or by fax to 865-215-2962 or by calling 865-215-2357 for additional info.

3. MPC Announces Meetings for One Year Plan Update

The Metropolitan Planning Commission (MPC) has announced three public meetings as part of its annual update of the City of Knoxville's One Year Plan, which serves as the foundation for zoning decisions and is based on the land-use goals, objectives, and policies found in the City's long-range plans.

Neighborhood organizations should become familiar with the One Year Plan in and around their neighborhoods, so as to be better prepared if a developer wishes to change zoning on a particular piece of property.

The meetings have been scheduled to give community members the opportunity to review and discuss recommended changes to the One Year Plan and to slope and stream protection areas. All of the meetings begin at 6 p.m.

Tuesday, February 6 – West & Northwest Sectors
Middlebrook Pike United Methodist Church
7234 Middlebrook Pike

Monday, February 12 – South Sector
Flenniken Landing Community Room
115 Flenniken Avenue

Thursday, February 15 – North, East & Central Sectors

Search For Anything

City of Knoxville » Government » City Departments & Offices » Community Development » **Community Development Block Grant & Homeless Grant**

<p>Community Development Block Grant & Homeless Grant</p>	<p>Emergency Solutions Grant Program Guidelines Community Development Block Grant Program Guidelines Super Circular Section 3</p>	<p>The OMB Super Circular: What the New Rules Mean for Nonprofit Recipients of Federal Awards Homeless Grant Application [PDF] Homeless Grant Instructions [PDF] Homeless Grant Exhibit [PDF]</p>	<p>Community Development Director Becky Wade hwade@knoxvilletn.gov (865) 215-2865 400 Main St., Room 532 Knoxville, TN 37902</p>
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ANNUAL ACTION PLAN

The City of Knoxville is developing its Annual Action Plan Update to its Five Year Consolidated Plan for the proposed use of U.S. Dept. of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), HOME Investment Partnership Act, and Emergency Solutions Grant (ESG) funds for program year 2018-2019.

The public is invited to come to a Public Meeting on February 5, 2018, at 5:30 PM at the O'Connor Center, 611 Winona Street (*inclement weather date is February 7, same time and place*). At the meeting, Community Development staff will review priorities and strategies from the 2015-2019 Five Year Consolidated Plan, share accomplishments (focusing on affordable housing as a priority activity), explain constraints that impact how HUD funds are allocated, and take comments and questions from citizens.

HOMELESS GRANT PROCESS

Community Development staff will also discuss the City's Homeless Grant process for homeless service providers interested in applying for funding for activities beginning July, 2018. Applications will be made available on February 5 and a mandatory workshop for applicants will be held on February 8 at 11:00 AM at the O'Connor Center, 611 Winona Street (*inclement weather date is February 12, same time and place*).

[2018 Homeless Grant Application \[PDF\]](#)

[2018 Homeless Grant Instructions \[PDF\]](#)

[2018 Homeless Grant Exhibit 1 \[PDF\]](#)

DEADLINE: Applications due by 12 noon in the Community Development Office on February 23, 2018

MEETING LOCATION/NEEDS

The O'Connor Center is wheelchair accessible. Persons who wish to request disability-related accommodations including sign-language interpreters should contact Stephanie Cook, City of Knoxville ADA Coordinator at 865-215-2034 or scook@knoxvilletn.gov. Please request accommodations at least ten days in advance.

Community Development is committed to meeting the needs of non-English speaking residents, including foreign language interpreters and materials translated in the appropriate language. Please request accommodations at least ten days in advance.

If you are unable to attend the meeting, your feedback is still appreciated. Please send in your comments/questions to Linda Rust at lrust@knoxvilletn.gov, mail to Linda Rust, City of Knoxville Community Development Department, P.O. Box 1631, Knoxville, TN 37901, or by fax to 865-215-2962 or by calling 865-215-2357 for additional info.



News

February 05, 2018
Child Safety Seat
Checkpoint Feb. 10,
2018

Events

February 05, 2018
Impounded
Vehicles Auction

City Services

3-1-1
Dial for City Services

Contact

© City of
Knoxville
400 Main
Street
Knoxville, TN
37902
[View Map /](#)
[Site Map](#)

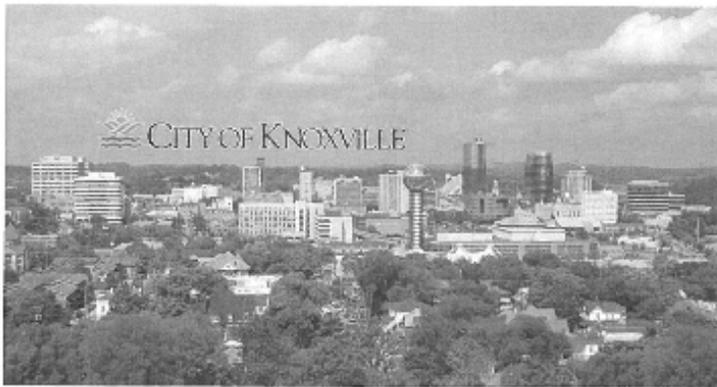


FaceBook

City of Knoxville - Government shared their event.

· January 31 ·

Every year, the City's Community Development department submits a plan to the Department of Housing and Urban Development (HUD) that outlines how it will use those federal funds to support a variety of projects geared toward the revitalization of Knoxville's low-to-moderate income neighborhoods. Your input is valuable to the creation of the Annual Action Plan. At the meeting, Community Development staff will review priorities and strategies from the 2015-2019 Five-Year Consolidated Plan, share accomplishments (focusing on affordable housing as a priority activity), explain constraints that impact how HUD funds are allocated, and take comments and questions from citizens.



FEB5

Going

Community Development public input meeting

Mon 5:30 PM · O'Connor Senior Center · Knoxville

Cassey, Stephanie and 11 friends

 Linda Rust

Like

Comment

5 You, Matt Magr ns-Tillery and 3 others



To have an event considered for listing in the City's event calendar, please submit your event info to the Special Events Office by calling 865-215-4248 or send an email to specialevents@knoxvilletn.gov.

If you are a person with a disability who requires an accommodation in order to attend a City of Knoxville public meeting, please contact the City of Knoxville's ADA Coordinator, Stephanie Brewer Cook at 865-215-2034 or scCook@knoxvilletn.gov no less than 72 business hours prior to the meeting you wish to attend.



To see more events in the Knoxville area please visit

the [Event Calendar at Visit Knoxville](#).

Calendar Feeds Available: [City of Knoxville Events](#) | [Office of Neighborhoods Event & Meeting Calendar](#) | [Knox County Schools](#) | [Knox County Public Library](#)

Select events from other calendars

Events loaded.

1 7 31 365 Today



Currently displaying events for Monday February 05 2018

<p>Monday 05 Feb 2018</p> <p>Displaying events from Monday February 05 2018</p>

Event Name	Location	Occurring On	Category
Impounded Vehicles Auction	Vehicle Impound Lot On Vice Mayor Jack Sharp Road	05 February, 2018 10:00AM to 12:00PM February 5 2018 10:00AM to 12:00PM	undefined
Public meeting on the City of Knoxville's Community Development 2018-2019 Annual Action Plan	John T. O'Connor Senior Center, 611 Winona St.	05 February, 2018 5:30PM to 6:30PM February 5 2018 5:30PM to 6:30PM	undefined

News

- [April 05, 2018](#)
[Music Festival Closes Block of Jackson Ave., Old City Parking](#)

Events

- [April 05, 2018](#)
[City Tree Board Meeting](#)

City Services

- [3 1 1 Dial for City Services](#)

Contact

- © City of Knoxville
400 Main Street
Knoxville, TN 37902
[View Map](#) / [Site Map](#)

[City of Knoxville on Facebook](#) [City of Knoxville on Twitter](#)



MEDIA ADVISORY

January 29, 2018

Contact: Paige M. Travis
865.215.3659 - Office
865.951.3733 - Cell

MEDIA ADVISORY

What: Public meeting on the City of Knoxville's Community Development 2018-2019 Annual Action Plan

When: 5:30 p.m. Monday, Feb. 5, 2018

Where: John T. O'Connor Senior Center, 611 Winona St.

Who: Community Development staff, neighborhood leaders and other stakeholders

Members of the City's Community Development department will present a draft of its Annual Action Plan that will guide projects and activities for program year 2018-2019. Residents are invited to attend, ask questions and provide input.

The goal of the annual plan is to respond to current community needs as well as those reflected in the Five-Year Consolidated Plan (2015-2019). For instance, since the five-year plan was created, the number of affordable rental units available in the city limits has decreased drastically. The past two years' annual plans have addressed those pressing needs with focused efforts.

The City is required to file an Annual Action Plan to the Department of Housing and Urban Development (HUD) to demonstrate how it proposes to use its annual allocation of federal funds provided via Community Development Block Grant (CDBG), HOME Investment Partnership Act, and Emergency Solutions Grant (ESG) programs.

The O'Connor Center is wheelchair accessible. Persons who wish to request additional disability-related accommodations including sign-language interpreters should contact Stephanie Cook, City of Knoxville ADA Coordinator at 865-215-2034 or scCook@knoxvilletn.gov. Please request accommodations at least 10 days in advance. For an English interpreter, contact Title VI Coordinator Tatia M. Harris at 865-215-2831.

Anyone who can't attend the Feb. 5 meeting and would like to provide comments or ask questions should contact Linda Rust, Community Development, at lrust@knoxvilletn.gov; 865-215-2357; or fax to 865-215-2962; or mailed to P.O. 1631, Knoxville, TN 37901.

AP-12 Participation/Citizen Participation Outreach

Public Comment Period

April 6 – May 7, 2018

May 7, 2018, Submitted by email

I would like to submit public comment for the appropriation of funds towards "Youth-specific" resources that are lacking for homeless youth in our community. Homeless youth are defined by HUD as anyone 24 or younger that is unaccompanied. This specific population has limited resources that are "Youth-specific" in the Knoxville area meaning that many of these youth must access the major homeless resources which are predominantly utilized by the adult homeless population. Through focus groups conducted by the Knoxville Homeless Coalition with the youth population we have learned that many youth simply choose not to access these resources, mostly due to safety concerns, or after initially accessing the resource become discouraged leading them to stop accessing resources all together.

Therefore, I would like to propose that the City of Knoxville appropriate funding toward two major "Youth Specific" resources to aid in their creation. First, is a "Youth-specific" emergency shelter. This type of emergency shelter would provide youth a safer and smaller emergency shelter environment tailored toward youth's needs. Second, is the development of "Non-time limited youth supportive housing". Similar to many of the permanent supportive housing programs in Knoxville, "non-time limited youth supportive housing" provides youth with a stable living situation while intense case management helps the youth navigate the resource network to meet their needs and maintain housing.

I believe it is important that the City of Knoxville begins to address the needs of this growing population. When underserved, this population experiences exploitation and chronic homelessness. Through early identification and tailored youth resources, the trauma endured by homeless youth will decrease and the rate of recidivism back to homeless will lessen. These resources are greatly needed in our community and I hope the City of Knoxville will look in to funding these programs.

TR0427A9914320N12

Sale Date and Location: March 28, 2013, at 2:00 p.m. at the front floor of the Courthouse, designated as being the Main Assembly Room inside the northwestern wing from Main Avenue to the City County Building in Knoxville, Knox County, Tennessee.

Property Description: Approved and described per TCA 35-5-104(a) (2) is the property referenced and described fully at Instrument No. 20110929011019 and commonly known as 3335 Island Home Plks, Knoxville, Knox County, TN 37939. **Property Address:** 3335 Island Home Plks, Knoxville, Knox County, TN 37939. **Tax Map Identification No.:** 119-040-03 (However, the property description shall prevail in the event of any inconsistencies between the description and address or tax identification number).

Parties interested: Bilo, Inc. (Instrument 20120929042791) Pursuant to TCA 35-5-103, et seq. the following liens claimed by the State of Tennessee may apply to said property, and for which the sale of the property shall be subject to the State's right to recover the money or provided in TCA 35-7-1413(c)(3); Tennessee Department of Revenue Instrument 1012069069220.

All sales of property, both real and personal, are "AS IS" and "WHERE IS" without representation or warranty as to merchantability or fitness for a particular purpose or of any kind, whether as to title and authority to convey.

The sale of the described property is subject to all taxes and charges, any restrictive covenants, easements, set-back lines, side lines, encumbrances, if any, and any other priority title to the manufactured home may be transferred by Bill of Sale or Certificate of Title, as the case may require.

The right is reserved to adjourn the day of the sale to another day, time and place without further publication, upon announcement at the time and place for the sale set forth above.

THE PURPOSE OF THIS COMMUNICATION IS TO COLLECT THE DEBT AND ANY INFORMATION OBTAINED AS A RESULT WILL BE USED FOR THAT EXPRESS PURPOSE ONLY. THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

This is the 10th day of February, 2013. Anthony R. Steele, Trustee Winchester Sellers, Foster & Steele, P.C. P. O. Box 2428 Knoxville, TN 37901 (865) 537-1580 Publication Dates: March 3, 10, and 17, 2013

SUCCESSOR TRUSTEE'S NOTICE OF SALE OF REAL ESTATE AND AFFIXED MANUFACTURED HOME

ANTHONY R. STEELE, Successor Trustee of a Debt of Trust executed on March 24, 2013, do hereby

City of Knoxville Draft of the 2013-2019 Annual Action Plan for Housing and Community Development Public Comment Period and Public Hearing

The City of Knoxville is in the process of drafting its 2013-2019 Annual Action Plan, which describes the proposed use of estimated U.S. Department of Housing and Urban Development Back Grant (2008), HOME Investment Partnership (HOME) and Emergency Shelter Grant (ESG) funds for the fourth year of the Five Year Consolidated Plan that begins July 1, 2013. The draft of the Annual Action Plan will be available for a 30-day public comment period beginning on April 4, 2013. The final version of the Plan will have actual amounts in it and is due to HUD 60 days after the state HUD's allocations are announced, or until August 15, 2013 (whichever comes first).

The City of Knoxville encourages citizen comment on the draft plan. Copies may be examined beginning on April 6, 2013, online at www.knox.gov/cdd or at the following locations: the Department of Community Development, 3th floor, the Lawson McIlwain public library (main branch), 200 W. Church Ave., and the main office of the Knoxville-Knox County Community Action Commission (KCCAC), 244 Western Avenue. Citizens may also obtain a copy of the draft plan by calling the Community Development Department at 865-215-2160.

A public hearing on the draft Annual Action Plan will be held at 5:00 PM on July 7, 2013, at the John F. O'Connor Center, 411 Wynona Street, Knoxville, TN 37917. The O'Connor Center is wheelchair accessible. Persons who wish to request disability-related accommodations, including sign-language interpreters, should contact Stephanie Cook, City of Knoxville ADA Coordinator at 865-215-2034, or sc008@knoxville.gov. Please request accommodations at least ten days in advance.

Community Development is committed to meeting the needs of non-English speaking residents, including foreign language interpreters and materials distributed in the appropriate language. Please request accommodations at least ten days in advance.

Citizens may also submit their comments via e-mail to lines@knoxville.gov or in writing by mail or by in-lieu bus, City of Knoxville, Community Development Department, P.O. Box 1671, Knoxville, TN 37901, fax 865-215-2933 or by calling 865-215-2160 for additional information.

All comments must be received no later than May 7, 2013.



865-747-8713
FERGUSON REALTORS

Farms & Acreage

200 ACRE FARM IN MORGAN COUNTY fenced, 150 acres cleared, 4 ponds, good hunting. Call (423)319-9248

58 ACRES, 16 ACRES CLEARED in hilly area, creek in back property, good hunting. Call (423)319-9248

Manufactured Homes

I BUY OLDER MOBILE HOMES 1990 UP, ANY SIZE OK 855-384-5643

Lots/Acreage for Sale

13 ACRES MORGAN COUNTY UNRESTRICTED, level to rolling, scenic views, 700-ft. on 411 Hwy., \$22,900 per acre, 10/28/12. 1083/673387

2.9 ACRE LOT, BEAUTIFUL MOUNTAIN FARMS, KY, paved comm., great to build! 1000 sq ft. also, 6 water view, \$25,000. Call (865)789-0577

8.5 ACRE LOT FOR MINI-FARM, 569,900 on Indian Ridge Rd. Blaine, TN. MLK 1026734. Min Picarella, Realty Executives, 942-658-2212, 252-658-6424

Real Estate Rentals

Apartments - Furnished

East Knoxville, off Rutledge Pl. Best apt., furnished, 1 bed, all utilities, TV, pet, etc., and nice, no pets, \$100 mo. +\$300 dep. (865) 852-1137

Apartments - Unfurn.

BROADWAY TOWERS 62 AND OLDER

Or Physically Mobility Impaired 1 & 2 BR, utilities included. Laundry on site. Immediate housing if qualified. Section 8-202.

855-524-4092 for appointment

TDD 1-800-927-9275



Public Notices

Ciudad de Knoxville

Bosquejo del Plan de Accion Anual 2018-2019

Para Vivienda y Desarrollo Comunitario

Periodo de Comentarios y Audiencias Publicas

La ciudad de Knoxville está en proceso de redactar su Plan de Acción Anual 2018-2019, que describe el uso propuesto de los fondos *estimados* de subvención federal del Departamento de Vivienda y Desarrollo Urbano (HUD) tales como la subvención en bloque para el desarrollo comunitario (CDBG, por sus siglas en Ingles), Asociación de Inversion (HOME, por sus siglas en Ingles) y la subvención Soluciones de Emergencia (ESG, por sus siglas en Ingles) para el cuarto de los cinco años del Plan Consolidado de cinco años que empieza el 1 de julio de 2018.

El bosquejo del Plan de Acción Anual estará disponible para un periodo de comentarios públicos de 30 días que comenzará el 6 de abril de 2018.

La versión final del Plan tendrá montos reales y se debe entregar a HUD 60 días antes de que HUD anuncie las asignaciones, o hasta el 16 de Agosto de 2018 (cualesquiera sea primero).

La Ciudad de Knoxville anima a los ciudadanos a comentar acerca del bosquejo del plan. Las copias pueden examinarse a partir del 6 de abril de 2018, en línea www.knoxvilletn.gov/development o en los siguientes lugares: the Department of Community Development, 5th floor, City-County Bldg., 400 Main Street, the Lawson McGhee Public Library (edificio principal), 500 W. Church Ave., y la oficina central de Knoxville-Knox County Community Action Committee (CAC), 2247 Western Avenue. Los ciudadanos también pueden obtener una copia del bosquejo del plan llamando al Departamento de Desarrollo Comunitario al 865-215-2180.

Una audiencia publica sobre el bosquejo del Plan de Accion Anual tendra lugar a las 5:30 PM el 7 de Mayo de 2018, en John T. O'Connor Center, 611 Winona Street, Knoxville, TN 37917.

El O'Connor Center tiene acceso para sillas de ruedas. Las personas que deseen solicitar adaptaciones relacionadas con una discapacidad, incluyendo intérpretes de lenguaje de señas, deben ponerse en contacto con Stephanie Cook, City of Knoxville ADA Coordinator at 865-215-2034 o por sccook@knoxvilletn.gov. Por favor, solicite dichas adaptaciones con al menos diez días de anticipación.

Community Development se compromete a satisfacer las necesidades de los residentes que no hablan inglés, incluyendo intérpretes de idiomas extranjeros y materiales traducidos en el idioma apropiado. Solicite estas adaptaciones con al menos diez días de anticipación.

Los ciudadanos también pueden enviar sus comentarios por correo electrónico a Linda Rust al lrust@knoxvilletn.gov o por escrito por correo o fax a Linda Rust, City of Knoxville, Community Development Department, P.O. Box 1631, Knoxville, TN 37901, fax 865-215-2962 o por teléfono 865-215-2180 para mayor información.

Todos los comentarios deben ser recibidos a más tardar el 7 de mayo de 2018.





Knoxville Neighborhood Advisory – Vol. 11, No. 12 – Tuesday, April 03, 2018

To subscribe to this newsletter via email, fill out this form at <http://eepurl.com/b2Rk9T>. You will then receive an automated email. Reply to this automated email to secure your free subscription.

1. Developer Seeks Community Input
2. This Thursday: Sevier Avenue Improvements Meeting
3. East Knoxville Clean-Up Set For This Saturday
4. Save the Date: Fourth and Gill Home Tour
5. OON Staff Sends a Sincere Thank You
6. NAC to Discuss Neighborhood Criteria
7. You Are Invited to a Nashville Neighborhood Conference
8. Consider the Neighborhoods USA Conference in Birmingham
9. City Council to Meet on Homelessness, ReCode Knoxville
10. PARC Quarterly Meetings Open to All
11. City Seeks Comment on Annual Action Plan
12. Livable Community Expert to Speak This Month
13. Learn How to Reduce Your KUB Bill
14. North Hills Hosts Plant Sale
15. [Neighborhood and Government Calendar](#) (clickable to online calendar)

Published by the City of Knoxville's Office of Neighborhoods to report news important to Knoxville's residential neighborhoods. Include your neighborhood-related event or meeting in this space. Call 215-4382. News deadline: 5 p.m. Mondays.

Like us on Facebook: <https://www.facebook.com/KnoxvilleNeighborhoods>

1. Developer Seeks Community Input

Elmington Properties will host a community meeting at 6:30 p.m. Wednesday, April 4, at South Doyle Middle School, 3900 Decatur Dr., to discuss a proposed workforce housing development on Young High Pike between the Post Office and Captain Ds, and backing up to Sam Duff Park.

Elmington has not yet purchased the site. It is seeking community input and will present its ideas for the site. This is the same group that is building the workforce housing development at the corner of East Martin Mill Pike and Lippencott Street.

2. This Thursday: Sevier Avenue Improvements Meeting

The City of Knoxville will conduct a public meeting on the Sevier Avenue Streetscapes Improvement Project at 6 p.m. this Thursday, April 5, at South Knoxville Elementary School, 801 Sevier Ave.

11. City Seeks Comments on Annual Action Plan

The City of Knoxville will soon be seeking comments on the first draft of its Annual Action Plan, which will be available for a 30-day public comment period beginning this coming Friday, April 6.

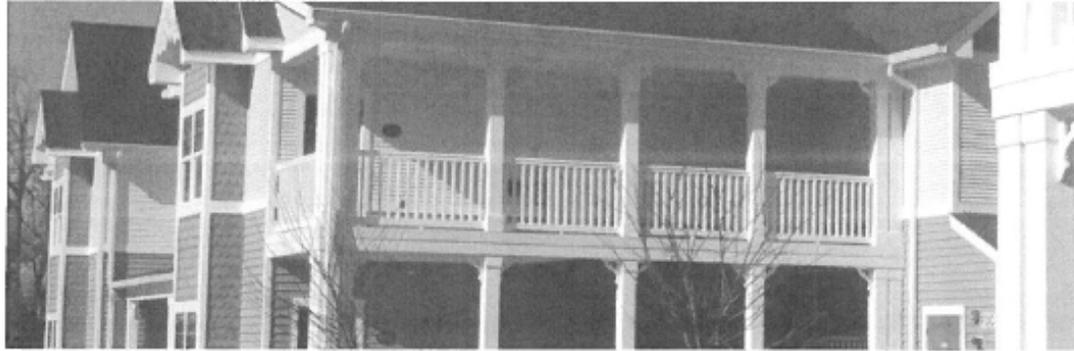
The City's Community Development Department is in the final stages of drafting the 2018-2019 Plan. The document will describe how the Department proposes to spend funds from the U.S. Department of Housing and Urban Development (HUD).

These funds, the total of which will be estimated at this time, will come from HUD's Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) funds for the year beginning July 1, 2018. The final version of the Plan will include actual funding amounts.

Starting April 6, copies of the Draft Plan can be found at www.knoxvilletn.gov/development or at the following locations: the Department of Community Development, 5th floor, City-County Bldg., 400 Main Street; the Lawson McGhee Public Library (main branch), 500 W. Church Ave.; and the main office of the Knoxville-Knox County Community Action Committee (CAC), 2247 Western Avenue. Citizens may also obtain a copy of the draft plan by calling the Community Development Department at 865-215-2180.

A public hearing on the draft Plan will be held at 5:30 p.m. on May 7, at John T. O'Connor Center, 611 Winona Street.

The City of Knoxville encourages citizen comment on the draft plan. Citizens may also submit their comments via e-mail to Linda Rust at lrust@knoxvilletn.gov or in writing by mail or fax to Linda Rust, City of Knoxville, Community Development Department, P.O. Box 1631, Knoxville, TN 37901, fax 865-215-2962 or by calling 865-215-2180 for additional information. All comments must be received no later than May 7, 2018.



Community Development administers a variety of programs geared toward the revitalization of Knoxville's low-to-moderate income neighborhoods. In order for resources to have the greatest impact, the Department targets its programs to strategy areas that are selected periodically.

Main Line: 865-215-2120

Fax: 865-215-2962

Disability Services: 865-215-2034

TTY: 865-215-4581

Fair Housing Program: 865-215-2120

Housing Programs: 865-215-2120

Neighborhood Strategy Areas: 865-215-2120

Solutions to Problem Properties: 865-215-2120

The City of Knoxville is currently developing its Annual Action Plan Update to its Five Year Consolidated Plan for the proposed use of U.S. Dept. of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), HOME Investment Partnership Act, and Emergency Solutions Grant (ESG) funds for Program Year Four, beginning July 1, 2018 through June 30, 2019.

The first of two public meetings to discuss the Annual Action Plan was held on February 5, 2018. At this meeting, Community Development staff reviewed priorities and strategies from the 2015-2019 Five Year Consolidated Plan, shared accomplishments (focusing on affordable housing as a priority activity), explained constraints – both regulatory and financial - that impact how HUD funds are allocated to activities, and presented its proposed priority activities for program year 2018-2019. That presentation can be found here ([presentation](#)). Comments from residents were also invited and received at the meeting and are part of the process the city uses to determine priority activities for the program year. Community Development staff also discussed the City's Homeless Grant process for homeless service providers interested in applying for funding for activities beginning July, 2018. See below.

Applications are now being accepted for [Homeless Grants](#). A mandatory workshop for Homeless Grant

applicants will be held on February 8 at 11:00 AM at the O'Connor Center, 611 Winona Street (inclement weather date is February 12, same time and place). Applications are due by 12:00 noon, February 23, 2018.

The *draft* Annual Action Plan will be available for public review and comment on **April 6, 2018**. The draft will include an estimation of funding amounts and sources for proposed programs and activities beginning July 1, 2018. A thirty-day **public comment period** on the draft plan will **begin April 6** and run **through May 7, 2018**. Comments may be shared with Linda Rust at lrust@knoxvilletn.gov, or mail to Linda Rust, City of Knoxville Community Development Department, P.O. Box 1631, Knoxville, TN 37901, or by fax to 865-215-2962.

A **second Public Meeting** to discuss the draft plan and receive comments from the public, will be held at the end of the public comment period, on **May 7, 2018**, at 5:30 PM at the O'Connor Center, 611 Winona Street.

The O'Connor Center is wheelchair accessible. Persons who wish to request disability-related accommodations including sign-language interpreters should contact Stephanie Cook, City of Knoxville ADA Coordinator at 865-215-2034 or scCook@knoxvilletn.gov. Please request accommodations at least ten days in advance.

Community Development is committed to meeting the needs of non-English speaking residents, including foreign language interpreters and materials translated in the appropriate language. Please request accommodations at least ten days in advance.

If you are unable to attend the meeting, your feedback is still appreciated. Please send in your comments/questions to Linda Rust at lrust@knoxvilletn.gov, mail to Linda Rust, City of Knoxville Community Development Department, P.O. Box 1631, Knoxville, TN 37901, or by fax to 865-215-2962 or by calling 865-215-2357 for additional info.

COMMUNITY DEVELOPMENT DEPARTMENT PROVIDES:

- * Programs to improve housing opportunities for lower-income homeowners, tenants and home buyers as well as assistance to organizations serving Knoxville's homeless population.
- * A Fair Housing Program to promote equal opportunity in housing in Knoxville.
- * Activities that identify vacant, blighted or problem properties and seek developers to return them to productive use.
- * Support for programs that assist neighborhoods in identifying and solving their own problems
- * Support for programs that provide training and employment to lower-income citizens or to assist lower-income citizens in starting small businesses.

REVITALIZATION PROJECTS:

- * Five Points Commercial Development
- * Lonsdale Redevelopment
- * Vestal Redevelopment

April 6, 2018

Search **Knoxville**

City of Knoxville » Government » City Departments & Offices » **Community Development**

Community Development

Current Grant Opportunities
Disability Services Office
Façade Improvement Program
Fair Housing
Homemaker Program
Housing Programs

Office on Homelessness
Office of Neighborhoods
Reports and Plans
Section 3 Information / Certified Businesses
Historic Preservation Fund
Housing Affordability Presentation [PDF]

Community Development Director

Becky Wade
hwade@knoxvilletn.gov
(865) 215-2863

401 Main St., Room 532
Knoxville, TN 37902



Community Development administers a variety of programs geared toward the revitalization of Knoxville's low-to-moderate income neighborhoods. In order for resources to have the greatest impact, the Department targets its programs to strategy areas that are selected periodically.

Main Line: 865-215-2120

Fax: 865-215-2962

Disability Services: 865-215-2034

TTY: 865-215-4581

Fair Housing Program: 865-215-2120

Housing Programs: 865-215-2120

Neighborhood Strategy Areas: 865-215-2120

Solutions to Problem Properties: 865-215-2120

The City of Knoxville is currently developing its Annual Action Plan Update to its Five Year Consolidated Plan for the proposed use of U.S. Dept. of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), HOME Investment Partnership Act, and Emergency Solutions Grant (ESG) funds for Program Year Four, beginning July 1, 2018 through June 30, 2019.

The first of two public meetings to discuss the Annual Action Plan was held on February 5, 2018. At this meeting, Community Development staff reviewed priorities and strategies from the 2015-2019 Five Year Consolidated Plan, shared accomplishments (focusing on affordable housing as a priority activity), explained constraints – both regulatory and financial - that impact how HUD funds are allocated to activities, and presented its proposed priority activities for program year 2018-2019. That presentation can be found here ([presentation](#)). Comments from residents were also invited and received at the meeting and are part of the process the city uses to determine priority activities for the program year.

The *draft* Annual Action Plan is now available for public review and comment (draft plan). The draft includes an estimation of funding amounts and sources for proposed programs and activities beginning July 1, 2018. A thirty-day **public comment period** on the draft plan **begins April 6** and runs **through May 7, 2018**. Comments may be shared with Linda Rust at lrust@knoxvilletn.gov, or mail to Linda Rust, City of Knoxville Community Development Department, P.O. Box 1631, Knoxville, TN 37901, or by fax to 865-215-2962.

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ENERGY STAR:

Energy Star Partner - The City of Knoxville is a proud partner of ENERGY STAR. The Community Development Department's Owner Occupied Housing Rehabilitation Program has built thirteen (13) Energy Star homes and plan on building more Energy Star-certified homes. ENERGY STAR qualified products and practices help you save money and reduce greenhouse gas emissions by meeting strict energy efficiency guidelines set by the U.S. EPA and U.S. DOE. The ENERGY STAR label also designates superior energy performance in homes and buildings. More information is available on the ENERGY STAR website at www.energystar.gov.



News

April 06, 2018
 City's 2018-19
 Annual Action Plan
 Available for
 Public Comment

Events

April 06, 2018
 First Friday
 ArtWalk

City Services

3-1-1
 Dial for City Services

Contact

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 400 Main
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April 6, 2018



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City of Knoxville » **Calendar**

Calendar	Upcoming Events Calendar	Visit Knoxville Event Calendar
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To have an event considered for listing in the City's event calendar, please submit your event info to the Special Events Office by calling 865-215-4248 or send an email to speialevents@knoxvilletn.gov.

If you are a person with a disability who requires an accommodation in order to attend a City of Knoxville public meeting, please contact the City of Knoxville's ADA Coordinator, Stephanie Brewer Cook at 865-215-2034 or scook@knoxvilletn.gov no less than 72 business hours prior to the meeting you wish to attend.



To see more events in the Knoxville area please visit the **Event Calendar** at Visit Knoxville.

Calendar Feeds Available: *City of Knoxville Events | Office of Neighborhoods Event & Meeting Calendar | Knox County Schools | Knox County Public Library*

SELECT EVENTS FROM OTHER CALENDARS

1	7	31	365	Today	Daily List	Go		All Categories
Friday 06 Apr 2018								
Event Name	Location	Occurring On	Category					
First Friday ArtWalk	Downtown (varies)	06 April, 2018 5:00PM to 10:00PM	undefined					
City's Annual Action Plan Available for Public Comment	www.knoxvilletn.gov/development	06 April, 2018 5:01PM to 10:00PM	undefined					

Event Name	Location	Occurring On	Category
Dragon Lights Festival at Chilhowee Park	Chilhowee Park Fair Grounds and Midway	05 April, 2018 5:30PM to 10:00PM	undefined
Knoxville Ice Bears vs Ice Flyers	Knoxville Civic Coliseum	06 April, 2018 7:30PM to 9:30PM	undefined

News

April 06, 2018
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City's Annual Action Plan Available for Public Comment	www.knoxvilletn.gov/development	06 April, 2018 5:01PM to 10:00PM April 6 2018 5:01PM to 10:00PM	undefined
Dragon Lights Festival at Chilhowee Park	Chilhowee Park Fair Grounds and Midway	06 April, 2018 5:30PM to 10:00PM April 6 2018 5:30PM to 10:00PM	undefined
Knoxville Ice Bears vs Ice Flyers	Knoxville Civic Coliseum	06 April, 2018 7:30PM to 9:30PM April 6 2018 7:30PM to 9:30PM	undefined

Loading...



News

April 06, 2018

City's 2018-19 Annual Action Plan Available for Public Comment

Events

April 06, 2018

First Friday ArtWalk

City Services

3-1-1 Dial for City Services

Contact

© City of Knoxville
400 Main Street
Knoxville, TN 37902
[View Map / Site Map](#)

Facebook Page April 6, 2018



City of Knoxville - Government

· 5 hrs ·

The draft of the City's Annual Action Plan for the 2018-2019 program year is available for public comment beginning April 6. The draft plan proposes high priority activities to fund using U.S. Dept. of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnerships funding starting July 1.

Find the draft plan at www.knoxvilletn.gov/development, at the Lawson McGhee Library downtown or at CAC on Western Avenue.

Comments will be taken for a period of 30 days, ending May 7, at a public meeting at the John T. O'Connor Center, 611 Winona Street, at 5:30 PM.

Top of Form

 Linda Rust

[Like](#)

[CommentShare](#)

11 Linda Rust

Comments



Comment on this...

Bottom of Form

AP-12 Participation/Citizen Participation Outreach

Second Public Meeting – May 7, 2018

May 7, 2018 Public Meeting Comments

- Does the city's work on blighted properties displace people?
Reply: The city's program deals with blighted properties that are vacant and typically, a public nuisance.
- How much is the mayor's affordable housing fund proposal?
Reply: The mayor is proposing \$2.5 M for the Affordable Rental Development fund (these are not HUD funds, but local funds) for the fiscal year beginning July 1.
- The General Fund Budget should prioritize affordable housing (over things like policing).
- How are decisions made about which blighted properties will be included in the city's program?
Reply: There are blighted property program requirements that determine how the city may intervene. The Homemaker program is one program and the eligibility and process is governed by a committee.
Reply: Is the committee just made up of city employees?
Reply: Yes.
- There is a housing cooperative in Fourth and Gill. There is city-owned property located by Dogwood Elementary School that will be housing?
Reply: <some history was given about the blighted "Old South High" and plans for it to be renovated into assisted living apartments for senior citizens. No federal funds will be used and it is not covered under the Annual Action Plan>
- Are there any new Affordable Rental Development Fund applications or any new contracts anticipated?
Reply: There have been several discussions that may result in requests and new contracts. <discussion ensued about other fund variables with regards to private housing developers (like LHP)>
- How long is the contract for developers on the Affordable Rental Development Fund?
Reply: There is a 20 year affordability period. <further explanation was given>
- What is the status of the Knoxville College campus and the mayor's proposal?
Reply: The proposal is still in the research phase. <this proposal is not a part of the Annual Action Plan>
- What is the city doing to manage gentrification?
Reply: The city, through its affordable housing initiatives, is incentivizing affordable housing – especially affordable rental housing – in areas where higher income development is occurring to encourage mixed-income communities.
- What is the definition of affordable housing?
Reply: HUD sets income limits (up to 80% of Area Median Income) to determine who is considered low/moderate income and housing is considered "affordable" if a household is

paying less than/equal to 30% of their household income in housing costs. There is a move within HUD to increase that to 35% of income, changing the definition. Advocates for affordable housing may consider writing to their congressional representatives to give feedback.

What incomes are set to be considered low income?

Reply: <a slide in the presentation was reshown to reiterate what is Area Median Income and the different levels of income – 80%, 50%, and 30%.>

- KCDC has rental deposits and minimum rents. Can the city help pay deposits?
Reply: The city funds CAC with Rapid Re-housing funds that may pay for deposits into KCDC housing.
How about helping people who are disabled?
Reply: The city is currently funding Home Source to build affordable disability & senior housing.
- Can private developers have access to developing city-owned blighted property?
Reply: Yes, and the properties are mostly single lots.
- Are KPD nuisance properties eligible for the city's blighted property programs?
Reply: Nuisance properties identified by KPD are typically commercial, not residential properties.
- How do developers apply for funds for affordable housing?
Reply: There is no deadline for applying, see the city's web page at www.knoxvilletn.gov for instructions.
- How are citizens or neighborhood organizations involved in weighing-in on decisions about where affordable housing is located?
Reply: Developers are required to involve neighborhood organizations (if there is one). People can also keep up to date on planned development on the city's webpage and public meetings.
Follow-up comments:
Not everybody has access to the internet.
More rigorous standards are needed for public input on housing locations.
- Increased visibility of homelessness is helping. We are appreciative for the city's efforts with regards to homelessness.
- How is ReCode Knoxville assisting with affordable housing?
Reply: <discussion of ReCode Knoxville> Accessory Dwelling Units (ADUs) are being proposed for all residential zones and through increased density.
Follow up comments about availability of "tiny houses" and current development in Knoxville is not affordable.
- Has the city had any problems with NIMBY (Not In My Back Yard) with affordable housing?
Reply: <discussion about past conflicts with some community members and permanent supportive housing (Minvilla, Flenniken) and how concerns have not been realized – they've

been a success> So many people are impacted by the lack of affordable housing currently that there has not been much, if any, community opposition to affordable housing development.

- Is there education available on the process of developing affordable housing from the start?

How does one start?

Reply: It's not a simple proposition.

Comment: There is a webinar (Keith Richardson, community member and former HUD official said he could provide a link)

Comment: We need more "YIMBYISM" – Yes In My Back Yard.

- Regarding administration expenses, are there any plans to buy costly furniture?

Reply: <explanation that this was a reference to the HUD Secretary's purchase of expensive furniture> No.



CITY OF KNOXVILLE
MADELINE ROGERO, MAYOR

Annual Action Plan Public Meeting
May 7, 2018

Community Development
Department

Becky Wade, Director
Linda Rust, CD Administrator

Agenda

Overview of Mission and Outcomes
The Five Year Consolidated Plan
The Annual Action Plan
 Consultation
 Public Input
 Proposed High Priority Activities
 Allocation Amounts
 Amounts/Proposed Activities
Opportunity for Public Comment

Our Mission is

to revitalize low and moderate income communities and strengthen all city neighborhoods.

We accomplish this by working with community partners on many programs with various federal, state and local funding sources.

Our Desired Outcomes

- Safe, sustainable and vibrant neighborhoods
- Active public participation through strong neighborhood organizations
- Economic opportunities for individuals and businesses
- Responsive and collaborative partnerships
- Supportive services for persons experiencing homelessness or at-risk of homelessness
- Decent, affordable, healthy and energy-efficient housing
- Accessible, *Visible* and Fair Housing
- Efficient grants administration and management

The PY2015-2019 Five Year Consolidated Plan

U.S. Department of Housing and Urban Development (HUD)
Community Planning Development (CPD) Funds:

CDBG – Community Development Block Grant

HOME – HOME Investment Partnership Grant

- Required by HUD every 5 years, due by May 15th of each year (most recent Plan was completed in May 2015)
- Involves extensive community participation
- Sets High/Low Priority activities for funding
- Updated annually (Annual Action Plan)

Program Constraints

Regulatory - HUD Requirements

1. CDBG Funds
 - **Low- and Moderate- Income (LMI) persons/households**
 - **LMI Areas**
 - **Slum or Blight**
 - Urgency (urgent threat to community health and welfare)
 - **Public Services**
2. HOME Funds
 - **Affordable Housing** for LMI households
3. ESG Funds (through THDA since 2014)
 - **Homelessness**

Low- and Moderate-Income (LMI)

Up to 80% of Area Median Income (\$63,900 in 2017)
adjusted for Household Size

	<u>1 p/HH</u>	<u>2 p/HH</u>	<u>3 p/HH</u>	<u>4 p/HH</u>
Low Income (51%-80%)	\$35,800	\$40,900	\$46,000	\$51,100
Very Low Income (31%-50%)	\$22,400	\$25,600	\$28,800	\$31,950
Extremely Low Income (0%-30%)	\$13,450	\$16,240	\$20,420	\$24,600

Source: HUD, 2017. HUD 2017.

2015-2019 Five Year Consolidated Plan Priorities

Strengthen Neighborhoods

Promote Economic Development

Reduce and End Homelessness

Promote Affordable Housing

The Annual Action Plan

- Updates the Five-Year Plan and is due by May 15*
- Allows for consideration of changes in
 - Community Needs
 - Opportunities and Challenges
 - Funding Sources and Amounts
- Citizen Participation and Consultation with community partners
- Annual report of accomplishments – the Consolidated Annual Performance and Evaluation Report (CAPER), due by September 30
- Program Year (PY) 2018-2019 is Year Four
- July 1, 2018 through June 30, 2019

Affordable Rental Housing Goals

	PY2016 & 2017 New Goals	PY2016 Completed	In Pipeline for PY2017 & 2018
Energy Efficiency & Accessibility	123 rental units	58 (47%)	108+/-
Rental Rehabilitation	68	24 (36%)	73 40 Premier Prop. 10+ Pocahontas 123+ units
Rental Development	215	5 (2%)	172 Southside Flats 24 Holston Court 196+ units

PY2018 AAP Consultation Activities

- Community and Economic Development
 - Office of Neighborhoods, Neighborhood Advisory Council
 - Neighborhood Working Group on Blight
 - Abandoned, Blighted and Vacant Buildings Committee
 - Knox County Health Department
 - Great Schools Partnership, Tennessee Achieves
 - East Tennessee Quality Growth
 - East Tennessee Community Design Center
- Affordable Housing and Homelessness
 - KODC, MFC, CAC, NHI
 - Knoxville Homeless Coalition
 - Mayor's Roundtable on Homelessness
 - Office on Homelessness' Affordable Housing Committee
 - Presentations
 - Metropolitan Planning Commission
 - East Tennessee Regional Leadership Association
 - Justice Knox
 - NAACP Affordable Housing Study Group
 - South of the River Democrats
 - City's Business Advisory Committee
 - City Council Workshop

Citizen Participation Timeline

Public Meeting	February 5, 2018
Staff Prepare Draft Annual Action Plan	February – May*
Draft Available for Review	April 6
30-day Public Comment Period	April 6 - May 7
Public Meeting (tonight)	May 7
Presentations to City Council	March 22 & May 8
City Council Review/Vote	TBD*
Action Plan due to HUD	TBD*

*TBD days after receipt of actual funding, or before August 16, 2018, whichever comes first.

February 5, 2018 Public Meeting Comments

Neighborhoods

- Rehab and infill blighted properties
- Need for mixed-income neighborhoods
- Concerns about gentrification and involuntary displacement

Homelessness

- Concerns about the needs of transgender homeless individuals
- Need for family shelter/keeping families together
- Concerns about youth homelessness - unique needs
- Gaps in health services
- Increase in visibility
- Service Plans/accountability

February 5, 2018 Public Meeting Comments

Affordable Rental Housing

- Access issues – criminal history, credit history, sex offenders, smoking prohibitions
- Lack of units for singles
- In-home support needed to help maintain housing
- Broadband internet accessibility
- More diversity needed in housing types in East Knoxville

Affordable Owner-occupied Housing

- Challenges with purchasing
 - Low income buyers are competing with investors
 - Competition with THDA program income limits
 - Appraisals
- Need for weatherization and emergency home repairs

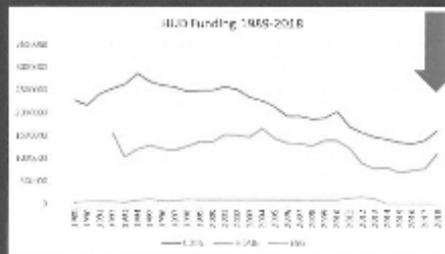
PY2018-2019 Proposed High Priority Activities

- Affordable Rental Housing
 - Weatherization - CDBG
 - Accessibility Improvements - CDBG
 - Rehabilitation – CDBG and HOME
 - Development/New Construction - HOME
 - Permanent Supportive Housing (Housing First) - HOME
- Affordable Owner-occupied Housing
 - Emergency and Minor Home Repair - CDBG
 - Rehabilitation – CDBG and HOME
 - CHDOs - Development/New Construction - HOME
 - Down Payment Assistance - HOME
- Public Services – CDBG (up to 15%)
 - Workforce Development
 - Design and Technical Assistance

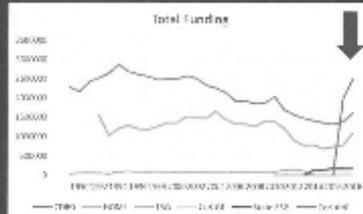
Advocacy for Affordable Housing is Working!

	Proposed in the Draft Plan		HUD Allocation Increases
CDBG	\$1,390,976	+15.67%	\$1,609,007 (\$ 218,031)
HOME	\$ 776,257	+41.33%	\$1,097,110 (\$ 320,853)
Total	\$2,167,233	+24.87%	\$2,706,117 (\$ 538,884)

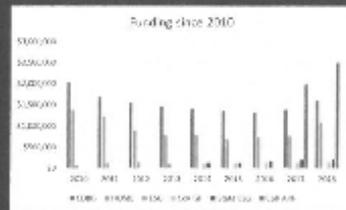
\$ 2,706,117



Funding – Federal, City and State Funds



- Federal funds had been steadily decreasing for years.
- State and local (City) funds have increased to help bridge the gap.
- While federal ESC (Homeless Services) funding has not been restored, the City and State (THDA) have increased their funding.
- The local Affordable Rental Housing Development Fund is proposed to increase to \$2.5M in PY2018.



Federal PY2018 Amounts

CDBG Estimated Federal Allocation	\$1,609,007
Prior Year Funds	\$ 509,326
Estimated Program Income	\$ 150,000
Total CDBG Funds	\$2,268,333
HOME Estimated Federal Allocation	\$1,097,110
Estimated Program Income	\$ 500,000
Total HOME Funds	\$1,597,110
Total Federal Funds	\$3,865,443

Proposed PY2018 Activities

Total HUD Budget Estimate	\$3,865,443
Promote Affordable Housing	\$3,329,504 (86%)
Rental Rehab & Development	\$1,498,277 *
Owner-occupied Rehab & Development	\$1,665,400
Down Payment Assistance	\$ 165,827
Strengthen Neighborhoods	\$ 15,138 (<.5%)
Blighted Property Maintenance	\$ 15,138
Promote Economic Development	\$ 169,000 (4%)
Workforce Development	\$ 119,000
Design and Technical Assistance	\$ 50,000
Administration	\$ 351,801 (9%)

* Not including City funds

Public Comments on the Draft Annual Action Plan

Comments may also be shared
via index cards with

Linda Rust, CD Administrator

Annual Action Plan Update/Public Meeting

Presented by City Community Development Department

May 7, 2018 – Monday
5:30 p.m.

O'Connor Senior Center
611 Winona Street, Knoxville, TN 37917

Name	Agency/Organization	E-Mail	Telephone
LARRY DRAIN		dopewinkscommunity@gmail	355-8067
KEN McMAHON	COE		
Athanasios Baniates		athanasios.baniates@gmail.com	865-525-5926
Andre Pugh	City of Knoxville		
Milo Donohue	COE		
Judy Gibson		judygibson@bellsouth.net	865-525-0055
Jered Croom	Positively Living	jered@positively-living.org	717-604-1914
Leith Lichstein		KEVANSRICH@aol.com	300-3443
Becky Wade			
ANDREW RUST			

* Staff

that on the 17th day of publication of

ORDER

to be issued by the Clerk and the Court of Knox County persons, residing claims, against his filed to file the Master of the Court before the specified in (1) claims will be

10 months from the date of the publication of this notice less 10 days prior to the date of publication

in the date the actual copy of if the creditor the notice less 10 days prior to the date of publication

3 months from the date of death, 1, 2018.

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(E) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is 60 months from the date of first publication as described in (1) 2018.

(2) Twelve (12) months from the decedent's date of death. This is the 15 day of APRIL, 2018.

ESTATE OF RICHARD RALPH BALMGARTNER

PERSONAL REPRESENTATIVE (S)

WICKI WILLIAMS BALMGARTNER; EXECUTOR 2236 RUSH MILLER ROAD KNOXVILLE, TN 37914

WILLIAM R RAY ATTORNEY AT LAW 1338 WESTMINSTER WHITE WAY KNOXVILLE, TN 37909 April 21 & 28, 2018

Public Notices

City of Knoxville Draft of the 2018-2019 Annual Action Plan for Housing and Community Development Public Comment Period and Public Hearing

The City of Knoxville is in the process of drafting its 2018-2019 Annual Action Plan, which describes the proposed use of estimated U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) funds for the fourth year of the Five-Year Consolidated Plan that begins July 1, 2018. The draft of the Annual Action Plan is available for a 30-day public comment period beginning on April 6, 2018. The final version of the Plan will have actual amounts in it and is due to HUD 60 days after the date HUD's allocations are announced, or until August 16, 2018 whichever comes first.

The City of Knoxville encourages citizen comment on the draft plan. Copies may be examined beginning on April 6, 2018, online at www.knoxville.gov/development or at the following locations: the Department of Community Development, 5th Floor, City-County Center, 401 Main Street, the Lawson McGee Public Library (main branch), 300 W. Church Ave., and the main office of the Knoxville-Knox County Community Action Committee (KCCAC), 2347 Western Avenue. Citizens may also obtain a copy of the draft plan by calling the Community Development Department at 865-518-5181.

A public hearing on the draft Annual Action Plan will be held at 5:30 PM on May 1, 2018, at the John T. O'Connor Center, 611 Winona Street, Knoxville, TN 37923. The O'Connor Center is wheelchair accessible. Persons who wish to request disability-related accommodations including sign-language interpreters should contact Stephanie Cook, City of Knoxville CDBG Coordinator at 865-521-2324 or scocook@knoxville.gov. Please request accommodations at least ten days in advance.

Community Development is committed to meeting the needs of non-English speaking residents. Including foreign language interpreters and materials translated in the appropriate language. Street request

7:00 PM

Where: City County Building, 450 Main St, Main Assembly Room, 37902

What: Recode Community/EAAR Open House

When: Thursday, May 17, 8:30 am - 10:30 am

Where: Knoxville Area Association of Realtors, 429 Westpaper Road, 37909

What: Recode Community Open House 2

When: Thursday May 17, 3pm - 7:30pm

Presentations @ 3pm and 6:30pm

Where: Fountain City - Church of the Good Shepard, 5409 Jackson Pike, 37118

What: Recode Community Open House 3

When: Friday May 18, 10:00am - 11:30am

Presentations @ 10:30am and 11:30am

Where: Oakwood Lincoln Park Club House, 516 Shamrock Ave, 37927

What: Recode Community Open House 4

When: Saturday May 19, 9am - Noon

Presentations @ 10:00am

Where: Greenroom, Bellevue's Church, 211 Harvest Johnson St, Knoxville, TN 37915

The Policy Council of the East Tennessee Human Resource Agency, Inc. will hold their Board of Directors Policy Council Meeting on Tuesday, May 8, 2018, beginning at 10:30 am. The meeting will be held at the administrative offices of East Tennessee Human Resource Agency located at 9113 Cross Park Drive, Suite 10-101 Knoxville, TN 37923. The East Tennessee Development District will meet immediately following.

Request for Bids

Subcontractor Pre-qualification Advertisement

New Engineering Services Facility (Bldg Package D) UT Knoxville SBC No. 540/009-05-2015

Bldg Construction Corporation as Construction Manager/General Contractor (CM/GenC) for the New Engineering Services Facility, UT Knoxville, is soliciting pre-qualification from subcontractors for Bldg Package D: Site Grading, Site Utilities, Shoring, Demolition, and Asbestos Containing Materials Abatement. Pre-qualification forms may be obtained by contacting Wayne Gilley (wayne.gilley@bldgconstruction.com) or Kristy Hoffman (kristy.hoffman@bldgconstruction.com). Pre-qualification forms must be returned to CM/GenC by May 8th, 2018.

Qualified subcontractors will be issued invitations to bid on the above scopes of work once the Bldg Package is complete and available for bidding.

Bldg Construction is an equal opportunity employer and encourages the participation of disadvantaged and small businesses.

Call (865)361-6847

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INVEST IN UT STUDENT CONDO

4 UNITS 300 SQ FT 1 BR-1 BATH

DATE: ALL THE WAY UNTIL 5/31/18

ANTHONY SEALE 698-1300

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KNOXVILLELAKES.COM

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Questions 865-747-0713

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NEW LISTING NORRIS LAKE

Immaculate two story with basement On quiet cul-de-sac - deeded lake Access one of the best Norris Lake Communities for 1-75

ACCESS: \$ 367,000

Call Anthony Seale

800-747-0713 or 690-1300

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TELICO LAKE

Search Lake Homes Search Tellico Lake

TELICOLAKE.NET

800-747-0713

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UNBELIEVABLE VIEWS

161 ACRES WITH 16,120 FT OF BORDERS

2.5 RV SITES - 100' MARINA

GREAT INVESTMENT PROPERTY

VIDEO - HOMESANDLAKES.COM

DAVE CORUM 800-927-9275

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hollow lots, Spring City next to Interstate View Mar on 418 865/950-4256

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for appointment

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ABSOLUTE AUCTION

SAT. MAY 12TH, 10:00 AM

189 UNIT STORAGE COMPLEX

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TAL 407, 423-562-4941

units including an 11 piece 110

mixing, 4x4 bedroom suite,

you'll also find exercise equip-

ment, luggage, kitchen utensils,

glassware, and small kitchen

appliances. You'll also find dinner

ware, a bookcase, books, desks,

concrete planters and statues, and

much more outdoor decor. Please

leave the driveway open for pick

up / drop off and loading, and park

on the street. Please do not block

other driveways. Please bring

boxes and wrapping for any glass

you purchase. Credit cards will be

accepted.

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Apartment - Furnished

A CLEAN, QUIET EFFICIENCY, unit - no

pets, pet fee, Fr. City \$559

842/306-9518 or 423/337-9518

Apartment - Unfurn.

BROADWAY TOWERS

62 AND OLDER

Or Physically Mobility Impaired

1 & 2 BR. units included.

Laundry on site.

Immediate housing if qualified.

Section 6202.

865-524-4092

for appointment

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& clean, w/desk & furn., all appls.,

W/D, water inc., updated, no pets/

smoke. \$650 mo. +dp. 865-680-7502

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1100 SQ FT all brick duplex, w/

patios, parking TN 37923, 1 B,

1 BR, W/D, all appl, 1 level ideal for

senior living, no smoking/pets, \$750

mo. 865/318-3445/ 865/628-4696

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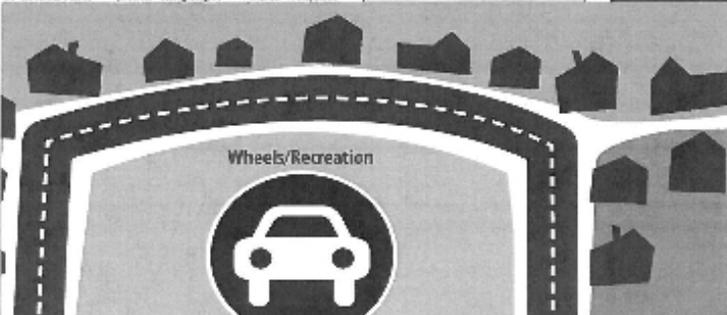
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City of Knoxville

Draft of the 2018-2019 Annual Action Plan

for Housing and Community Development

Public Comment Period and Public Hearing

The City of Knoxville is in the process of drafting its 2018-2019 Annual Action Plan, which describes the proposed use of estimated U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) funds for the fourth year of the Five Year Consolidated Plan that begins July 1, 2018. **The draft of the Annual Action Plan will be available for a 30-day public comment period beginning on April 6, 2018.** The final version of the Plan will have actual amounts in it and is due to HUD 60 days after the date HUD's allocations are announced, or until August 16, 2018 (whichever comes first).

The City of Knoxville encourages citizen comment on the draft plan. Copies may be examined beginning on April 6, 2018, online at www.knoxvilletn.gov/development or at the following locations: the Department of Community Development, 5th floor, City-County Bldg., 400

Main Street, the Lawson McGhee Public Library (main branch), 500 W. Church Ave., and the main office of the Knoxville-Knox County Community Action Committee (CAC), 2247 Western Avenue. Citizens may also obtain a copy of the draft plan by calling the Community Development Department at 865-215-2180.

A public hearing on the draft Annual Action Plan will be held at 5:30 PM on May 7, 2018, at the John T. O'Connor Center, 611 Winona Street, Knoxville, TN 37917. The O'Connor Center is wheelchair accessible. Persons who wish to request disability-related accommodations including sign-language interpreters should contact Stephanie Cook, City of Knoxville ADA Coordinator at 865-215-2034 or scook@knoxvilletn.gov. Please request accommodations at least ten days in advance.

Community Development is committed to meeting the needs of non-English speaking residents, including foreign language interpreters and materials translated in the appropriate language. Please request accommodations at least ten days in advance.

Citizens may also submit their comments via e-mail to Linda Rust at lrust@knoxvilletn.gov or in writing by mail or fax to Linda Rust, City of Knoxville, Community Development Department, P.O. Box 1631, Knoxville, TN 37901, fax 865-215-2962 or by calling 865-215-2180 for additional information.

All comments must be received no later than May 7, 2018.



Search For:

City of Knoxville » [Calendar](#)

Calendar

[Upcoming Events Calendar](#)

[Visit Knoxville Event Calendar](#)



To have an event considered for listing in the City's event calendar, please submit your event info to the Special Events Office by calling 865-215-4248 or send an email to speialevents@knoxvilletn.gov.

If you are a person with a disability who requires an accommodation in order to attend a City of Knoxville public meeting, please contact the City of Knoxville's ADA Coordinator, Stephanie Brewer Cook at 865-215-2034 or scook@knoxvilletn.gov no less than 72 business hours prior to the meeting you wish to attend.



To see more events in the Knoxville area please visit the [Event Calendar at Visit Knoxville](#).

Calendar Feeds Available: [City of Knoxville Events](#) | [Office of Neighborhoods Event & Meeting Calendar](#) | [Knox County Schools](#) | [Knox County Public Library](#)

SELECT EVENTS FROM OTHER CALENDARS

<input type="text" value="1 7 31 2018"/> Today <input type="text" value="Daily List"/> <input type="button" value="Go"/>			
Monday 07 May 2018			
Event Name	Location	Occurring On	Category
Knox County Budget Presentation	Main Assembly Room of the City County Building, 400 Main Street	07 May, 2018 9:00AM to 10:00AM	undefined
Mighty Musical Monday	Tennessee Theatre	07 May, 2018 12:00PM to 1:00PM	undefined
City's Annual Action Plan Public Meeting	John T. O'Connor Center, 611 Winona Street	07 May, 2018 5:30PM to 7:00PM	undefined

News
[May 04, 2018 Street Markings in West Knoxville to Begin May 7, 2018](#)

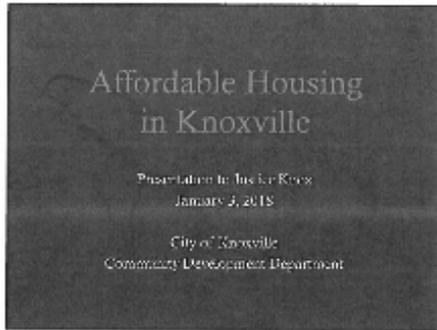
Events
[May 08, 2018 Mayor's Maker Council Committee Meeting](#)

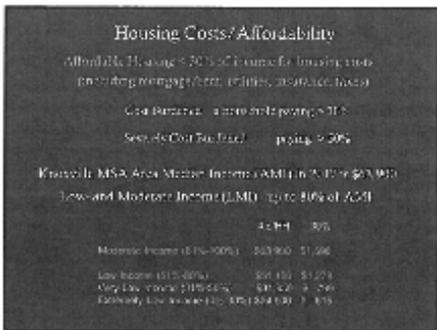
City Services
3-1-1
[Dial for City Services](#)

Contact
 65 City of Knoxville
 400 Main Street
 Knoxville, TN
 37902
[View Map / Site Map](#)

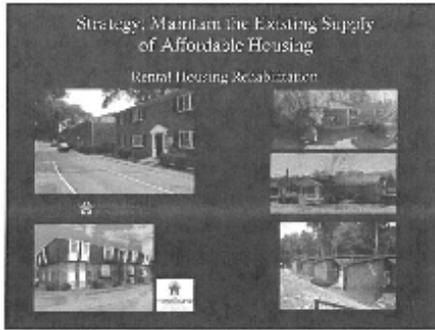
AP-12 Participation/Citizen Participation Outreach

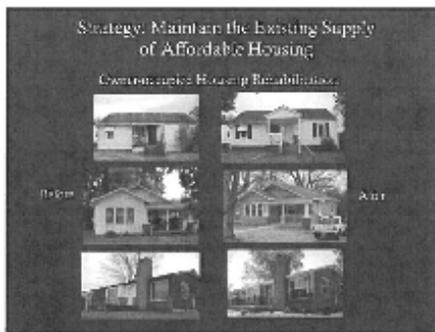
Other Community Engagement Activities

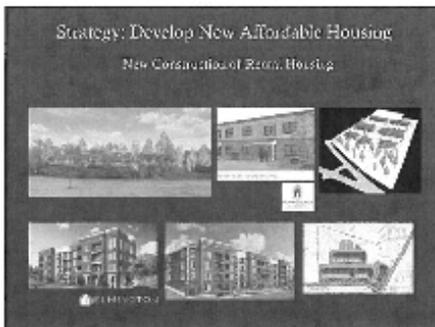












Strategy: Develop New Affordable Housing

Conversion of Non-Residential to Residential



Logos: Providence Housing, VTHC

Strategy: Develop New Affordable Housing

New Construction of Owner-occupied Housing
CDDO Multi-Family



Logos: Providence Housing, VTHC, Providence Housing

Strategy: Form Partnerships to Maximize Resources

Non-Profit Housing Assistance Organizations

- City of Providence Center for Access to Housing (CAH)
- Providence Housing

Non-Profit Developers

- KVIC
- CHDC
- Providence Housing
- Southwest Housing Inc. (SWHI)
- Providence Housing
- Wicked Media Group
- Initial Investments
- Providence Housing

Foundations - Arts, Business, Education

- Providence Housing
- Providence Housing

Pro-Dev/Developers

- THA, DTC

Logos: CAH, Providence Housing, KVIC, CHDC, SWHI, Wicked Media Group, THA, DTC, Providence Housing

Take Aways

1. The most common form of corruption is bribery, but the largest source of revenue for the government is the sale of licenses and permits. This is a form of corruption that is often overlooked.
2. A bribe is a payment made to a public official to influence the official's actions. It is a form of corruption that is often overlooked.
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5. A bribe is a payment made to a public official to influence the official's actions. It is a form of corruption that is often overlooked.

Draft

Affordable Housing Asks:

1. Mayor Rogero, will you work to strengthen the city's current rental development fund/affordable housing fund by doing four things?

— identify a dedicated source of funding for the fund and propose to City Council that they enact an ordinance codifying this;

— identify successful affordable housing trust funds that have dedicated a portion of the fund to housing for the lowest income people in the community (those below 30% ofAMI) and propose inclusion of successful provisions in the city's fund;

— identify successful affordable housing trust funds that have ensured 30 years of affordability for housing developed with trust fund money and propose inclusion of successful provisions in the city's fund;

— propose the creation of a community oversight board that will review the fund and its use annually, making recommendations for change of use of funds as needed (e.g. an oversight board might make a recommendation to use funds for rehabilitation in addition to new construction or a recommendation to prioritize different income levels based upon assessment of need)

2. Mayor, will you partner with Justice Knox to host an affordable housing summit in the Fall to build public support for a strengthened city affordable housing fund and to explore the possibility of county support for solutions to the affordable housing crisis?

3. Mayor, will you meet with Justice Knox leaders within 30 days of the Nehemiah Action Assembly to report on your plan for following through with the commitments and to begin planning the affordable housing summit?

The Affordable Housing Crisis: How the City of Knoxville is Responding

THESE FINDINGS WERE APPROVED BY THE CITY OF KNOXVILLE COMMUNITY DEVELOPMENT DEPARTMENT

EVERETT WOOD, DIRECTOR
LINDA HUGHES, MANAGER

Rents across the city are rising

- Over the past 5 years, Knoxville's average paid renter has increased by 37% (13% less than inflation)

2-bedroom rents are 4 times that of a 1-bedroom. Renters required working 35 hours a week on the minimum wage (\$7.14) just to rent now (2017).
Source: HUD, HUD Office of Economic Development, HUD Office of Policy Development and Research

Wages are not keeping pace.

From 2005 to 2015

- Hourly Wages: ↑ 9.8%
- Rents: ↑ 15.7%
- Household Income: ↑ 2.3%

Source: HUD Office of Economic Development, HUD Office of Policy Development and Research

Income and Housing Costs: County – City – Metro Area

Category	County		City		Metro Area	
	2015	2014	2015	2014	2015	2014
Median Household Income	\$16,000	\$15,500	\$16,000	\$15,500	\$16,000	\$15,500
Median Rent	\$800	\$750	\$800	\$750	\$800	\$750

- City of Knoxville rents more than homeowners (62% of all occupied units are rentals)
- In all areas, renter's pay a much higher proportion of their income on housing costs
- There is not enough affordable housing supply to meet the demand

"Affordable" Housing

HUD defines Affordable Housing as 30% of income for housing costs (including mortgage, utilities, insurance, and taxes)

- Over 200,000 households pay more than 30%
- Over 100,000 households pay more than 50%

Low- and Moderate-Income (LMI)

Up to 80% of Area Median Income (AMI)

Income Level	2017	2016	2015	2014
Very Low Income (VLI)	\$12,000	\$11,500	\$11,000	\$10,500
Low Income (LI)	\$16,000	\$15,500	\$15,000	\$14,500
Moderate Income (MI)	\$24,000	\$23,500	\$23,000	\$22,500
Upper Moderate Income (UMI)	\$32,000	\$31,500	\$31,000	\$30,500
Area Median Income (AMI)	\$40,000	\$39,500	\$39,000	\$38,500

There's been a loss in subsidized units that make rent affordable for many.

Category	2017	2016	2015	2014
Total Subsidized Units	1,200	1,150	1,100	1,050
Public Housing	800	780	760	740
Section 8	400	370	340	310

Currently Available Solutions



CVC Housing and Energy Services
- Weatherization Program

With the landlord's agreement:

- CVC can do repairs to make the apartment more energy efficient and lower the tenant's utility bills.
- The rent can not be increased for one year.

Where to Find Information about Resources

LIVE UNITED 



Rental Housing Rehabilitation Program



Rehabilitation of 10000 Ave. in Baltimore, MD



Partial Project at Valley View Dr. in Baltimore, MD



HomeSource



Rehabilitation of a brick building in Baltimore, MD

New Construction of Affordable Rental Housing



ELMINGTON

500,000 sq. ft.
1,000 units
100% affordable




Five Points Redevelopment




Five Points Redevelopment

Completed:

- 100 family units - 10
- 1000 sq. ft. community center - 10
- 1000 sq. ft. community center - 10

Planned:

- 1000 sq. ft. community center - 10
- 1000 sq. ft. community center - 10

2000 Units Completed:

- 1000 sq. ft. community center - 10



1000 sq. ft. community center - 10

Site plan showing a large number of units



1000 sq. ft. community center - 10

Homemakers Program

- City-owned vacant houses (60% of total) sold at 10% off
- May be sold to individuals, nonprofits, corporations and businesses
- Purchasers selected through open, transparent and competitive bidding on the property or based on the existing bid list
- Developmental Homebuyers and the owner may apply for loans



M. Jacobs, LLC
— 1st Annual Home Program
Vacant and 30-60% Occupied
Housing Program

Two months to fix up the house to sell or lease to the city.





Wage & Hour
Program
City of St. Louis

Affordable Owner-occupied Housing





- Minor home repairs
- Accessibility improvements

Affordable Owner-occupied Housing






- Emergency home repairs
- Emergency roof repairs
- Weatherization improvements

Owner-occupied Housing Rehabilitation Program

- Available to homeowners with needed, code-related repairs
- 120-day, 0-month loan payment with a 1.25% interest rate






Labels: Before, After

Homebuyer's Assistance

Community-Based Development Division and CHDO are currently accepting applications for homebuyers.







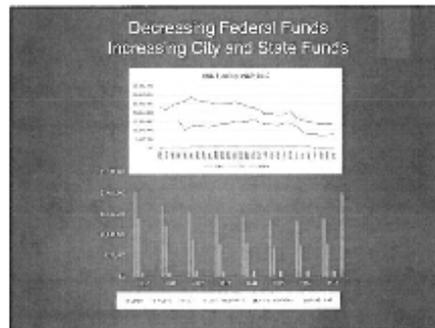

Down Payment Assistance & approval of pre-CHDO full housing

Affordable Housing Accomplishments

	2016/17	2017/18	2018/19
Affordable Development Units (ADUs)			
Realty Advisors (TRAWA) LLC	125	40 (2014)	101
City of Knoxville (COTK)	22	3 (2014)	10
University of Tennessee	26	12 (2014)	7
Affordable Rental Units (ARUs)			
Towers Property & Asset Mgmt.	145	50	67
Royal Rental Group	145	27	77
			10 Private Pkts. 16 Rowhouses 125+
Home Development	115	3	187 (2014) 131 MU 31 Home Court 225+

- ### Affordable Housing Resources
- City of Knoxville**
- Affordable Housing Trust Fund (Easle To Increase Funding)
 - Homeless Program
 - Model of Green Development Program (Affordable Housing Fund)
- IWA**
- KOTK (enacted in Nov 2017) (State HUD)
 - Healthy Homes Initiative (2018)
- U.S. Department of Housing & Urban Development (HUD)**
- Healthy Homes Lead-Based Paint (2015-2018)
 - Community Planning and Development (CDBG) Programs
 - CDBG - Community Development Block Grant
 - HOME - HOME Investment Partnerships
 - ESG - Emergency Shelter Grant

- ### HUD Requirements
- CDBG Funds**
 - Low and Moderate Income (LMI) persons/households
 - LMI Areas
 - "Slum or Blight"
 - Agency (applicant) (community has to take lead)
 - Public Services
 - HOME Funds**
 - Affordable Housing (LMI households)
 - ESG Funds (through HUD since 2014)**
 - Homelessness



Partnering to Maximize Resources

Non-Profit Housing Assistance Organizations

- Knoxville Community CDC
- Neighborhood Partners (NHP)

Non-Profit Developers

- UCCO
- C-DOH
- Metropolitan Edge Center

Foundations - Core Tennessee Foundation

State of Tennessee - HHS

For-Profit Developers

- ### 2015-2019 Five Year Consolidated Plan Priorities
- Strengthen Neighborhoods
 - Promote Economic Development
 - Reduce and Eliminate Homelessness
 - Promote Affordable Housing

The Annual Action Plan

- Updates the Five-Year Plan and due by May 15*
- Allows for consideration of changes in:
 - Community Needs
 - Operating Expenses/Challenges
 - Funding Sources and Amounts
- Citizen Participation
- Consultation with community partners
- Annual report of accomplishments – the Consolidated Annual Performance and Evaluation Report (CAPER) due by September 30
- Program Year (PY) 2018-2019 is Year Four
- July 1, 2018 through June 30, 2019

PY2018-2019 Proposed High Priority Activities

- Affordable Rental Housing
 - WCD Quasi- CDBG
 - Accessible Improvements - CDBG
 - Rehabilitation - CDBG and HOME
 - Development New Construction - HOME
 - Permanent Supportive Housing Using Rental Development HOME
- Affordable Owner-occupied Housing
 - Emergency Rental Assistance - CDBG
 - Rehabilitation - CDBG and HOME
 - CDBG - Development New Construction - HOME
 - Dev. Rental Assistance - HOME
- Public Services - CDBG
 - Workforce Development
 - Design and Technical Assistance

FY2018 Allocation Amounts

- Congress and the Federal Budget
- Appropriations Freeze
- HUD issued guidance in March about FY2018-2019 Action Plans
 - How far must we take a month
 - Funding by Program
- What We Hope For

	CDBG	HOME
2010	\$2,000,000	\$1,387,000
2011	\$1,890,000	\$1,220,000
2012	\$1,760,000	\$920,000
2013	\$1,400,000	\$775,000
2014	\$1,410,000	\$785,000
2015	\$1,785,000	\$890,000
2016	\$1,720,000	\$740,000
2017	\$1,390,000	\$770,000

Homeless Services Grants

- City Operating Fund for Homeless Grants
- Activities include:
 - Increase need of rent on
 - Shelter/Outreach
 - Emergency, Transitional Services
 - Transitional Housing and Services
 - RHC
 - Rapid Rehousing
- \$745,000 in FY2017

	CDBG
2010	\$1,000,000
2011	\$1,000,000
2012	\$1,000,000
2013	\$1,000,000
2014	\$1,000,000
2015	\$1,000,000
2016	\$1,000,000
2017	\$1,000,000

- \$100,000 in 2017
 - Homeless Prevention
 - Rapid Rehousing/Workforce Development
 - Daily Services
 - Youth Homeless Prevention
- \$100,000 in FY2017

Citizen Participation Timeline

Public Meeting	February 9, 2018
Final Proposed Annual Action Plan	February - May*
Draft Available for Review	April 8
30-day Public Comment Period	April 8 - May 7
Public Meeting	May 7
Consolidated Report and Year One Action Plan submitted	May 16, 2018*

* Tentative Dates

Advocates are needed to be involved in

- This is someone that deal with proposed affordable housing. Many people are needed to stay (public). You need different housing programs together.
- Public and the local government need to have the ability to rent loans and make the income housing.
- Identify additional resources, such as the business for private and as non-profit services to be provided in the existing and affordable housing and for new green affordable housing.
- Finding places to live for homeless and other homeless in the local housing market, including the range.
- The Florida housing market - National Low Income Housing Coalition (NLHC.org)

Thank you.

www.knoxvilletn.gov/development

Affordable Rental Development Program (aka Affordable Housing Fund)

- \$2M in funding in fiscal year FY2017-2018
- Encourages development of low affordable & workforce rental housing
- Priority projects:
 - 1) Developing affordable units for CM housing (see 6086 AMH)
 - 2) Projects located close to public transit stations
 - 3) Projects that support local jobs and small businesses (job training and/or food hubs, etc.)
 - 4) Projects that develop existing vacant industrial property
- 100% reimbursement for direct project costs (not including developer's profit) for units housing 30% AMH and most units subject to Section 8 AFH.

Affordable Rental Development Program (aka Affordable Housing Fund)

- Eligible developers include individuals, nonprofits, for-profit and public/governmental
- Must be a licensed contractor, financial institution and licensed real estate agent, or a combination of the three in order to proceed
- A commitment to all property owners to provide maintenance and management services, a financial report, a lease plan, and
- Must be licensed Fair Housing 361.024(1)(a)
- Developer's responsibilities:
 - Obtain all applicable permits, expenses covered by the developer, developer and contractor liability, title
 - Provide construction drawings for review
 - Obtain Energy Star Certified for energy efficiency guidelines established by the City

Affordable Rental Development Program (aka Affordable Housing Fund)



3000 West End Avenue
170 Units (24% AMH)



CLINTON

1000 West End Avenue
100 Units (30% AMH)





City of Knoxville Office on Homelessness

- Coordinated Homeless Rapid Re-Housing Grant with 100,000+ people helped and 12,000 beds supported in re-housing and helping people work on long-term solutions
- Managed 2000+ emergency shelter beds to avoid overcrowding 2016/2017
- CMHHC awarded Emergency \$90,450
- Knoxville Shelter grant from the federal PRH program \$1,317,000 in City General Operating Funds
 - Homelessness Prevention and Rapid Re-housing Program (HARPP) - 2016-2018
- TNARH (PRH 516) 2016-2018
 - Rapid Re-housing



Housing for People Experiencing Homelessness



City of Knoxville
Housing for People Experiencing Homelessness





VMC
Volunteer Mission Center



February 13, 2018

CAC General Purpose Meeting Room, B

Meeting with NAACP

Chaired by LaKenya Middlebrook

Roughly 25 people in attendance

Comments included:

- There's a need for more housing stock (including Accessory Dwelling Units - ADUs)
- Rent control
- Shared-living to lower costs
- KUB weatherization
- More Section 8 vouchers
- A guaranteed basic income

Please see the NAACP's resolution dated January 6, 2018, outlining their requests of the city.



The following resolution was approved at the January 6, 2018 membership meeting of the Knoxville Tennessee Branch of the NAACP:

Zoning policies that increase density and allow residential development within commercial areas have many benefits, leading to more walkable, bikable, and transit friendly neighborhoods. Nationwide, the demand for housing in such urban neighborhood has outstripped the supply. Market forces have responded through high-end development, excluding workforce and subsidized housing from the central city.

Knoxville is now going down the path toward what too many cities in America now experience: only the most affluent people can live in the central areas of our city. Average income workers, such as first responders, teachers, government employees, are being forced to move out of the city and commute back to their jobs within the central city. They can no longer afford to live near where they work, nor can they afford the cost of transportation when they must move out into the suburbs to find affordable housing. Suburbs have become the fastest growing centers of poverty nationally.

Revitalization in Knoxville threatens a second displacement of African American neighborhoods. The Knoxville urban renewal of the 1960s and 1970s displaced thousands of African American from their homes, forever shuttered hundreds of their businesses, and forced scores of churches to move and rebuild. This new wave of urban revitalization threatens a second displacement as market forces drive out those who cannot afford the rising housing prices, putting in jeopardy the African American neighborhoods, businesses and churches once again. Additionally, urban revitalization and gentrification in the historically African-American 6th District threatens the prospect of having African-American representation on City Council and diluting the political voices of our minority residents.

Yet Knoxville does not have to follow the urbanizing trajectory of other cities that exclude affordable housing for its workforce. We can choose to find ways to encourage workforce housing within rapidly gentrifying neighborhoods both within city zoning codes and policies.

Resolution of the Knoxville NAACP: The NAACP urges MPC and the City of Knoxville to do the following:

- Inventory the extant affordable housing,
- Establish quantitative goals and targets for affordable housing within redeveloping areas,
- Approve a plan with a range of tools and neighborhood accountability procedures to promote workforce housing development and to avoid a second displacement of Knoxville's African American neighborhoods.
- Remove impediments within the zoning codes to the development of workforce housing within urbanizing areas.

Respectfully submitted,

LaKenya Middlebrook, co-chair
Housing Committee
Knoxville Branch NAACP

Rev. Dr. John Butler
President
Knoxville Branch NAACP



**Community Development
Department**

Becky Wade, Director
Lisa Rust, CD Administrator

Business Advisory Council
February 15, 2018

Community Development

Our Mission is to revitalize low and moderate income communities and strengthen all city neighborhoods.

We accomplish this by working with community partners on many programs with various federal, state and local funding sources.

Our Desired Outcomes

- Safe, sustainable and vibrant neighborhoods
- Active public participation through strong neighborhood organizations
- Economic opportunities for individuals and businesses
- Responsive and collaborative partnerships
- Supportive services for persons experiencing homelessness or at risk of homelessness
- Decent, affordable, healthy and energy efficient housing
- Accessible, Well-timed and Fair Housing
- Efficient grant administration and management

**2015-2019 Five Year
Consolidated Plan Priorities**

- Strengthen Neighborhoods
Quality of Life
Affordable Housing
- Promote Economic Development
Job Creation
Entrepreneurship
Small Business Assistance
- Reduce and End Homelessness
Employment
Homelessness Prevention
- Promote Affordable Housing
Moving for Small House Possibilities
Energy Efficient Housing Initiatives

City of Knoxville Resources

- General Operating Funds
 - Office of Neighborhoods
 - OTC (all departments)
 - Housing Agency Branch
 - Disability Services Office
 - Great Schools Partnership
 - Food Enterprise Quality Growth
 - Affordable Housing Initiative (ETP)
 - Habitat for Humanity
 - Affordable Rental Development (Affordable Housing Fund)
- Capital Fund Projects
 - High-Rise Property Acquisition
 - Community Urban Regeneration
 - KNOX Five Mills Parkway Corridor
 - ADA Facility Improvements
 - Community Engine Infrastructure Program

Office of Neighborhoods



- Neighborhood Concerns
- Coordinated Response
- Communications & Liaison
- Neighborhood Improvement
- Capacity Building

Office on Homelessness

- Coordinate implementation of new code's Plan to Address Homelessness
- Coordinate the Mayor's Roundtable on Homelessness
- Represent the region on the Tennessee Homeless Council for Homelessness
- Coordinate the annual HUD Community Development Order that brings in additional \$1.2 million in support of homeless services and takes the program reporting to HUD
- Manage Case Management grants for homeless (see report on)

• CAC/ODC	\$194,541
• MWJ/Allyle/Meyer	\$1,000
• South Side Housing Center/Leasing	\$15,000

- UTHHS Coordination Entry System \$10,000

New Homelessness Efforts

• In FY16, City Council approved \$200,000 in new funding to address growing needs in the Parkway Center for both DePaul and CHA/USAC.

- Coordinated Entry System
- Outreach Program for Sex Workers
- Daytime Safe Shelter – currently in development, will have 100 beds for women and children in the parkway location
- Outreach for Sex Workers – in coordination with the State, we are planning a pilot program to address sex workers who are experiencing homelessness and are vulnerable to trafficking, violence, and housing
- Community Outreach – plan to do outreach and provide support to the homeless population

Disability Services Office

- VisitVA (100% Disability-Related) Housing for Able
 - Collaborate with VAHS for 100% disability related housing to meet the needs of veterans with 100% disability related to VAHS. Currently there are 80 houses that meet these standards and increase the availability of these benefits for other people with service
- Transportation
 - Working with RPT and Engineering to create accessible routes and stations for people doing graduate work in the stadium area
 - Working with RPT and ODDU working to provide options for a mobile food service for seniors and people with disabilities
- Civic Engagement
 - Working with RPT to research the feasibility of when possible, will increase the number of City employees that are disabled and provide the people with disabilities services

Disability Services Office

- Employment
 - Had and Disability Employment Assistance Month – City department and private employers with the City provided support to employees with disabilities and gave them the chance to learn more about the city's disability accommodations
 - Knoxville Area Employment Conference (K-AEC) has coordinated City's involvement in an program to provide job training and employment opportunities
- Community Impact
 - An initiative that requires the development of a plan to help to become a partner to and an ally of people with disabilities by using their own experiences in the theater and performing arts to help community agencies become more aware of all people when they come and to play

Commercial Façade Improvement Program



- Available to all owners in the program to meet the building's needs
- Applicants are eligible to receive the project grants for the facade and interior improvements of the building and the program is managed by the owner

2016-2017: 100% FUNDING

Commercial Façade Improvement Program



- Funding available to owners of 2000 sq ft or more commercial buildings in the program to meet the building's needs
- 100% low cost grants for 11 job related grants for the program were added to the

Barren Community Recovery

Commercial Façade Improvement Program

The program increases property values, improves curb appeal, and provides job training.

1000 N. Main St., N.W. Chattanooga

The City Also Receives Federal Funds Housing and Urban Development (HUD)

- Community Development Block Grant (CDBG) Funds
 - Low and Moderate Income (LMI) commercial households
 - LMI Areas
 - Slum or Blight
 - Agency (Need) based community health and welfare
 - Public Services (up to 15%)
 - Technical Assistance and Design Services
 - Workforce Training
- HOME Investment Partnership (HOME) Funds
 - Affordable Housing for LMI households
- Emergency Solutions Grant (ESG) Funds (through THCA since 2014)
 - Homeless - presumed to be LMI

Affordable Housing Has Become a Priority Available Resources

City of Knoxville

- Affordable Housing Trust Fund (ACTF)
- Eligible Property Assessment Reimbursement Program
- Affordable Rental Development (Affordable Housing Fund)
- ELIOT (Economic Incentive Local Tax) Fund

TVA

- ELIOT (available June 2017)
- Healthy Homes Initiative 2016

U.S. Department of Housing & Urban Development (HUD)

- Healthy Homes Lead Hazard Control
- Community Planning and Development (CIP) Programs
 - CHRR
 - HOME
 - ESG

"Affordable" Housing

HUD defines Affordable Housing as 30% of income for tenants (rents including management, utilities, insurance, and taxes)

- Cost of Rent: 10% - 15% of Gross Monthly Income
- Shelby County Ordinance: 30% of AGI

Low and Moderate Income (LMI) up to 80% of Area Median Income

AMI = \$52,900 in 2017

	100%	75%	50%	25%
Low Income (30% AMI)	\$15,870	\$12,900	\$7,937	\$3,969
Very Low Income (20% AMI)	\$10,580	\$7,937	\$5,291	\$2,646
Extremely Low Income (10% AMI) (see HUD website for more)	\$5,291	\$3,969	\$2,646	\$1,323

Rents Across the City are Rising

Over the Past 5 Years (2012-2016), the average apartment rent has increased by \$137 (11.5%) www.knoxrent.com

Types of rents: 100% rent increase due to rent increase of 100%...

Based upon rental apartment survey = \$1,151.00 wage, rounded, or working 80 hours a week at minimum wage (\$7.25) average.

Wages are Not Keeping Pace

From 2006 to 2015:

- Home Prices ↑ 9.9%
- Rents ↑ 15.1%
- Household Incomes ↑ 2.0%

Source: HUD, HUD.gov, HUD.org, HUD.com, HUD.net, HUD.info, HUD.edu, HUD.gov

HUD.org

Barriers to develop new affordable housing are increasing.

- Higher land values increase the price of new units
- Construction is so high as a consequence of natural disasters and other factors
- Most new rental construction is higher-end housing
- 87% of rental units are being built in higher-end housing
- The City and County are not providing incentives for developers to build them
- Extreme fees for affordable housing development has been decreasing the amount built
- RENTAL HOUSING DEVELOPMENT continues to decrease with regard to:
 - Zoning
 - Governmental Financial Assistance

Income and Housing Costs County – City – Metro Area

City/County	2010		2011		2012	
	Median Income	Median Rent	Median Income	Median Rent	Median Income	Median Rent
Clark County	\$18,100	\$500	\$18,100	\$500	\$18,100	\$500
City of Henderson	\$18,100	\$500	\$18,100	\$500	\$18,100	\$500
City of Las Vegas	\$18,100	\$500	\$18,100	\$500	\$18,100	\$500
City of North Las Vegas	\$18,100	\$500	\$18,100	\$500	\$18,100	\$500
City of Sparks	\$18,100	\$500	\$18,100	\$500	\$18,100	\$500
City of Summerlin	\$18,100	\$500	\$18,100	\$500	\$18,100	\$500
City of West Las Vegas	\$18,100	\$500	\$18,100	\$500	\$18,100	\$500
City of Winchester	\$18,100	\$500	\$18,100	\$500	\$18,100	\$500
City of Yarrow Point	\$18,100	\$500	\$18,100	\$500	\$18,100	\$500
City of Zionsville	\$18,100	\$500	\$18,100	\$500	\$18,100	\$500
City of Zionsville	\$18,100	\$500	\$18,100	\$500	\$18,100	\$500

- City of Reno is more centers than Reno/Tahoe (33% of occupied units is rented)
- In all areas, renters pay a much higher percentage of their income on their rent
- There is not enough affordable housing supply to meet the demand

Transportation Costs Impact Total Housing Costs

- Average Commute Time of 20 minutes in Clark County
- Of those who commute by public transit:
 - 80% of those who use public transit
 - 30% of those who use public transit
- The cost of commuting is on the rise
 - Over 15 years spending on public transit in Clark County has increased by 100%
 - In Clark County, the average cost of a vehicle, based on typical commuting habits, is \$200 per month or \$2,400 per year

Mode of Transportation	2000	2010
Public Transit	\$100	\$200
Private Vehicle	\$1,000	\$1,500
Public Transit	\$100	\$200
Private Vehicle	\$1,000	\$1,500
Public Transit	\$100	\$200
Private Vehicle	\$1,000	\$1,500
Public Transit	\$100	\$200
Private Vehicle	\$1,000	\$1,500

Source: MTC, 2010. Clark County, Nevada, 2010. Clark County, Nevada, 2010.

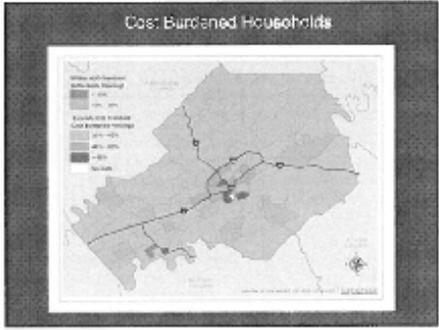
Most Impacted

The lowest income renters
 • 50% of those who rent are low income
 • 20% of those who rent are very low income
 • 10% of those who rent are extremely low income

The Most Impacted

Median Income = \$12,000 per year (2010) vs. \$15,000 per year (2012)

City/County	2010	2012
Clark County	\$12,000	\$15,000
City of Henderson	\$12,000	\$15,000
City of Las Vegas	\$12,000	\$15,000
City of North Las Vegas	\$12,000	\$15,000
City of Sparks	\$12,000	\$15,000
City of Summerlin	\$12,000	\$15,000
City of West Las Vegas	\$12,000	\$15,000
City of Winchester	\$12,000	\$15,000
City of Yarrow Point	\$12,000	\$15,000
City of Zionsville	\$12,000	\$15,000



Decreasing Federal Funds Increasing City and State Funds

- Cost of land use is increasing for jobs
- Increased cost of land use is increasing the gap of households
- The affordable housing development fund is helping fund more development of affordable housing but the funding is not increasing the cost

Section 3 Local Jobs Created

- HUD JB requirement designed to ensure that the HUD funds invested in housing and community development activities also provide employment opportunities for the most vulnerable.
- Applications:
 - All funding for 2018-19 has been awarded to HUD's local units.
 - Generalized availability to all units.
- CDBG Community Activity (2018-2019) resulted in:
 - 300 local jobs (20% of the total award of \$2.5M) in 2018-19.
 - 200 local jobs in 2017-18.
 - 80% of all local jobs were awarded to 500 local units (Section 345) in 2018-19.
- 51 Federal Funding for Community Development (FFCD) for 2017-18:
 - 4 local units (2% of total award \$50M) in 2017-18.
 - 97 Section 3 projects.
 - 80% of all local jobs were awarded (\$2,738,540) to 500 local units in 2018-19.

Public Services Workforce Development

- Workforce Development Center, LMA Census Tracts



HUD Section 108 Loan



- Section 108 Loan to Economic Development can only be used by the local unit and is awarded with future 108 funds.
- 12 units.
- Funding for a Renovation completed in December 2017.
- More than 100 jobs created, 75 in 2018-19.
- 100 jobs more.
- Leveled 250 jobs awarded in 2018-19.
- Leveled 250M in projects awarded in 2018-19.

Job Creation, Employment Training, Small Business Assistance in 2017

	Completed	In Progress	Planned
• Job Creation			
– Community Enterprise Development Program	13	11	
– Section 108 Loan (Funding Hold)	38		
• Training			
– HR Workbooks	66	61	12
– Job Search Training	66	61	12
• Loans			
– Community Enterprise Development Program	7	3	0

The Annual Action Plan

- Updates the Five-Year Plan and due by May 10th.
- Allows for consideration of changes in:
 - Community Needs
 - Opportunities and Challenges
 - Funding Sources and Amounts
- Citizen Participation
- Consultation with community partners
- Annual report of accomplishments – the Consolidated Annual Performance and Evaluation Report (CAPER), due by September 30.
- Program Year (PY) 2018-2019 is Year Four
- July 1, 2018 through June 30, 2019

PY2018-2019 Proposed High Priority Activities

- Affordable Rental Housing
 - Workforce Housing - CDBG
 - Affordable Housing - CDBG
 - Rental Assistance - CDBG and HOME
 - Development/Construction - HOME
 - Acquisition/Supportive Housing (HomeFirst Development) - HOME
- Affordable Owner-occupied Housing
 - Emergency and Moderate Rehabilitation - CDBG
 - Rental Assistance - CDBG and HOME
 - CHOCs - Downpayment/Repair/Construction - HOME
 - Down Payment Assistance - HOME
- Public Services - CDBG
 - Workforce Development
 - Design and Technical Assistance

FY2018 Allocation Amounts

- Congress and the Federal Budget
- Appropriations Process
 - HUD Barbed Road Leads for Submission of FY2018-2019 Action Plans
 - Final Plans due 10 days after release
 - "Unfunded Residual"

What We Hope For

FDOP: \$ 1,380,870
 HDML: \$ 1,065,557
 Total: \$ 2,446,427

	CDOP	HCME
2010	\$2,032,567	\$1,921,591
2011	\$1,593,648	\$1,222,283
2012	\$1,581,070	\$200,066
2013	\$1,470,657	\$739,172
2014	\$1,410,655	\$735,283
2015	\$1,285,235	\$610,541
2016	\$1,204,936	\$740,075
2017	\$1,300,975	\$776,257

Homeless Services Grants

- City Operates Funds for Homeless Agencies
 - Analytics (Refugee)
 - Homelessness Prevention
 - Street Outreach
 - Emergency Shelter and Services
 - Transitional Housing and Services
 - ITR
 - Rapid Re-housing

	ESG
2012	\$2,020,000
2013	\$4,000,000
2014	\$1,000,000
2015	\$0
2016	\$0
2017	\$0

\$140,000 in FY2017

- HUDASite ESG
 - Homeless Shelter Incubation
 - Rapid Re-housing and Youth Homelessness
 - Crisis Services
 - Health Services and Case Management
- \$196,230 in FY2017

Citizen Participation Timeline

Public Meeting	Feb. 14/15, 2018
Staff Preparation of Revised Action Plan	January - May*
Draft Available for Review	April 9
30-day Public Comment Period	April 9 - May 7
Public Meeting	May 7
Presentations to City Council	March 22 & May 8
City Council Review/Vote	May 8*
Consolidated Plan and Year One Action Plan available to the public	May 16, 2018*

* Tentative Dates

Thank you.

www.knoxvillemn.gov/development

CITY OF KNOXVILLE
 COMMUNITY DEVELOPMENT DEPARTMENT
 PRESENTATION TO SOUTH OF THE RIVER JCMDCRATS
 FEBRUARY 13, 2016
 BECKY WADE, DIRECTOR
 COMMUNITY DEVELOPMENT DEPARTMENT

South Knoxville is changing. New businesses are opening - cafes, breweries, ...



- 1015 East Main St. Knoxville, TN
- 1027 Commerce Tower Knoxville, TN
- 11101 Peachtree Street SE Atlanta, GA
- 11101 Peachtree Street SE Atlanta, GA
- 1021 Tazaki Lane Knoxville, TN
- 11101 Peachtree Street SE Atlanta, GA

...restaurants and bars.



- The Old Mill Inn Knoxville, TN
- 1015 East Main St. Knoxville, TN
- 11101 Peachtree Street SE Atlanta, GA
- 1021 Tazaki Lane Knoxville, TN

Existing businesses are improving.



- Commerce Systems Plus Knoxville, TN
- 1015 East Main St. Knoxville, TN
- 11101 Peachtree Street SE Atlanta, GA
- 1021 Tazaki Lane Knoxville, TN

Over, historic buildings are being redeveloped ...



- 1015 East Main St. Knoxville, TN
- 11101 Peachtree Street SE Atlanta, GA
- 1021 Tazaki Lane Knoxville, TN
- 11101 Peachtree Street SE Atlanta, GA

...and finding new uses.



- 1015 East Main St. Knoxville, TN
- 11101 Peachtree Street SE Atlanta, GA
- 1021 Tazaki Lane Knoxville, TN
- 11101 Peachtree Street SE Atlanta, GA

People are moving to South Knoxville.

River Edge at 1701 East Ave.
The Commons at 1701 East Ave.
The Commons at 1701 East Ave.
The Commons at 1701 East Ave.

Rents across the city are rising.

Over the past 12 months, rents in Knoxville are up 10.1% (the average for the United States is up 6.7%) (Source: Rentometer.com)

Source: Rentometer.com. Knoxville Rent Index: 110.1 (100 = 2007). Average U.S. Rent Index: 106.7 (100 = 2007).

Some Existing Two-Bedroom Apartments

The Commons at 1701 East Ave.
The Commons at 1701 East Ave.

Wages are Not Keeping Pace.

From 2005 to 2015:

- Home Prices: ↑ 3.8%
- Rents: ↑ 16.0%
- Household Income: ↑ 2.5%

Source: Knoxville Economic Development Corporation

Cost Burdened Renter Households

Cost Burdened (or household spends 30% or more in housing costs) in Zip Code 37921 (includes surrounding area):

- 6,277 household units
- 3,577 renter households
- 18% of total households

Category	Utility	Utilities	Telephone	Transportation	Other
Cost Burdened Renter Households (2015)	11%	11%	11%	11%	11%
Cost Burdened Renter Households (2010)	11%	11%	11%	11%	11%

Share of Families With Low Income (By Census Tract)

Map showing the distribution of low-income families across Knoxville census tracts.

Maintain the Existing Supply of Affordable Owner-occupied Housing

Owner-occupied Housing Rehabilitation



Below: Above:

Prepare Blighted, Existing Housing and Vacant Lots for New Opportunities



- Blight Priority Application
- Quality Problem Priority Application
- Homeless Program
- Charitable Acquisition
- Local Health Needs Assessment
- Temporary Rehabilitation and Occupancy Assistance
- Adversely Affected and Displaced Low Income Families and Elderly (ADDFLE)

Develop New, Affordable Owner-occupied Housing



- Partnership for Community Housing Development Organization (PCHDO)
- Neighborhood Housing Incentive (NHI)
- Homeless, local, for-lease
- End Tenure-based Housing Development Challenge
- New Housing Program
- Model standards
- Best practices for success

Offer Down Payment Assistance on CHDO-built Housing

The PY2015-2019 Five Year Consolidated Plan

U.S. Department of Housing and Urban Development (HUD) Community Planning Development (CPD) Funds

- CDBG – Community Development Block Grant
- HOME – HOME Investment Partnership Grant
- ESG – Emergency Solutions Grant
- Received by HUD every 5 years, due by May 15th of each year (most recent Plan was completed in May 2016)
- Involves extensive community participation
- Sets High/Low Priority activities for funding
- Updated annually (Annual Action Plan)

2015-2019 Five Year Consolidated Plan Priorities

- Strengthen Neighborhoods
- Promote Economic Development
- Reduce and End Homelessness
- Promote Affordable Housing

The Annual Action Plan

- Updates the Five-Year Plan and is due by May 15th
- Allows for consideration of changes in:
 - Community Needs
 - City/organizational Challenges
 - Funding Sources and Amounts
- Citizen Participation and Consultation with community partners
- Annual report of accomplishments – the Consolidated Annual Performance and Evaluation Report (CAPER) due by September 30
- Program Year (PY) 2018-2019 is Year Four
- July 1, 2018 through June 30, 2019

FY2018-2019 Proposed High Priority Activities

- **Affordable Rental Housing**
 - Westmont (in CDM) *
 - Accessory Dwelling Units - CDMS
 - Rental Units - CDEG and HOME
 - Development in Downtown - HOME
 - Rental Units in Housing Development - HOME
- **Affordable Owner-occupied Housing**
 - Single Family Attached Rental - CDMS
 - Attached Units - CDEG and HOME
 - CHHO - Qualifying Home Construction - HOME
 - Town Payment Assistance - HOME
- **Public Services - CDMS**
 - Affordable Development
 - Operational Research/Assessment

Citizen Participation Timeline

Public Meeting	February 7, 2018
Next Operational Review Action Plan	February - May
Draft Available for Review	April 6
30-day Public Comment Period	April 6 - May 7
Public Meeting	May 7
Presentations to City Council	March 27 & May 21
City Council Resolution	May 8*
Operational Plan and Year One Action Plan Approved	May 15, 2018*
	* Tentative Dates

Things to Consider

Address housing as a part of the whole spectrum of development plans for the South Shore town center.

- Identify needs - assess community
- Diversity of population - include needs of all income levels, ethnicities, and life stages, including working families and young adults
- Quality of housing - include quality of life and amenities - they do not always go hand in hand but are important components
- Other uses - mixed-use areas - more than just residential

Develop a shared housing strategy

- Collaborative - include all stakeholders and neighborhood level - focus on long-term solutions and shared ownership
- Develop a shared housing strategy

AP-75 Barriers to Affordable Housing and AP-85 Other Actions

PLAN EAST TENNESSEE EQUITY PROFILE

MARCH 2014

opportunity



access



equity

WHAT IS PlanET?

PlanET is a partnership of local governments, businesses, non-profits and community organizations coming together to have a regional conversation about our future. This partnership will work to improve the prosperity of our five-county region—Anderson, Blount, Knox, Loudon and Union counties—over the next three decades. The project will develop a plan for action that lays out strategies to reach the region's goals, as well as tools for implementation, including leadership and capacity-building programs. PlanET will focus on the region, but it will not lose sight of our individual communities. It will help us solve tough issues together so that we grow and innovate in ways that benefit the entire regional community.

www.planeasttn.org

TABLE OF CONTENTS



2 Introduction

3 Where We Are and How We Got Here

8 Areas of Concentrated Stressors



14 Access to Opportunity

24 Where Do We Go From Here?

This document was prepared by:

City of Knoxville Community Development Department
The University of Tennessee, College of Social Work, Social Work Office of Research and Public Service
Knoxville-Knox County Metropolitan Planning Commission

With guidance from:
Plan East Tennessee Equity Team

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Introduction

Plan East Tennessee (PlanET) is a partnership of local governments, businesses, non-profits and community organizations coming together to have a regional conversation about our future. This partnership will work to improve the prosperity of our five-county region over the next three decades. Between 2011 and 2013, PlanET developed a plan for action that lays out strategies and prioritizes investments to reach the region's goals, as well as tools for implementation, including leadership and capacity building programs. PlanET focuses on individual communities as part of the larger region. The process of crafting a PlanET Play Book, our 30-year plan, is building relationships and strategies that will help us solve tough issues together.

By 2040, the five-county PlanET region—Anderson, Blount, Knox, Loudon and Union counties—will have grown by 298,000 people and 240,000 new jobs. How do we grow this much, maintain what we love about our communities and become more economically competitive, improve our health, protect the environment and enhance our housing and transportation choices?

Everyone here has the opportunity to shape future policy and budget decisions that will affect what the Knoxville region will look like in 30 years. We want the region to be less segregated by choice, concentrated poverty dramatically decreased, and equity and access to opportunity considered when investments are made.

This report takes a root-cause approach and lays a foundation for describing our region in a way that can be tracked into the future to see how things change over the next few generations. Based on data compiled for this report and for the larger PlanET project, it is demonstrated that access to opportunity provides a foundation for the success of individuals—employment, good health, safe neighborhoods. And lack of access to opportunity not only holds individuals back from contributing the most to our region, it causes extra stress on our system resources.

We are charged with looking more deeply at the root of our region's social and economic challenges. In education, our region has made significant strides with TN Achieves and

The Great Schools Partnership, but we still lag behind the nation in attainment and outcomes.

Poverty is another challenge. It has shaped our region, creating places that offer profoundly unequal opportunities to our residents. In many ways, poverty remains our deepest divide. Why is it that we in the southeast, and particularly in East Tennessee, have a perceived low cost of living, but such a high rate of people who struggle monthly to survive financially?

We are responsible for our actions whether we recognize it or not. However, when personal choice is limited by systems infrastructure from generation to generation, poverty often begets poverty, and the cycle is challenging to break.

Our places of high opportunity—for example, where good schools and grocery stores are located—are separate from areas where poverty is greatest. We cannot be economically competitive long-term if we are unable to address issues of chronic poverty.

We also struggle with health issues. Obesity, diabetes and asthma have reached chronic and near epidemic status. It is well documented that where you live correlates to your life expectancy. Our health as individuals is impacted by more than our access to a doctor's office. The less access people have to vibrant communities, the more likely they are to have negative health outcomes, such as increased heart disease and diabetes. Those who have the least are impacted the most by lack of access to care.

This Equity Profile was developed to benchmark where we are regionally. It lays out the current status of concentrated stressors, such as poverty, low education attainment and race, based on publicly available data. It compares areas of stress with areas where high opportunity exists, such as good schools and access to jobs that allow an employee to earn a living wage.

This report looks first at our history, what our foundation is, to remind of us how we came to be where we are today. Next we examine indicators that help determine

areas of concern, where stressors add up to a challenging daily life that often impedes success and self-sufficiency. Then we look at areas of opportunity. These areas are mapped, and where opportunity is high, poverty is low; conversely, where poverty is high, access to opportunity is low. In the strategies section we describe what has come from this process and existing initiatives.



Where We Are and How We Got Here

This Equity Profile was developed for the PlanET region to examine the historical background and current conditions of the region in the context of equity and access to opportunity for all of our residents. An inventory of indicators related to socio-economic stress and opportunity was completed to determine if certain geographic areas in the region have higher concentrations of stress or higher levels of opportunity than others.

Particular attention was given to determine if disparities in opportunity exist for vulnerable minority or ethnic groups and other vulnerable populations, such as children, the elderly, and those with disabilities, living in the region. A goal of this assessment is to establish a baseline of current conditions to gauge the effectiveness of current and future efforts to improve equitable access to opportunity in the region. This report will heighten public awareness of the importance of equity and access to opportunity for a healthy and prosperous economy.

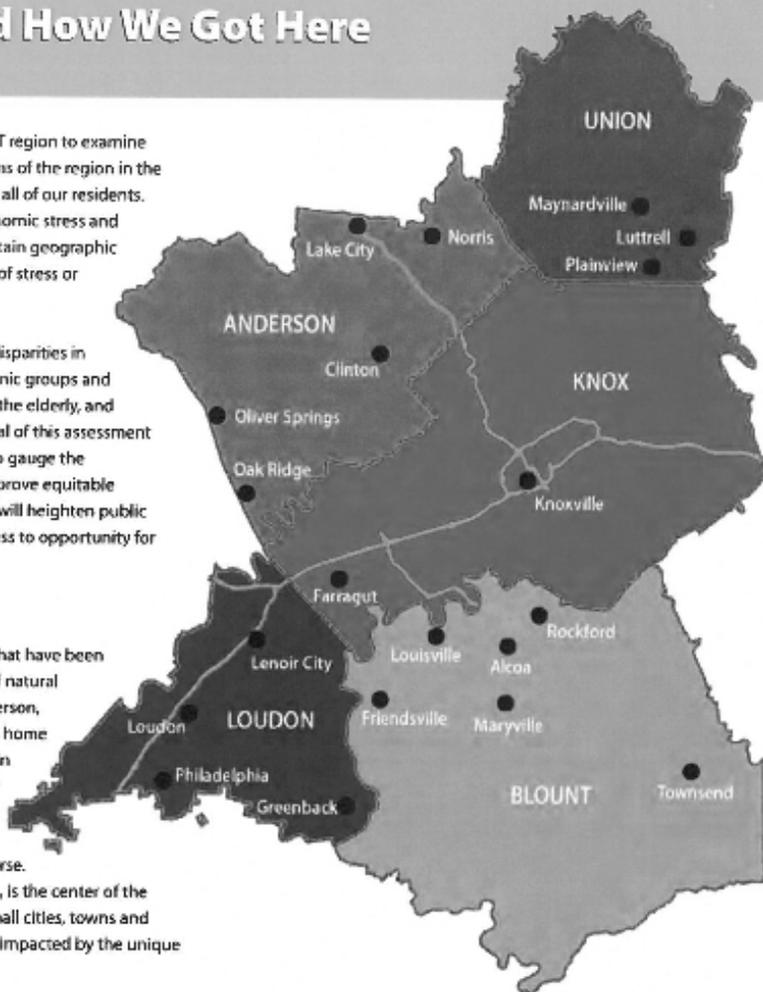
The Region

The PlanET region is rich in history and culture that have been heavily influenced by location and availability of natural resources. The five-county region includes Anderson, Blount, Knox, Loudon and Union counties and is home to a diverse topography that includes a mountain range rich in minerals and ores, ribbons of rivers and lakes threading through the area and fertile agricultural fields dotting the landscape. Urban development across the region is also quite diverse. Knoxville, a more densely populated urban area, is the center of the region with the surrounding area made up of small cities, towns and rural lands. Patterns of development have been impacted by the unique history of the region.

Historical Background of the Region

The fertile lands, abundance of rivers and streams and protective mountains attracted the region's earliest inhabitants. Native American trails zigzagged across the land, and settlements began to emerge along these trails and rivers to accommodate trading. As settlements grew and prospered, they developed unique characteristics and culture that laid the foundation for future development. Remnants of this culture - desire for independence and mistrust of government - remain in the region today.

Much of the area was split between abolitionists and confederates during the Civil War. Abolitionists had a strong presence in the region, often led by leaders in the Quaker communities and in the Presbyterian Church. The Underground Railroad was active in the region because of the support of these groups and because of the area's geography that led to escape routes for enslaved people. The railroad was said to run through Loudon, Blount and Knox Counties, and the Warner Tabernacle on Fuller Street in Knoxville was reportedly a safe house for those who were seeking their freedom in the North.



Map 1. The PlanET Region



Where We Are and How We Got Here

Knoxville

Knoxville became the first capital of the State of Tennessee in 1796, and its population and size grew steadily during the early 19th century. It developed as a way station for westward-bound migrants and as a trading center for nearby mountain communities. The arrival of the railroad in the 1850s resulted in significant population increase. Because the soil in the region was not conducive to large plantations, the number of African American people was substantially lower in Knoxville and the surrounding region than in other parts of the South. By 1860, slaves comprised 22% of Knoxville's population and approximately 10% of the surrounding area.

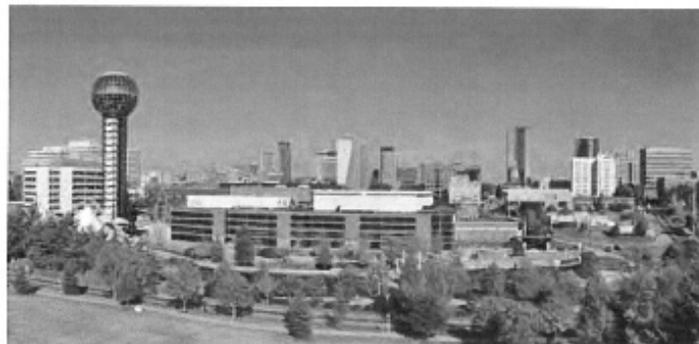
Knoxville continued to thrive in the years following the Civil War. A number of large mills, the Knoxville Iron Company, Knoxville Woolen Mills and Brookside Mills, were built between 1868 and 1885. With these additions and the merger of two major railroads to form the East Tennessee, Virginia and Georgia Railway, jobs were plentiful for low-skilled workers. These industries provided employment opportunities for much of the African American population in Knoxville. Because many African Americans were employed as mechanics, the community where they lived during that time became known as Mechanicsville. The community survives today and has a high percentage of African American residents.

Knoxville experienced economic downturn in the early 1900s which led to the deterioration of many urban neighborhoods and the downtown area. An alliance between the city's economic elite, mountain people who had migrated to the urban area, and African American people was formed through a shared mistrust of government to fight attempts at reform. Residents in Knoxville repeatedly opposed efforts to increase property taxes which resulted in little public money for improvements. African Americans were especially hard-hit during the economic downturn because many jobs they traditionally held were filled by White workers.

The federal government allocated millions of dollars during the Great Depression for local housing authorities across the country. Knoxville received a portion of these funds to purchase 43 acres of land to build low-income or subsidized housing. Jim Crow laws that mandated segregation for racial groups were enforced during the allocation of funding for subsidized housing. Housing units for African Americans were built on 13 acres, and 30 acres were allocated for units to be rented to Whites. Approximately 600 houses

located in the city's slums were condemned and razed for the project. College Homes, a community of subsidized housing with 168 units in Mechanicsville, accepted its first tenants in 1940. Austin Homes, another subsidized housing community located in east center city Knoxville, was built soon after.

Housing conditions continued to decline in Knoxville's downtown area in the 1950s and 1960s. Substandard housing was pervasive in the downtown and east center city areas and was among the nation's worst. During a visit in the 1960s, President Lyndon Johnson said residents in Knoxville's Mountain View neighborhood were as poverty-ridden as he had seen in any part of the United States. Urban renewal initiatives razed homes in the area where much of the African American community lived, funded by the U.S. Department of Housing and Urban Development shortly after this visit. As a result, African Americans moved from the downtown area into east Knoxville. Many White residents were unhappy with the influx, which led to "White flight" to west Knoxville.



Above: Knoxville, circa 1886. Below: Knoxville, now.

Where We Are and How We Got Here

Suburbs were being built in west Knoxville at this time to support the migration of White residents who had the financial means to purchase homes in the area. The existing suburban zoning scheme promoted single use development. This created low density housing isolated from retail or business districts. It also created more expensive housing that was not accessible to families with low incomes.

During the period of urban renewal and "White flight" in the 1960s, protests and sit-ins were held to eliminate segregation of schools and businesses. Violence experienced in other parts of the South was not seen in Knoxville. Schools and businesses slowly desegregated during the decade. Schools were desegregated due to a lawsuit filed in 1959 and the first African American undergraduate student was admitted to the University of Tennessee in 1961. Public housing was also desegregated during this time.

Interestingly, our region is home to the first public school to be integrated in the South. Oak Ridge first explored integration in 1954 but chose not to proceed until 1955. In 1956, despite protest, 12 African American students entered Clinton High School. These students became known as the Clinton 12. This integration is significant because it occurred before Little Rock's integration in 1957.

By the 1970s, several generations of families had resided in subsidized housing, and many expressed little desire to improve their living conditions. The Knoxville Housing Authority, responsible for subsidized housing in Knoxville, expanded its mission and changed its name to Knoxville's Community Development Corporation (KCDC) in 1973. In 1986, KCDC and Knoxville's City Council approved a concept for 26 units of "Scattered Site Housing" for Mechanicsville. In 1998, KCDC received a HUD grant to build a new Hope VI Project. The goal of this project was "to end the social and economic isolation of College Homes" by building a mixed-income community in Mechanicsville. The project was completed in 2006 with a total of 255 homes constructed on the old

College Homes site and throughout Mechanicsville. The neighborhood now has a new grocery store, gas station, convenience store and major job-training center.

Company Towns

Several cities in the PlanET region were created solely for housing employees of local industry. The city of Alcoa, the first planned community in Tennessee, was incorporated in 1919. Located north of Maryville in Blount County, the city was designed to provide employees of the ALCOA Aluminum plant with housing. Construction of homes began in 1915. Cultural norms of the era and Jim Crow laws that prevented integrated housing resulted in segregated housing for African American workers in the Hall and Oldham communities within the city limits of Alcoa. Schools were also segregated at this time, and Charles M. Hall High School served the African American community until school desegregation in the mid 1960s. Population in the Hall community today remains primarily African American.

Norris, a small community in Anderson County, was created to house employees of the Tennessee Valley Authority (TVA). TVA was established by Congress in 1933 to address a wide range of environmental, economic and technological issues, including the delivery of low-cost electricity and the management of natural resources in the Tennessee Valley. Norris was based on TVA's vision of a "model community." The vision included cooperative, self-sustaining businesses that would provide all of the needs of the community. Despite protests by the National Association for the Advancement of Colored People (NAACP), African Americans were excluded from the city. The overwhelming majority of the town's population today remains White, with only 2.3% of the population classified as non-White.

East Tennessee was chosen by the federal government to house facilities dedicated to its nuclear weapons program during World War II. The Manhattan Project was established here because of the area's isolation



Mechanicsville Commons after the Hope VI revitalization in 2006.

Where We Are and How We Got Here



Concept for the TVA company town, Norris.

and proximity to a larger city that provided workers. The city of Oak Ridge, located in Anderson County, was created to support the influx of workers and their families who were employed to build the weapons. Homes were provided to employees. Different sized homes were assigned to families based on family size and worker status. The city was developed as a segregated community with separate areas for African Americans and Whites. Scarboro was originally designated as the African American community and continues to be predominantly so today.

Segregated housing patterns that were established during the creation of "company towns" are still prevalent today. Home ownership has frequently been passed from generation to generation in these areas and has resulted in the perpetuation of self-imposed segregation.

Demographic Trends: 1990-2010

While the PlanET region remains overwhelmingly White, the percentage of ethnic and racial groups in the total population is increasing. In 1990, 91.8% of the region's population was classified as non-Hispanic White.

In 2010 the percentage of the non-Hispanic White population dropped to 86.9%, with the fastest growing ethnic group Hispanic. Growth of Hispanic population is consistent with changes experienced in other parts of the state. Recently released statistics show the Hispanic population in Tennessee growing at the third fastest rate in the U.S.

Knoxville historically has been more racially and ethnically diverse than the rest of the region, and the percentage of ethnic and racial groups living in the city is growing more rapidly than the rest of the region. In 1990, about one of five Knoxville residents (17.5%) were non-White. In 2010 the share has grown to one of four residents (25.8%). Percentages of African Americans and Asians in Knoxville's population have remained relatively stable over the past 20 years while the Hispanic population and those who identify themselves as "Other" have increased.

Nationally, by 2040, the majority of the population will be people of color. In this region, however, the population is not predicted to change dramatically from a race perspective.

The region also has a large population who live in poverty. White people (12% of almost 600,000 or 70,000 people) and people of color (29% of almost 87,000 or 25,000 people) have lived in poverty for generations.

The composition of households in the PlanET region also changed from 2000 to 2010:

- The number of households with children under 18 declined in Knoxville and the region.
- The number of households with persons 65 years and older has grown.

(Additional high-level snapshot data and a series of maps depicting demographic, social, economic and housing characteristics of the region are available in Appendix A on the PlanET website: www.planeasttn.org.)

Figure 1. Population by Race, Knoxville Metropolitan Area, 2010

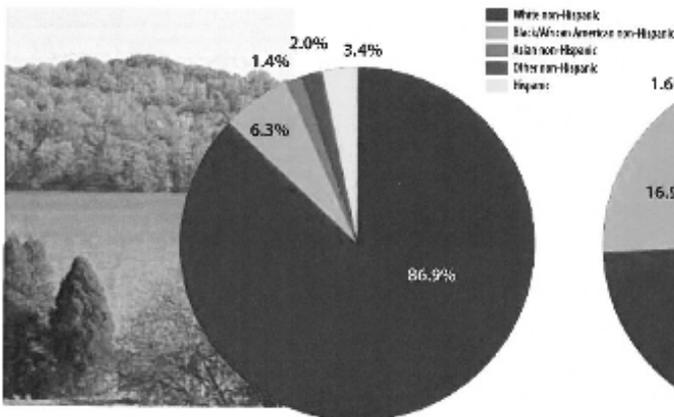
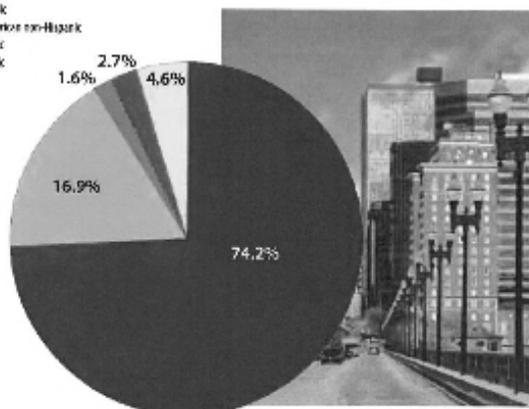


Figure 2. Population by Race, City of Knoxville, 2010



Where We Are and How We Got Here

Segregation

Despite the presence of neighborhoods in Knoxville with high concentrations of racial and ethnic households, the city as a whole is less segregated than other large cities in Tennessee. Compared to Chattanooga, Memphis and Nashville, Knoxville is more integrated for both African American and Hispanic populations. Hispanics are more integrated than the African American population in Knoxville. The Hispanic population does not have historical and cultural connection with certain neighborhoods and have settled in areas near job opportunities. The Asian population is the smallest racial group in Knoxville but is the least integrated.

Disparities

There are disparities between racial/ethnic groups living in the PlanET region in their access to neighborhood opportunity. With the exception of access to jobs, White residents consistently have higher access to essential resources than do African American or Hispanic residents. However, having access to jobs does not necessarily equate to greater employment. The downtown area in Knoxville hosts many of the largest employers in the PlanET region—city, county and state government, the University of Tennessee and TVA—but it is also surrounded by low-income residential areas. Residents in these areas live close to job opportunities, but many do not have the necessary education or skills needed for gainful employment. As a result, residents experience higher rates of unemployment than Whites.



Map 2. Current Region-wide Population, 2010

Table 1. Households by Type, 2000-2010



Year	Characteristic	PlanET Region		Knoxville city	
		Estimate	Share (%)	Estimate	Share (%)
2000	Total households	253,005		76,650	
	Households with children under 18	80,376	31.8	19,626	25.6
	Households with persons 65 years +	59,136	23.4	17,815	23.2
2010	Total households	284,984		78,048	
	Households with children under 18	85,381	30.0	19,051	24.4
	Households with persons 65 years +	73,432	25.8	16,884	21.6

Source: U.S. Census Bureau.

Areas of Concentrated Stressors

For the purposes of this assessment, areas of stressors and areas of opportunity are examined. The PlanET Equity Team, a group of stakeholders from the region, engaged in an exercise to identify and define socio-economic stressors and opportunities. (The methodology for this exercise is shown in Appendix C, available online at www.planeasttn.org.) Drawing from their personal and professional experience and data available for all five counties, the team identified nine indicators that are often used to predict economic stress. The nine indicators are: education attainment, poverty, race, disability, senior population, rent burden, single family households, vehicle availability and limited English proficiency. In this report, the focus is on education attainment, poverty and race.

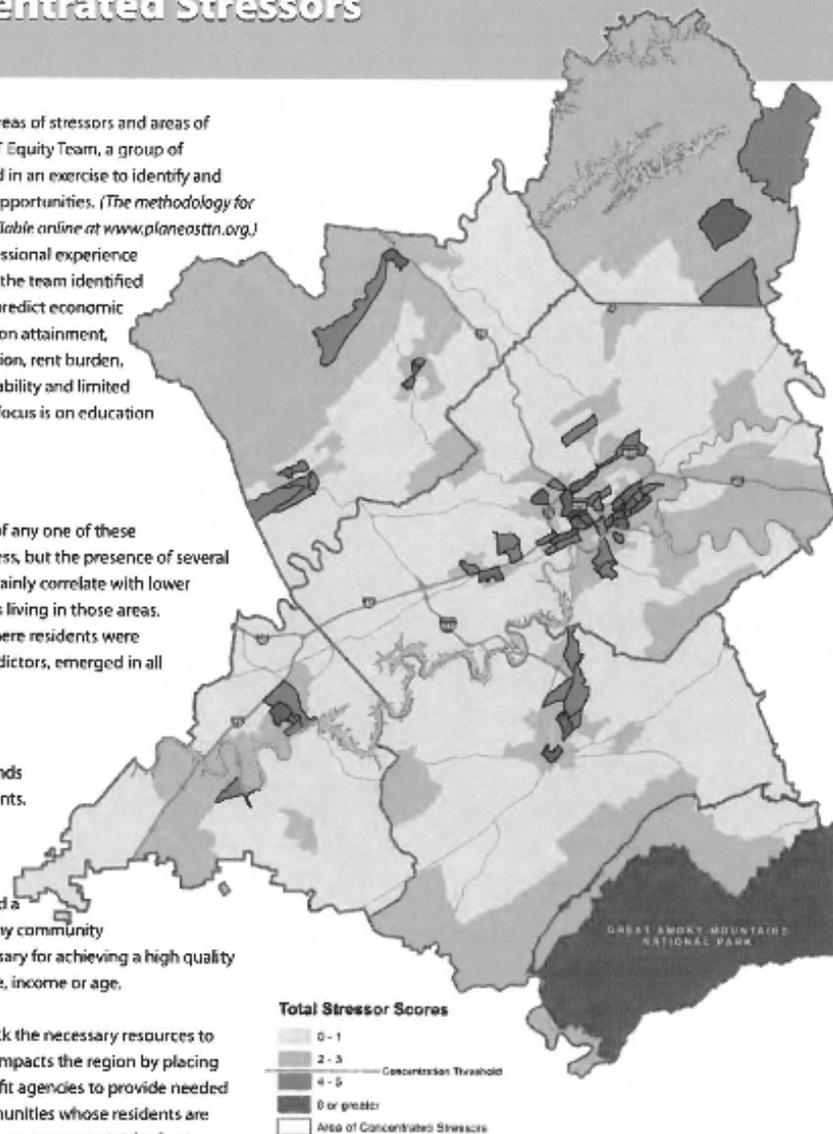
Implications

A higher than average concentration of any one of these indicators may predict community stress, but the presence of several concentrated stressors will almost certainly correlate with lower overall quality of life for the individuals living in those areas. Areas of concern, geographic areas where residents were exposed to multiple concentrated predictors, emerged in all five counties in the region.

Existing Conditions

The health and vitality of a region extends beyond the physical health of its residents. A healthy community offers quality education and training, work for all who want to work, affordable housing, an accessible transportation system and a healthy and safe environment. A healthy community provides access to opportunities necessary for achieving a high quality of life for all residents, regardless of race, income or age.

Many residents in the PlanET region lack the necessary resources to achieve a desirable quality of life. This impacts the region by placing demands on government and non-profit agencies to provide needed services. Research suggests that communities whose residents are experiencing multiple conditions of stress are more at risk of not attaining a high quality of life and self-sufficiency. This in turn may prevent the community from reaching its full potential.



Map 3. Areas of Concentrated Stressors



Predictors of Community Stress

Education Attainment

Improving the quality of education and increasing the number of people who continue their education beyond high school is a major focus for local and state officials. Educating and training the workforce to compete in the current job market is essential for their employability. In the present economic market, holding a high school diploma or less severely restricts eligibility for jobs that offer a "living wage." The PlanET region, home to a major university and a number of other colleges, community colleges, and vocational training institutions, continues to experience a high number of individuals who have either not chosen or not been able to pursue educational opportunities past high school.

Almost 45 percent of residents in the region over the age of 25 did not complete any training past high school. They live in areas characterized by higher numbers of Hispanics and African Americans. Rural areas, especially in Union County, also have a disproportionate number of residents with only a high school education or less, regardless of race.



Map 4. Concentration of Population with Low Education Attainment



Predictors of Community Stress

Poverty

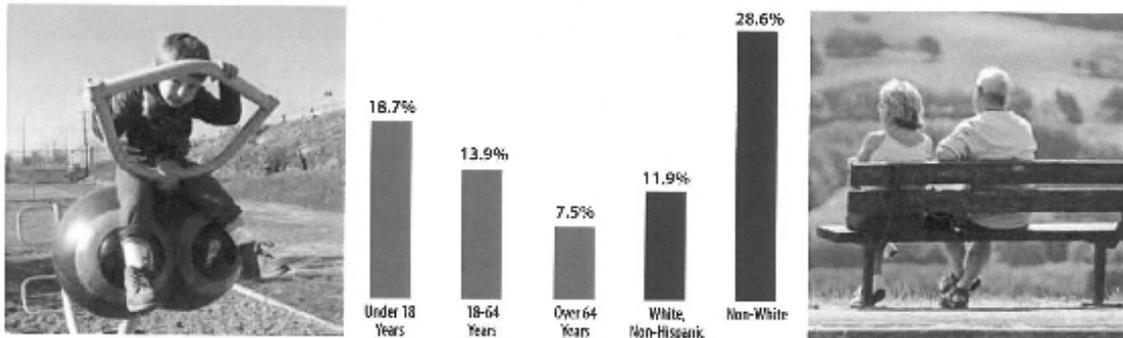
The effects of poverty are far reaching and particularly detrimental to children who grow up in poverty. Research is conclusive that poverty has a negative impact on children's health, academic performance and overall well-being. Incidents of asthma, childhood obesity and other health risks are dramatically higher for children in families with household income below poverty level. Furthermore, there is evidence that children who are raised in communities with high concentrations of poverty are significantly less likely to experience upward mobility and ability to join the middle class. About one of five of the region's children, 18.7%, currently live in poverty. This number jumps to one in three children living in poverty (33.0%) within the city limits of Knoxville.

Poverty is a pervasive problem in much of the PlanET region, with 15% of all residents reporting an annual income falling below the poverty line. Perhaps the more striking story for the region is the wide disparity in income between households. There are dozens of Census Block Groups where at least 25% of residents live below poverty and 16 Block Groups where more than 50% of residents have incomes below poverty level. All of the areas with 50% or more of residents living in poverty also have above average numbers of minority population.



Map 5. Concentration of Population Below Poverty

Figure 3: Percentage of Population Living Below Poverty by Age and by Race, 2011



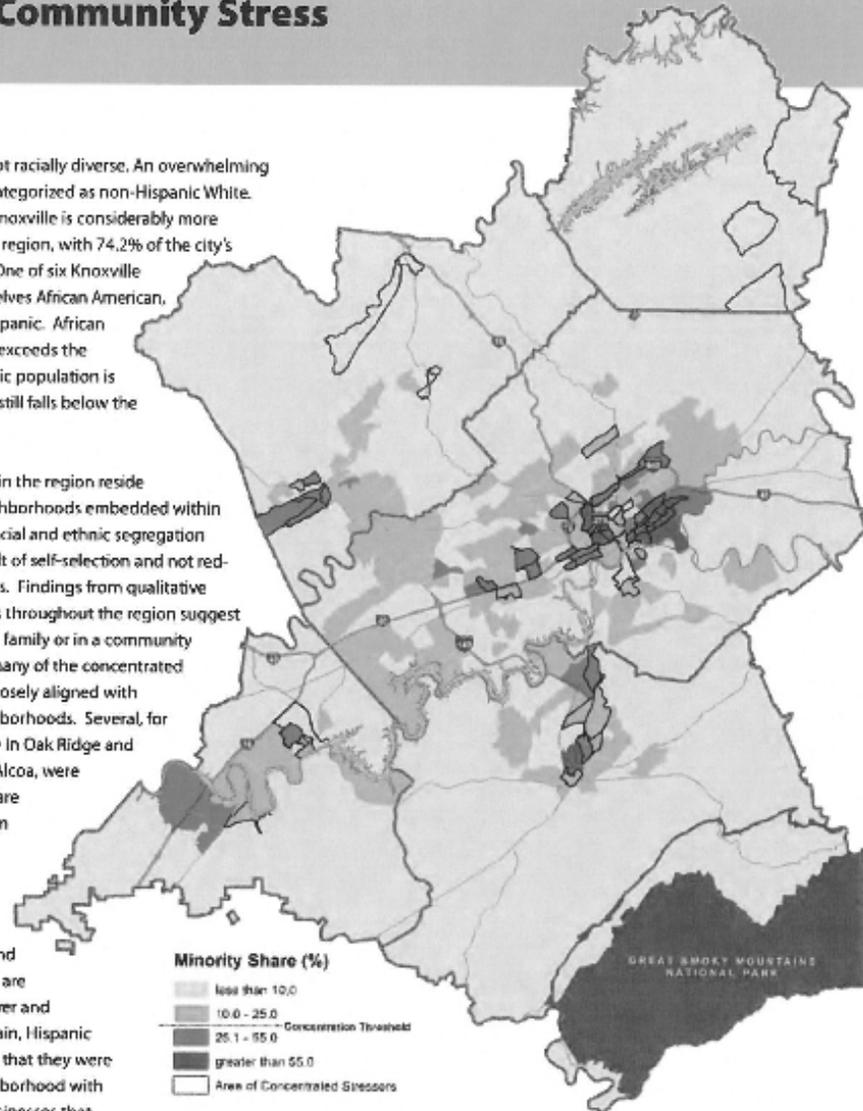
Predictors of Community Stress

Minority Population

The PlanET region as a whole is not racially diverse. An overwhelming majority, 86.9% of the region, is categorized as non-Hispanic White. However, the population within Knoxville is considerably more diverse than the remainder of the region, with 74.2% of the city's population non-Hispanic White. One of six Knoxville residents (17.1%) consider themselves African American, and 4.6% consider themselves Hispanic. African American population in Knoxville exceeds the national average of 12.4%. Hispanic population is growing rapidly in the region but still falls below the national average of 16.1%.

The majority of African Americans in the region reside in east Knoxville and in a few neighborhoods embedded within larger towns. While evidence of racial and ethnic segregation remains, it appears that it is a result of self-selection and not red-lining or other institutional barriers. Findings from qualitative research conducted with residents throughout the region suggest that people choose to live close to family or in a community that feels like "home." Therefore, many of the concentrated areas of minority population are closely aligned with historically African American neighborhoods. Several, for example, the Scarboro community in Oak Ridge and Hall and Oldham communities in Alcoa, were established during the 1940s and are considered to be historically African American neighborhoods.

The majority of Hispanic people in the region reside in Blount, Knox and Loudon Counties and tend to live in concentrated areas. They are found where housing costs are lower and rental properties are available. Again, Hispanic people stated during focus groups that they were more comfortable living in a neighborhood with other Hispanic people because businesses that cater to their cultural needs have been developed in these areas. Food and retail sources are evident in areas with high concentrations of Hispanic residents. Furthermore, Hispanic people generally are employed in lower-wage service industry or construction jobs and tend to live close to other Hispanics so transportation can be shared.



Map 6. Concentration of Minority Population



Racially Concentrated Areas of Poverty and Ethnically Concentrated Areas of Poverty

Racially Concentrated Areas of Poverty and Ethnically Concentrated Areas of Poverty (RCAPs/ECAPs) are parameters HUD required the region to review. We felt this did not fully capture the communities throughout our region that are confronted with various socio-economic challenges. Accordingly we developed the Areas of Concentrated Stressors method to supplement the RCAPs/ECAPs requirement, allowing our region to be better equipped to address issues of equity and access to opportunity.

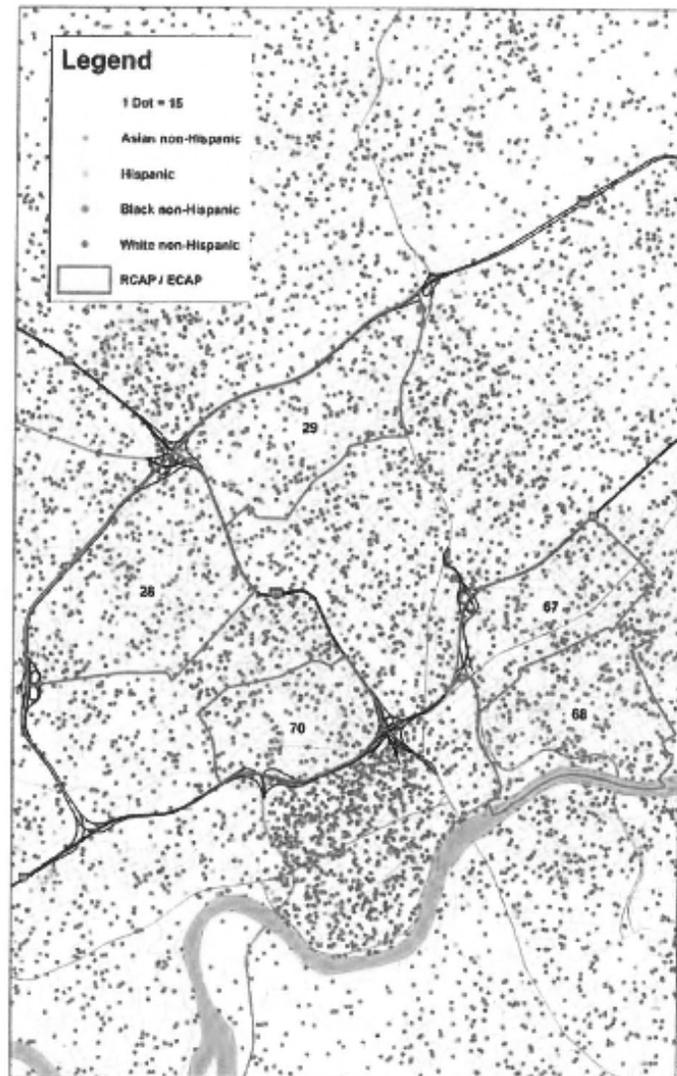
Identifying geographic areas where high concentrations of minorities and high poverty rates intersect is essential for improving equity and overall community well-being. Research has found that non-White children are “doubly disadvantaged” because they are much more likely than White children to live in neighborhoods with a high concentration of poverty. This “double disadvantage” has a detrimental effect on academic achievement and ability to move out of poverty in adulthood, leading to generational poverty and equity issues for communities.

RCAP/ECAP Demographics

Five census tracts in the PlanET region were identified as Racially or Ethnically Concentrated Areas of Poverty. All five are located within Knoxville’s corporate city limits—specifically in the historically African American neighborhoods in east Knoxville. Approximately one of 10 Knoxville residents and three of 100 residents in the PlanET region live in RCAPs/ECAPs. More than half of residents in these areas are non-White (59.1%); 47.9% are African Americans; and 6.4% are Hispanic.

There have been significant demographic shifts over the last several decades in the racial and ethnic makeup of the five census tracts identified as RCAPs/ECAPs. Census Tract 29, known as Christenberry Heights, has experienced the most significant transition. In 1970, less than one of six residents (16.0%) fell below the poverty line but one of three (34.1%) are considered poor today. Lonsdale, Census Tract 28, has experienced the largest increase in Hispanic residents than other RCAPs/ECAPs. The areas known as Mechanicsville and Morningside/Five Points, Census Tracts 70 and 68, have historically been the centers of African American culture since the Civil War and have remained predominantly African American through the years.

Efforts in recent years to develop the downtown and waterfront areas in Knoxville have resulted in the addition of condominiums and higher priced residential units in Census Tract 68. The addition of higher priced housing units has resulted in a significant increase in the number of



Map 7. Population Distribution by Race for RCAPs/ECAPs, 2010

Whites who have moved into the area. Despite the influx of more affluent residents, the overall poverty rate has increased, suggesting wide disparities in household incomes.

(In addition to the data above, a series of maps depicting demographic, social, economic and housing characteristics of RCAP/ECAP Census Tracts is available online in Appendix D, at www.planeasttn.org.)

Racially Concentrated Areas of Poverty and Ethnically Concentrated Areas of Poverty

Education Challenges in RCAPs/ECAPs

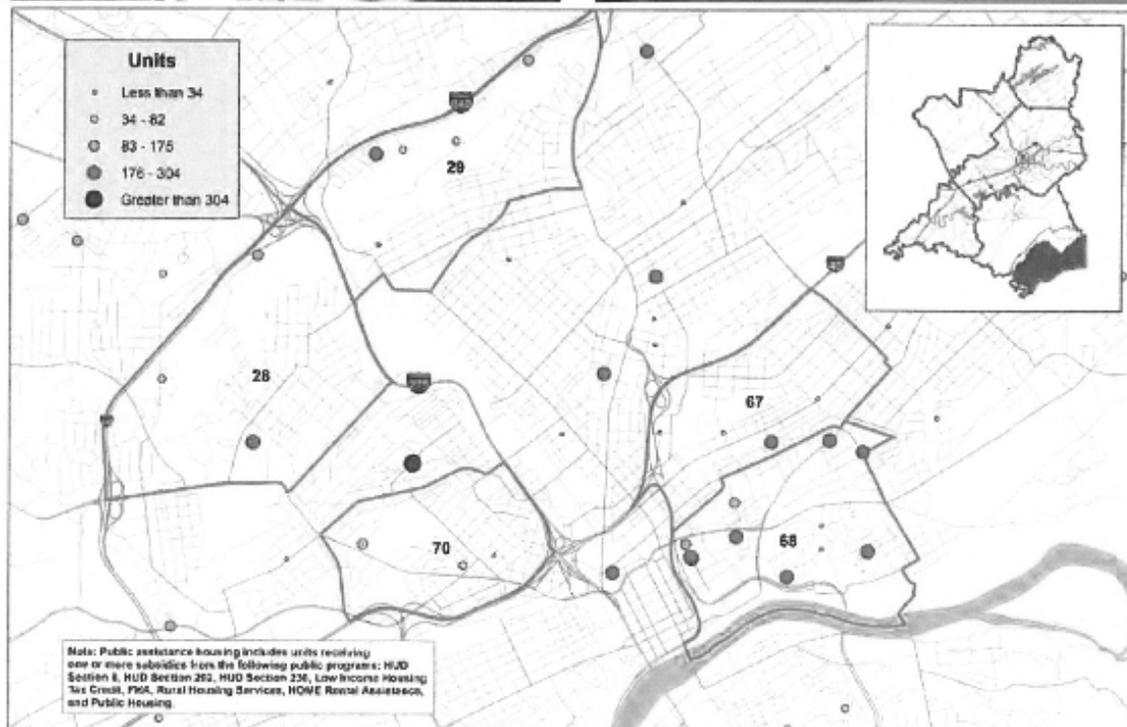
The quality of elementary schools that serve students who live in Racially or Ethnically Concentrated Areas of Poverty is low. Of the 13 elementary schools serving these students, only five received above a "D" grade in math or reading on Tennessee's Department of Education Report Card released in 2012. Only one school, Sequoyah Elementary, received a grade above a "C." While serving the RCAPs, it is important to note that less than 10% of Sequoyah's population is non-White. Also, the majority of students who attend this school live in an area that has the highest median value housing in Knox County.



Housing in RCAPs/ECAPs

Housing prices in the RCAPs/ECAPs are significantly lower in comparison to other areas in the region. The median price of homes in the PlanET region is \$154,277, however, the median value in RCAPs is \$75,191.

Public housing units currently are prevalent in the Racially and Ethnically Concentrated Areas of Poverty. The relatively small geographic area hosts one complex with more than 304 units and nine complexes that have between 176 and 304 units. The majority of other public housing units in the region are in close proximity to the RCAPs/ECAPs.



Access to Opportunity

Defining Areas of Opportunity

According to the World Health Organization, a healthy community must offer safe neighborhoods, affordable housing and accessible transportation systems, jobs for all who want to work and a healthy and safe environment. Data were collected to determine how well the region fares on these measures.

Twenty-six indicators were compiled to define access to areas of opportunity and categorized into the five themes that have guided discussions and efforts for PlanET: Economy and Workforce Development; Environment; Healthy Communities; Housing and Neighborhoods; and Transportation and Infrastructure. Several indicators were recommended by HUD, and the PlanET Equity Team determined that an expansion of the indicators would prove more meaningful for our area.

The 26 indicators are described in detail in Appendix C, which is available online at www.planeasttn.org. They are listed here for reference: labor force participation rate, unemployment rate, job access index, job growth, living wage jobs, education attainment, high school accomplishment index, household income, health hazards exposure index, proximity to impaired streams, vacant land/parks/open space, access to activity centers, access to healthy food, poverty rate, public assistance, homeownership rate, vacant housing units, housing mix, home value, foreclosures, rent burden, elementary school accomplishment index, commuting alternatives, walkability, transit access and housing + transportation costs.

Implications

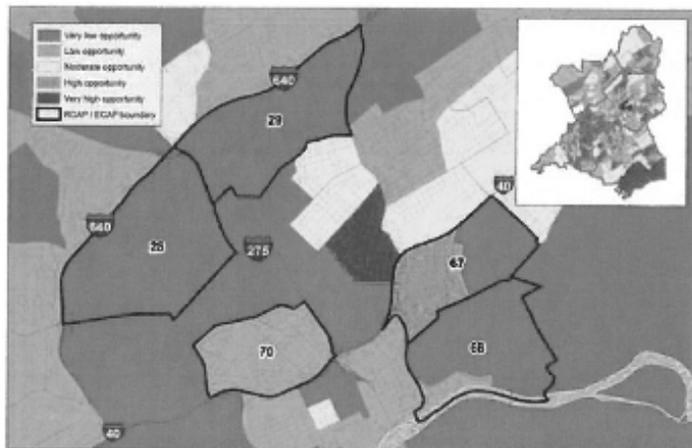
Access to opportunity in the PlanET region is not equal in all areas. High quality schools, healthy neighborhoods, job opportunities, transportation options and clean environment are not distributed evenly, and implications for these inequities are far reaching.

Access to Opportunity in Racially/Ethnically Concentrated Areas of Poverty

Overall, residents living in Racially or Ethnically Concentrated Areas of Poverty do not have access to high levels of opportunity. Only one portion of Census Tract 67 has high opportunity.



Map 9. Access to Opportunity



Map 10. Opportunity and Racially/Ethnically Concentrated Areas of Poverty

Access to Opportunity

Economy and Workforce Development

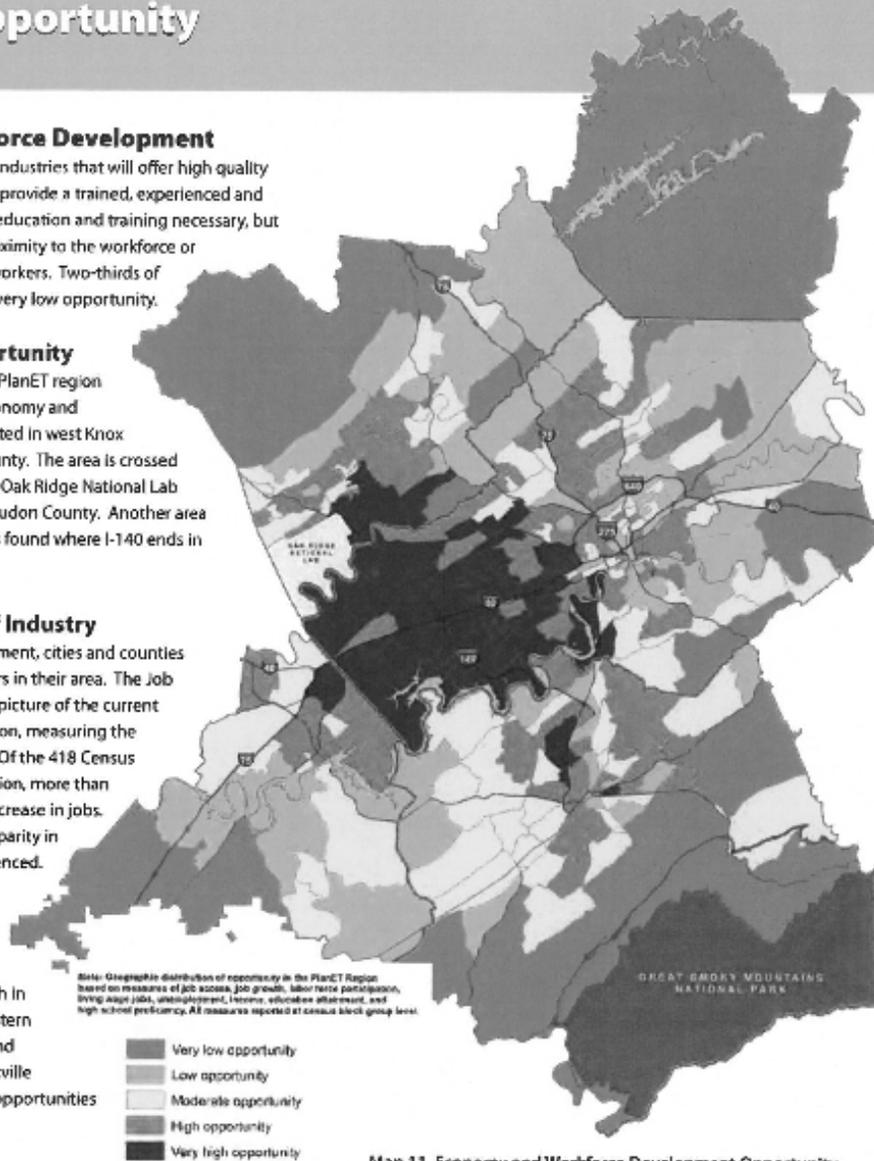
To maintain and attract diverse industries that will offer high quality jobs, the region must be able to provide a trained, experienced and available workforce. Not only is education and training necessary, but industry has to be located in proximity to the workforce or in an area that is accessible for workers. Two-thirds of the region is rated moderate to very low opportunity.

Location of High Opportunity

The majority of areas within the PlanET region with highest opportunity for economy and workforce development are located in west Knox County and south Anderson County. The area is crossed by Interstate 40 and stretches to Oak Ridge National Lab (ORNL) and a small portion of Loudon County. Another area that has very high opportunity is found where I-140 ends in Blount County.

Vulnerability to Loss of Industry

In the current economic environment, cities and counties are struggling to retain employers in their area. The Job Growth Index displays a striking picture of the current economic conditions for our region, measuring the number of job gains and losses. Of the 418 Census Block Groups comprising the region, more than half (55.3%) experienced a net increase in jobs. However, there is remarkable disparity in where the job gains were experienced. No job gains were seen in Union County, while the most significant gains were experienced in Knox, Anderson and Loudon counties. Job growth in Knox County was seen in the western portion that borders Anderson and Loudon counties. Inner city Knoxville and east Knoxville reported few opportunities for employment close to home.



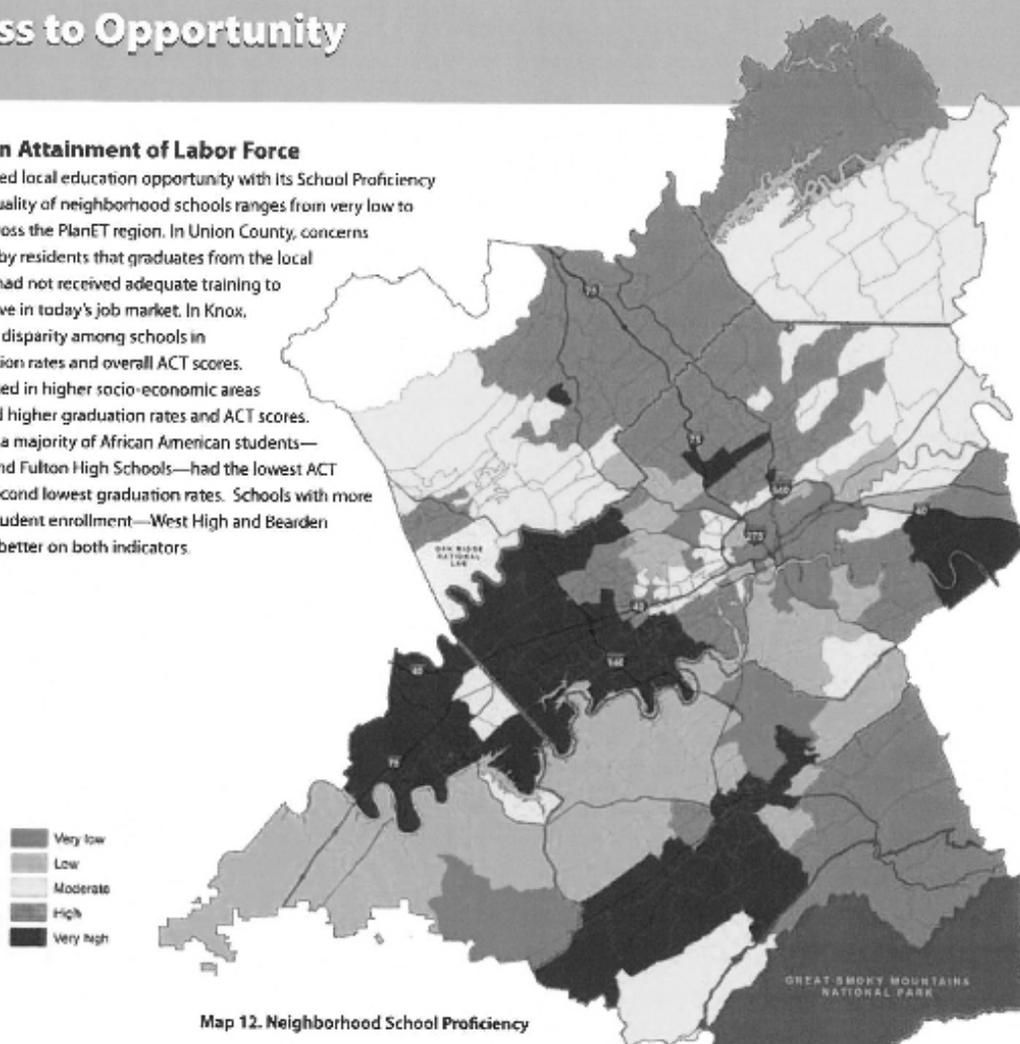
Map 11. Economy and Workforce Development Opportunity



Access to Opportunity

Education Attainment of Labor Force

HUD evaluated local education opportunity with its School Proficiency Index. The quality of neighborhood schools ranges from very low to very high across the PlanET region. In Union County, concerns were voiced by residents that graduates from the local high school had not received adequate training to be competitive in today's job market. In Knox, there is wide disparity among schools in their graduation rates and overall ACT scores. Schools located in higher socio-economic areas generally had higher graduation rates and ACT scores. Schools with a majority of African American students—Austin East and Fulton High Schools—had the lowest ACT scores and second lowest graduation rates. Schools with more diversity in student enrollment—West High and Bearden High—fared better on both indicators.



Map 12. Neighborhood School Proficiency

Table 2. School Performance Measures, 2010

Anderson County			Knox County			Loudon County		
	Graduation Rates (%)	ACT Scores (average)		Graduation Rates (%)	ACT Scores (average)		Graduation Rates (%)	ACT Scores (average)
Anderson County High	94.4	19.0	Austin East High/Magnet	85.4	15.7	Lenoir City High	95.3	19.5
Clinton High	88.5	18.7	Bearden High	94.2	22.9	Loudon County High	87.0	18.2
Oak Ridge High	89.7	23.0	Carter High	82.9	18.5			
			Central High	80.2	19.6			
			Farragut High	93.6	24.1			
			Fulton High	77.1	17.0			
			Gibbs High	83.2	20.0			
			Halls High	88.0	20.5			
			Hard n Valley Academy	87.0	21.1			
			Garns High	85.5	20.3			
			Powell High	89.8	19.6			
			South Drye High	80.5	18.8			
			West High	86.9	20.3			
Blount County			Union County					
	Graduation Rates (%)	ACT Scores (average)		Graduation Rates (%)	ACT Scores (average)		Graduation Rates (%)	ACT Scores (average)
Alcoa High	95.7	21.5	Union County High	74.0	17.9			
Heritage High	90.8	19.1						
Mayville High	90.5	21.4						
William Blount High	90.2	19.6						

Source: Education Department of Education, Annual Report Card, 2010.

Access to Opportunity

Housing and Neighborhoods

Building strong communities begins at the neighborhood level. The presence of adequate housing and high performing schools contributes to overall well-being. Frequently, having a neighborhood school is the linchpin for sense of community and increased social capital in an area.

Neighborhood schools that are performing well enhance property values and often serve to stabilize older parts of a city. Furthermore, the quality of elementary schools has been found to be a basic criterion for housing decisions of families. Families are willing to pay more for houses in neighborhoods where standardized scores are higher.

There is considerable discrepancy regarding academic achievement scores in elementary schools throughout the region. A pattern exists where schools with lower performance outcomes tend to serve students who live in areas with lower home values.

Homeownership also creates a sense of engagement in a community. Racial minority population is less likely to own a home in the PlanET region—less than half of the minority population in Knoxville and in the region currently own a home.



Map 13. Housing and Neighborhood Opportunity

Table 3. Home Values, 2011

County	Median Home Value	Lowest Median Home Value	Highest Median Home Value
Anderson	\$121,300	\$18,300	\$263,700
Blount	\$162,300	\$57,800	\$452,300
Knox	\$154,900	\$48,000	\$521,020
Loudon	\$173,300	\$80,500	\$491,020
Union	\$92,200	\$76,700	\$110,700

Median Home Value are county wide figures. Lowest and Highest Median Home Value are derived from Block Group figures for each county. Source: U.S. Census Bureau



Access to Opportunity



Note: Geographic distribution of opportunity in the PiedCT Region based on measures of economy / workforce development, environment, community health, housing, and transportation / infrastructure. Households with children under 15 years of age reported.



Map 14. Opportunity and Households with Children



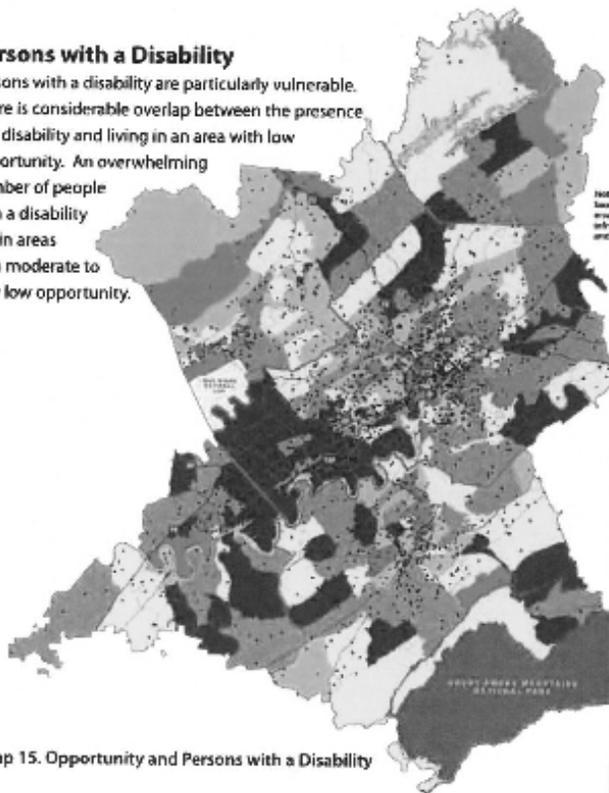
Persons with a Disability

Persons with a disability are particularly vulnerable. There is considerable overlap between the presence of a disability and living in an area with low opportunity. An overwhelming number of people with a disability live in areas with moderate to very low opportunity.

Note: Geographic distribution of opportunity in the PiedCT Region based on measures of economy / workforce development, environment, community health, housing, and transportation / infrastructure. Persons with a disability include persons 5 years and older with hearing, vision, ambulatory, or self-care difficulties.



Map 15. Opportunity and Persons with a Disability



Access to Opportunity

Race

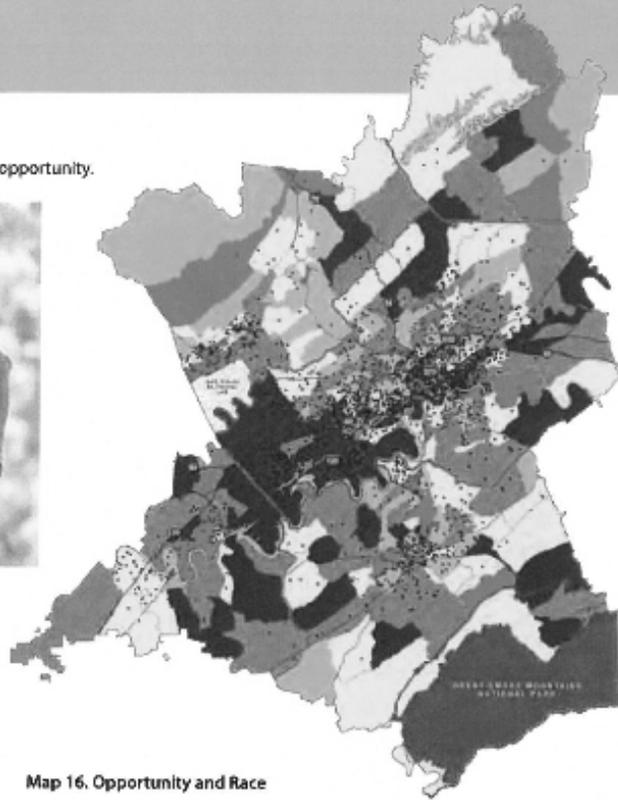
The majority of non-Whites live in areas that provide low access to opportunity.



Note: Geographic distribution of opportunity in the PlanET Region based on measures of economic development, environment, land-use/development, housing, and transportation infrastructure. Race is represented by non-White population (Black, African American, Asian, or some other race; Hispanic population of any race also included).



1 Dot = 50 non-White persons



Map 16. Opportunity and Race



Table 4. Housing Tenure, 2011

Characteristic	PlanET Region Estimate	Percent	Knocville city Estimate	Percent
HOUSING TENURE				
Occupied housing units	286,362		82,829	
Owner occupied	199,165	69.6	42,204	51.0
Renter occupied	87,197	30.4	40,625	49.0
HOUSING TENURE BY MINORITY STATUS				
White non-Hispanic householder				
Occupied housing units	254,343		65,002	
Owner occupied	185,147	72.8	36,611	56.3
Renter occupied	69,196	27.2	28,391	43.7
Non-White householder				
Occupied housing units	32,019		17,827	
Owner occupied	14,018	43.8	5,593	31.4
Renter occupied	18,001	56.2	12,234	68.6

Source: U.S. Census Bureau.

Access to Opportunity

Environment

Heavily polluting industries negatively impact the quality of life of nearby residents. Exposure to pollutants frequently results in higher incidences of health problems such as asthma and cancer. Visual patterns suggest that many of the same areas that are experiencing an increase in jobs are also experiencing exposure to pollutants in the air, rivers and streams.

Areas with the highest opportunity for a healthy environment are generally less developed, rural areas. All of Union County and large sections in rural Anderson, Blount and Loudon counties offer high opportunity for healthy environment.

Note: Geographic distribution of opportunity in the PiedMT Region based on measures of economic development, environment, community health, housing, and transportation/infrastructure. All measures reported at census block group level.

- Very low opportunity
- Low opportunity
- Moderate opportunity
- High opportunity
- Very high opportunity



Map 17. Environment Opportunity



Access to Opportunity

Healthy Communities

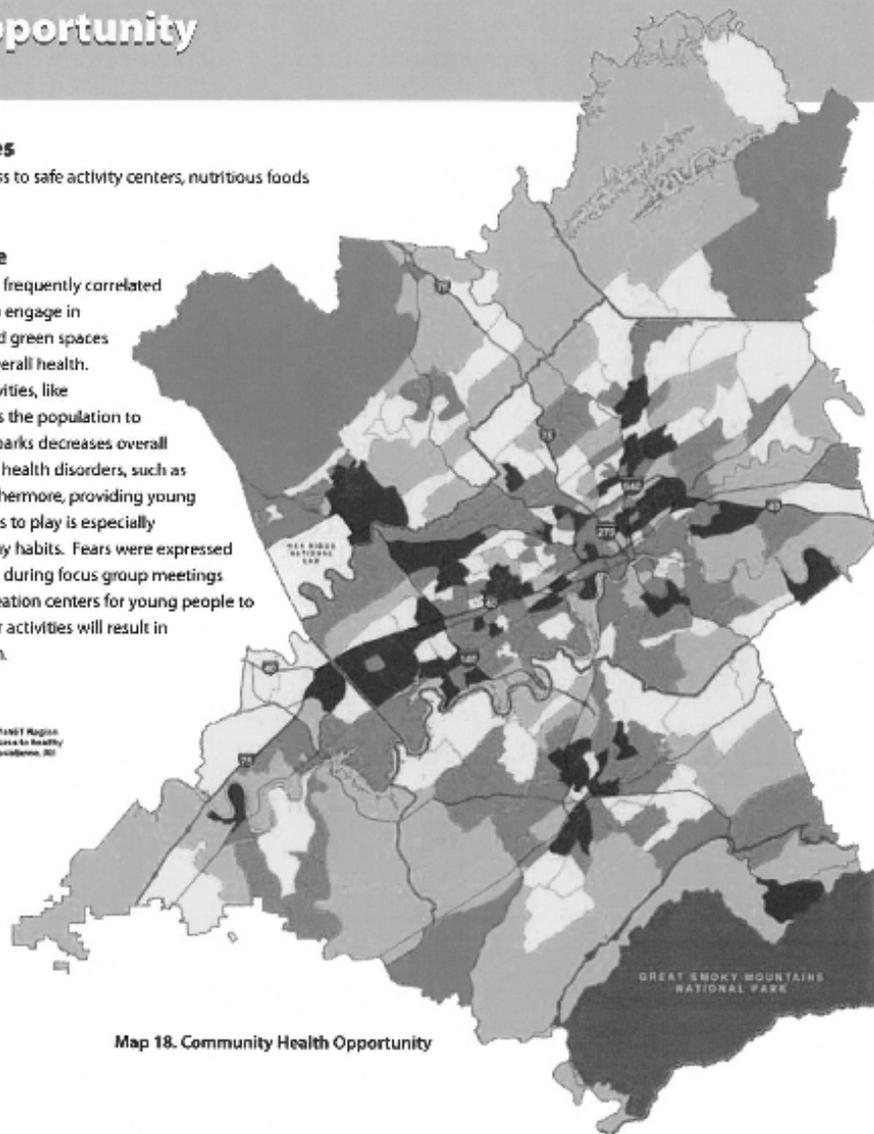
Healthy communities have access to safe activity centers, nutritious foods and medical care.

Safe Places to Be Active

Overall health of a community is frequently correlated with access and opportunities to engage in physical activity. Urban parks and green spaces can have a positive impact on overall health. Providing access to physical activities, like greenways and trails, encourages the population to become more active. Access to parks decreases overall obesity, a leading cause of many health disorders, such as diabetes and heart disease. Furthermore, providing young people with clean and safe places to play is especially important for establishing healthy habits. Fears were expressed by residents in the PlanET region during focus group meetings that a lack of safe parks and recreation centers for young people to participate in sports and outdoor activities will result in increased drug use and addiction.

Note: Geographic distribution of opportunity in the PlanET Region based on a measure of proximity to activity areas, access to healthy food, poverty rate, and households receiving public assistance. All measures reported at the census block group level.

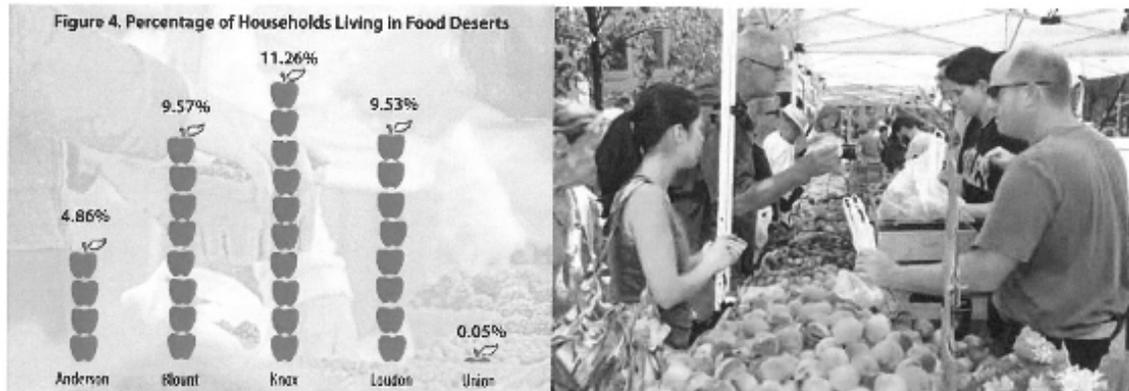
- Very low opportunity
- Low opportunity
- Moderate opportunity
- High opportunity
- Very high opportunity



Map 18. Community Health Opportunity



Access to Opportunity



Healthy Foods

Access to nutritious food can have a positive impact on the overall health of a community. Access can be limited by lack of transportation, absence of stores that stock fresh and healthy foods and the inability to pay for healthy foods because of low household income. Areas with high concentrations of low income households and are more than one mile from a large grocery store are defined as food deserts. Approximately one of 10 residents in Blount, Loudon and Knox counties live in food deserts.

Health Care

Access to health care is essential to a community's overall well-being. The majority of the region's medical facilities and specialists are concentrated in Knox County, leaving many areas within the region without adequate access to health care. Rural areas are particularly impacted, and many Census Tracts in the region have been designated Medically Underserved Areas by the U.S. Department of Health and Human Services. All of Loudon and Union counties, five tracts in Anderson County, seven in Blount County, and 25 in Knox County have been designated as underserved.

Overall, the PlanET region does not provide adequate access to healthy communities. Rural areas and Knoxville's inner city have lower opportunities than other areas of the region.



Access to Opportunity

Transportation and Infrastructure

The relatively low cost of housing and property taxes, compared to many areas of the country, make living seem very affordable in the PlanET region. However, when transportation costs are included, the area does not fare well. Large numbers of households face high commuting costs. An overwhelming majority, 86% of residents, spend more than 45% of their household income on housing and transportation costs, the result of reliance on personal vehicles for transportation.

Carpooling and walking are not viewed as viable options for most workers in the region. More than eight of 10 workers (84.8%) drive alone in their daily commute. And, less than 2% choose to walk to work each day. However, there are small areas located within five miles of a college or university within Knoxville and Knox County where more than 20% of the population walk to work or school.

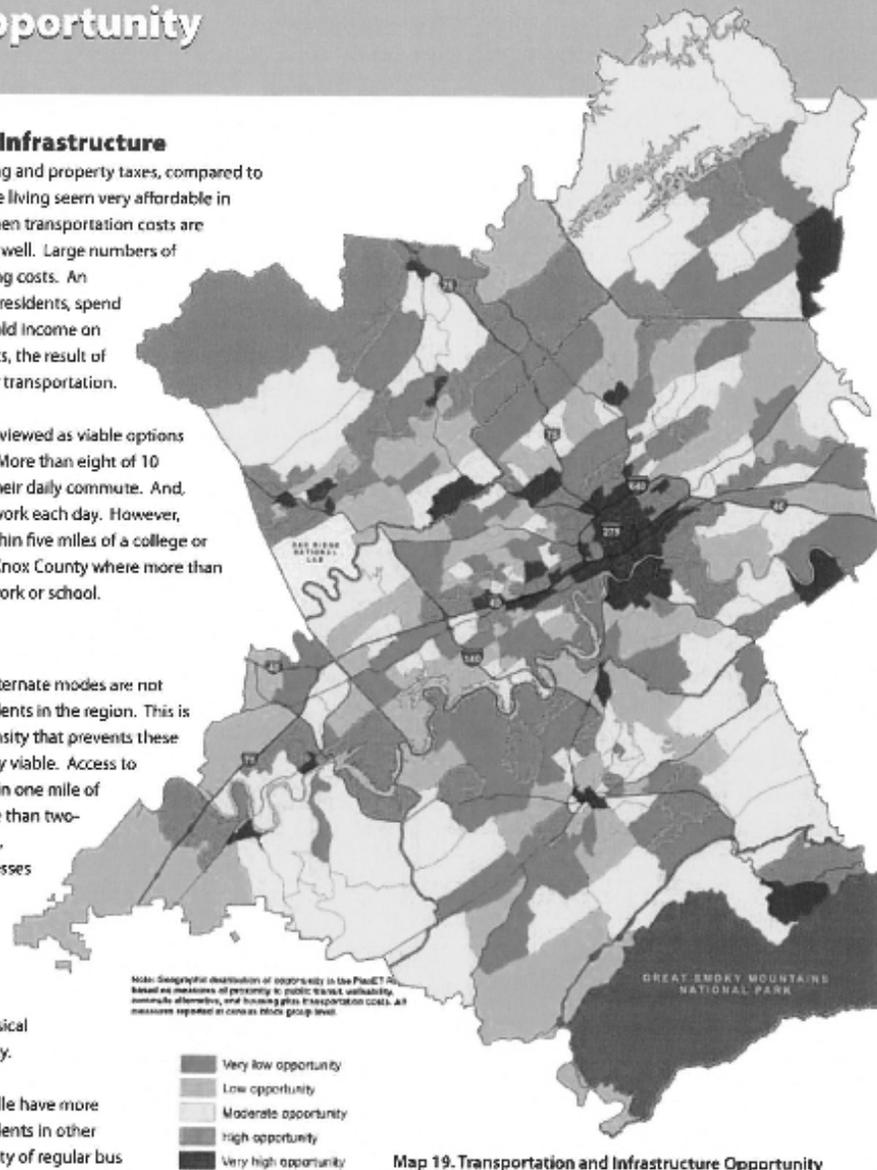
Public Transportation

Public transportation or other alternate modes are not available to the majority of residents in the region. This is attributed to low population density that prevents these services from being economically viable. Access to public transportation stops within one mile of residences is unavailable in more than two-thirds (69.8%) of the region. This, coupled with the trend of businesses and industries not located in highly populated areas or near public transportation routes, reduces the viability of public transportation. This is especially problematic for people with physical disabilities affecting their mobility.

Residents in the center of Knoxville have more transportation options than residents in other parts of the region. The availability of regular bus service along major road corridors for Knoxville city residents provides a higher level of opportunity to be less dependent on a personal vehicle for daily travel.

Public Transit in RCAPs/ECAPs

Public transit is one area of opportunity that residents in RCAPs/ECAPs fare better than other areas. Routes offered by Knoxville Area Transit (KAT) are centrally located within each RCAP/ECAP in Knoxville. However, this advantage should not be overstated because these routes do not offer a viable option for employees who work outside Knoxville.



Map 19. Transportation and Infrastructure Opportunity



Where Do We Go From Here?

The map to the right overlays areas of opportunity with areas of concentrated stressors. It shows where we have been successful from the perspective of access to opportunity, as well as the areas where things could be much better.

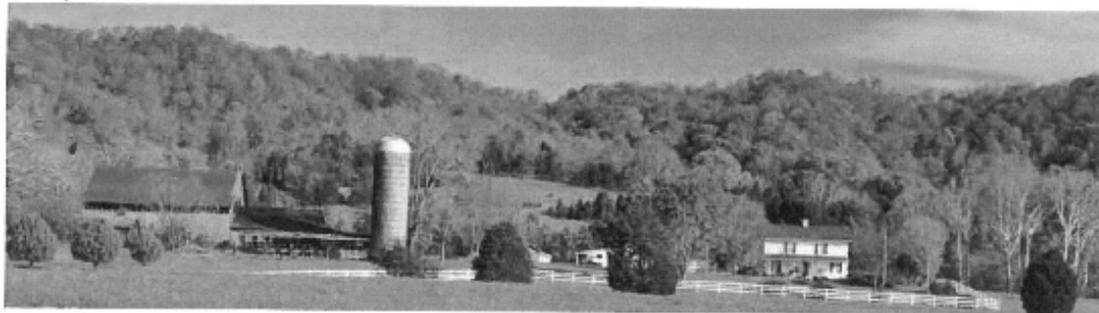
The challenges identified in this Equity Profile did not occur overnight and will not be remedied soon. By having the information compiled in this report, we have a tool for making the PlanET region stronger, healthier and more competitive over time.

Recommendations

This Equity Profile provides an overview of where the PlanET region has been and where the region currently stands. The intent of this report is to help inform decision-makers throughout the region and also to serve as a benchmark for creating a stronger, more equitable East Tennessee in the years to come.

Specific actions community leaders can take to move towards a more equitable East Tennessee include:

- Support and promote mixed-use zoning to encourage housing located near commercial and retail development.
- Create incentives to preserve or establish affordable housing located near job centers.
- Incentivize rehabilitation of blighted property that is located near public transportation routes.
- Incentivize new businesses that offer "company" transportation or bus service to employees living in rural or less densely populated areas.
- Continue to track data over time and share data with other community partners.
- Support workforce development initiatives.
- Get involved in community organizations and efforts that promote equity and access to opportunity, such as Together! Healthy Knox, East TN PBS, TN Achieves, Great Schools Partnership, ICare Union County and East Tennessee Quality Growth.



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PHOTO CREDITS

Cover: Stroll in the Fall Park, Roman Milert; Grandfather and Grandson on Bikes Outdoors Smiling, Monkey Business Images; Real People Working, Nikolay Mamluk; Farmers Market, MPC Staff. Page 1: Keep Walking, Alvin; Girl Using Asthma Inhaler, PhotographerLondon. Page 2: Tennessee Thanksgiving, Jordan Gillespie. Page 3: Knoxville skyline with Smoky Mountains, Melinda Fawver. Page 4: Knoxville, Katherine Welles. Page 5: Mechanicsville Commons, MPC Staff. Page 6: Lake Stone, Stephanie McKee; Downtown Knoxville, Melinda Fawver. Page 7: A Family Moving Into a New House, Remmon. Page 8: Tennessee River, Melinda Fawver. Page 9: University of Tennessee Hill, Steven James Boy; Waving Getting on Bus, Sonya Etchison. Page 10: Child on Playground, MPC Staff; Two Olden People Sitting on a Bench, Paul Reid. Page 11: Young African American Woman shopping for Jewelry, Ron Chapple Studios. Page 13: At The Lesson, Nikolay; Low Income Retirement Condos or Complex, Linda Johnsonbaugh. Page 15: Team of Chefs Prepping Food in Restaurant Kitchen, Monkey Business Images; Adjusting Solar Panels 2, Anthonyata. Page 17: School Bus, Denise Kappa. Page 18: Carl Cowan Park, MPC Staff; How to Get Down, Franz Pfeugl. Page 19: Grandfather and Grandson on Bikes Outdoors Smiling, Monkey Business Images; 4th and Gill, MPC Staff. Page 20: Sprinkler, Akta Bolomo; Environment Green Tree with TreeTrunk, Bigrepphoto. Page 21: GM Drinking Water, Photoeuphoria; Five Young Friends Running Outdoors Smiling, Monkey Business Images. Page 18: Farmers Market Sale, James Boardman; NYC: Lincoln Square Farmers Market, Leo Snider; Farmers Market Green Beans, James Boardman; Hospital, MPC staff. Page 23: Blacktop road, Paul Lemke. Page 24: Anderson County, MPC staff.

planET

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Addressing Equity – Specific Actions Under Review

The U.S. Department of Housing and Urban Development (HUD) has required cities and public housing authorities that receive federal funds for housing and community development to Affirmatively Further Fair Housing (AFFH) since the inception of the Fair Housing Act in 1968.

The City of Knoxville's current PY2015-2020 Consolidated Plan incorporated information from the Plan East Tennessee Equity Profile, also known as the PlanET Fair Housing and Equity Assessment (FHEA). In 2014, the Plan East Tennessee Equity Committee, together with the City of Knoxville, the University of Tennessee and the Metropolitan Planning Commission (MPC) created the report which provided a summary of the historical background and current conditions of equity and access to opportunity for residents of a five-county area of East Tennessee, including Knox County. In addition to highlighting areas of inequity, the report offered six recommendations of specific actions that could be made by community leaders to move toward the goal of greater equity. While progress has been made in addressing inequities, the need remains for focused attention to highlight continued disparities and advocate for further collaborative actions to promote equity and access to opportunities.

The Assessment of Fair Housing (AFH)

HUD announced a significant change in local planning in July 2015, requiring program participants to complete an Assessment of Fair Housing (AFH). The AFH includes an analysis of fair housing data, an assessment of fair housing issues and contributing factors, and an identification of fair housing priorities and goals. The purpose of the AFH is to assess whether individuals and families have the information, opportunity, and options to live where they choose without unlawful discrimination related to race, color, religion, sex, familial status, national origin, or disability and assess whether housing options are realistically available in integrated areas and areas with access to opportunity. In the fall of 2017, the City of Knoxville's Community Development Department began collecting and analyzing data provided by HUD in preparation for completing the AFH, which was then to be submitted in September 2019. However, in January 2018, HUD changed the deadline of the AFH for all program participants, delaying submission until September 2024 (to inform the priorities of the 2025 Consolidated Plan) and then in May 2018, proposed the elimination of the AFH requirement for local governments. The City of Knoxville remains committed to understanding disparities in opportunity and promoting equity and wishes to share the information and data gathered from HUD's AFH tool, as well as input received from key policy-makers in the course of the city's preparation for the AFH.

The following presents a combination of the research compiled through initial data analysis for the AFH, analysis of change related to information or recommendations in the FHEA, and how equity might be promoted moving forward.

1. Reconvene the PlanET Equity Committee.

In a new iteration, the Equity Committee would have a focus on the City of Knoxville rather than the five-county regional area. This group could actively advocate for access to opportunity for all groups in the priorities and policies enacted by the City of Knoxville. It is envisioned that this

group will include a combination of government employees, non-profit staff, and community leaders to bring diverse perspectives to the table in both analyzing, challenging, and promoting solutions.

2. Increase regularity of data analysis and dissemination to meaningfully monitor current status and progress related to addressing equity.

A great deal of data was collected and reported in the creation of PlanET Equity Profile which recommended that local leaders "*Continue to track data over time and share data with other community partners.*" MPC has expertise in data analysis however it is also understood they have limited resources and cannot produce complicated data analysis at a moment's notice. Some measures created and reported on in the Equity Profile combined a great number of source materials making it impossible for outside departments or agencies to replicate the process and make meaningful comparisons with current data. ETindex.org was launched by the Knoxville-Knox County Metropolitan Planning Commission and the Knoxville Regional Transportation Planning Organization, to provide a common source of data and analysis on critical topics. This important step recognized the value of a foundation of shared information. However, the most recent data on the web-based index is from 2014 and indicators are reported at the regional or county level without including city specific data. Further coordination between city departments and the MPC should be established to create appropriate goals for ongoing, regular data needs. Policy Map (<http://www.policymap.com>) is an alternative that offers the most recent ACS data (currently 2012-2016 ACS) on demographics, income/spending, housing and lending, quality of life, economy, education, and health indicators. By having the same data, various entities can make policy, program and funding decisions based on a consistent narrative of how the city is changing over time rather than a collection of incomparable data snapshots. In addition, metrics and methods of data processing should be simplified and streamlined so that results can be more easily replicated at meaningful intervals in the future.

3. Support and promote mixed-use zoning to encourage housing located near commercial and retail development. (PlanET recommendation)

In May 2016, after Mayor Madeline Rogero proposed that the Metropolitan Planning Commission conduct a complete review and update of the City's zoning ordinance, the Knoxville City Council unanimously voted to increase funding to the MPC to start the review. Recode Knoxville will provide a comprehensive update of the City of Knoxville zoning ordinance. Camiros consultants are contracted to prepare technical reports to be reviewed by the Stakeholder Advisory Committee, the public, MPC and the city. They will then draft and revise zoning ordinance to be reviewed by the above groups, with primary direction provided by MPC. City staff in multiple departments administer the zoning ordinance on a day-to-day basis and play a key role in identifying areas where improvements in the current ordinance can be made. MPC hosted multiple community meetings in March and April to present and discuss the first draft of the City's new zoning ordinance. The new zoning ordinance will be adopted in Fall 2018 contingent on final approval by the Knoxville City Council.

4. Promote access to opportunity for populations marginalized by ethnicity, color, religion or national origin.

Community Development department staff met with Patricia Robledo, the Business Liaison for the City of Knoxville, who won the "Spirit of Inspiration Award" for 2015 from the Centro Hispano de East Tennessee for her service as a Latino leader in East Tennessee who "inspires and influences others." She also serves on the board of several local non-profits that promote equity in the community including Project GRAD, the Community Coalition against Human Trafficking, Community Health Council and East Tennessee Quality Growth. Ms. Robledo noted that while discussion around the disparities experienced by the Latino community continues, there remain significant gaps in bridging services, trainings, or programs to this community. The Hispanic Chamber of Commerce, which served to promote Hispanic Businesses from 2004-2016 no longer exists. In addition, there are few non-profits focusing their efforts on the needs of this community. In Tennessee, young adults, who are either enrolled in DACA or undocumented, do not qualify for state financial aid, including the Tennessee Promise program and the Tennessee HOPE scholarship. This creates a barrier to higher education in the Hispanic community, further increasing disparities in future employment opportunities and economic status.

Ms. Robledo suggested creating or adjusting a local leadership training program to have a focus on inclusion of rising Latino leaders to help them better understand how to engage with and advocate for their communities, engage with the City, create businesses and non-profit organizations.

East Tennessee Housing Development Corporation (ETHDC), a CHDO receiving HOME funding through the City of Knoxville, has conducted significant outreach efforts with marginalized populations. This outreach and allocation of funding was in line with the need to increase access to opportunity for persons with Limited English Proficiency (LEP), a population that, according to HUD data has increased by 275% from 2,165 persons in 1990 to 5,974 persons in 2016.* ETHDC made a particular effort to reach out to immigrant and refugee communities through partnering with Knoxville International Network (KIN), Bridge Refugee Services, and faith communities serving immigrants, helping one Iraqi family begin the process of loan applications and home identification. They also worked in partnership with non-profits such as Knoxville Area Urban League and Compassion Coalition, many local churches active in areas with low-income residents, and neighborhood schools.

In 2015, ETHDC, employed a Spanish speaking Financial Coach who significantly increased outreach and deepened relationships with the Hispanic community with a special focus on Lonsdale. Lonsdale, census tract 28, is a Racially or Ethnically Concentrated Area of Poverty (RECAP) that has seen the Hispanic population grow from .28% in 1990 to 12% in 2010 which is a high concentration in comparison to Hispanics residents comprising 4.5% of the city wide population. ETHDC noted several barriers to effectively serving the Hispanic community including perceived mistrust of having financial or legal status examined, aversion to borrowing amounts significant to purchase a home, and wide-spread negative views of the specific area of Lonsdale where two ETHDC homes were available for purchase.

**Data Source: American Community Survey (ACS) 2012-2016; Decennial Census 1990.*

5. Continue and increase partnerships with Great Schools Partnership, TNAchieves and similar organizations to address disparities in educational opportunities in Knox county Schools.

The 2014 Equity Profile noted, “Schools located in higher socio-economic areas generally had higher graduation rates and ACT scores. Schools with a majority of African American students— Austin East and Fulton High Schools— had the lowest ACT scores and second lowest graduation rates. Schools with more diversity in student enrollment—West High and Bearden High—fared better on both indicators.” Since that time, the disparity in Knox County Schools’ graduation rates has increased with graduation rates at Austin East and Fulton High Schools dropping while remaining stable at West and Bearden and increasing at already high performing school, Farragut High. During this time period ACT scores have remained relatively stable across the board, still showing a disparity in educational outcomes. While the 2014 Equity Profile highlighted the racial disparities among these schools, with lower performing schools having majority African American Students and higher performing schools having greater racial diversity; it can also be noted that the lowest performing schools have significantly higher rates of students who are economically disadvantaged compared with the highest performing schools.

Community Development Department staff recently met with the director of TN Achieves, an organization that works to increase higher education opportunities for Tennessee high school students by providing last-dollar scholarships with mentor guidance. Their data indicates that income is the most significant predictor of student enrollment and retention in post-secondary school, with students from families with lower income being less likely to enroll and remain enrolled.

	Graduation Rate (%)	Graduation Rate (%)	ACT Scores (Average)	ACT Scores (Average)	Economically Disadvantaged (%)	Economically Disadvantaged (%)
	2016-17	2010	2016-17	2010	2016-17	2010
Austin East High/Magnet	76.80%	85.4	16	15.7	63.38%	84.32%
Bearden High School	93.60%	94.2	23	22.9	12.21%	19.35%
Carter High School	91.80%	82.9	19.1	18.5	31.36%	41.38%
Central High School	80.10%	80.2	20.5	19.6	31.87%	52.42%
Farragut High School	98.00%	93.6	24.4	24.1	4.20%	12.85%
Fulton High School	73.90%	77.1	17.6	17	52.24%	69.91%
Gibbs High School	92.20%	83.2	19.5	20	19.49%	34.66%
Halls High School	95.80%	88	21	20.5	17.55%	30.23%
Hardin Valley Academy	93.50%	87	22.8	21.1	9.56%	23.78%
Karts High School	92.20%	85.5	20.4	20.3	19.34%	33.92%
Powell High School	94.00%	89.8	20.4	19.6	22.09%	34.66%
South Doyle High School	86.10%	80.5	19.3	18.8	38.12%	50.72%
High School	87.50%	86.9	22.2	20.3	28.52%	43.32%

<https://www.tn.gov/education/data/data-downloads.html>

6. Support workforce development initiatives. (PlanET recommendation)

The PY2015-2019 Consolidated Plan acknowledged, "From the public involvement process of PlanET, we learned that economic and workforce development is the highest priority for improving the future quality of life in the region. According to area residents and business owners, providing educational programs for new career opportunities is the most important method for creating new jobs." The City responded by allocating CDBG funds to Neighborhood Housing, Inc.'s (NHI) Workforce Development program with \$114,920 in PY2016 and \$113,000 in PY2017. This program provides job training in hard and soft skills and credentialing to disadvantaged young adults ages 18-29, with 79% of current trainees and 85% of last year's trainees being extremely low-income persons.

Initially the program provided training in basic construction skills and CPR and First Aid certification along with employment opportunities with many of Knoxville's construction contractors. Now participants begin by completing a five-week Employability Workshop to address soft skills such as interview training and appropriate workplace interactions as well as address potential barriers to success such as difficulties with transportation, childcare, or basic needs. Trainees then have the opportunity to earn a GED (if applicable) and proceed to either a workplace assignment or further training in one of several areas including medical work, culinary arts, manufacturing, or post-secondary education.

In PY2016, the program provided construction training to 39 young adults, almost double their original goal. NHI anticipates significantly exceeding their PY2017 target to train 30 young adults and place 17 into jobs or secondary education; additionally they project the number who will complete the initial five-week training to increase to 150 in the next program year, using funding from multiple sources. Some of the students have many obstacles to overcome one of which is homelessness. With assistance from CAC's Rapid Rehousing program, three students from the previous classes secured permanent housing. From the current enrollment, three of four students identified as homeless have been able to secure housing with the assistance of Helen Ross McNabb and the Salvation Army.

In addition, the *Save Our Sons* Initiative at the City of Knoxville is partnering with local organizations to connect young men and boys of color to mentoring, resources, and skills necessary to find sustainable employment, higher education or technical training and a path to a better life. A particular focus is given to a 2.75 square mile area located adjacent to and northeast of the Downtown area where violent crime has been particularly high. This area includes parts of the Five Points, Morningside, Edgewood, Parkridge, Park City and Burlington neighborhoods.

Local partners, Friends of Literacy, will teach career and college classes, study skills, career explorations, GED/HSET classes, computer classes with certifications and mentoring. The YWCA will to 8 week internships for five young men. Interns will participate in service learning projects, gain experience and learn essential work skills and soft skills needed to navigate

employment. Vine Magnet Middle School will provide professional and leadership development, mentoring, robotics competition, enhanced educational activities, targeted college and career visits. Discovery Lab Global will engage young men in learning OpenSim through Virtual Reality Academy. As a team they will complete a project based learning experience that focuses on three objectives: 1) Work as a team to design a model 2) Research 3) Calculate and design a scripted animated project.

7. Promote access to economic and workforce opportunities by increasing affordable housing near job centers and by increasing public transportation options.

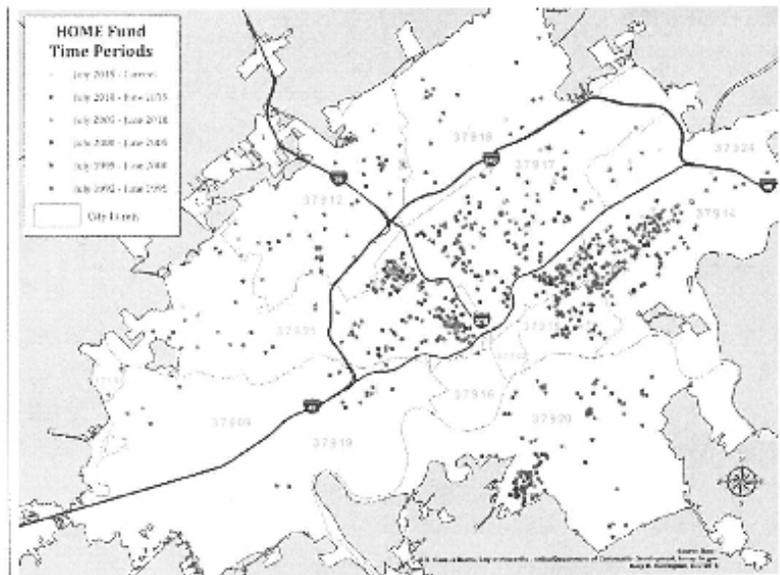
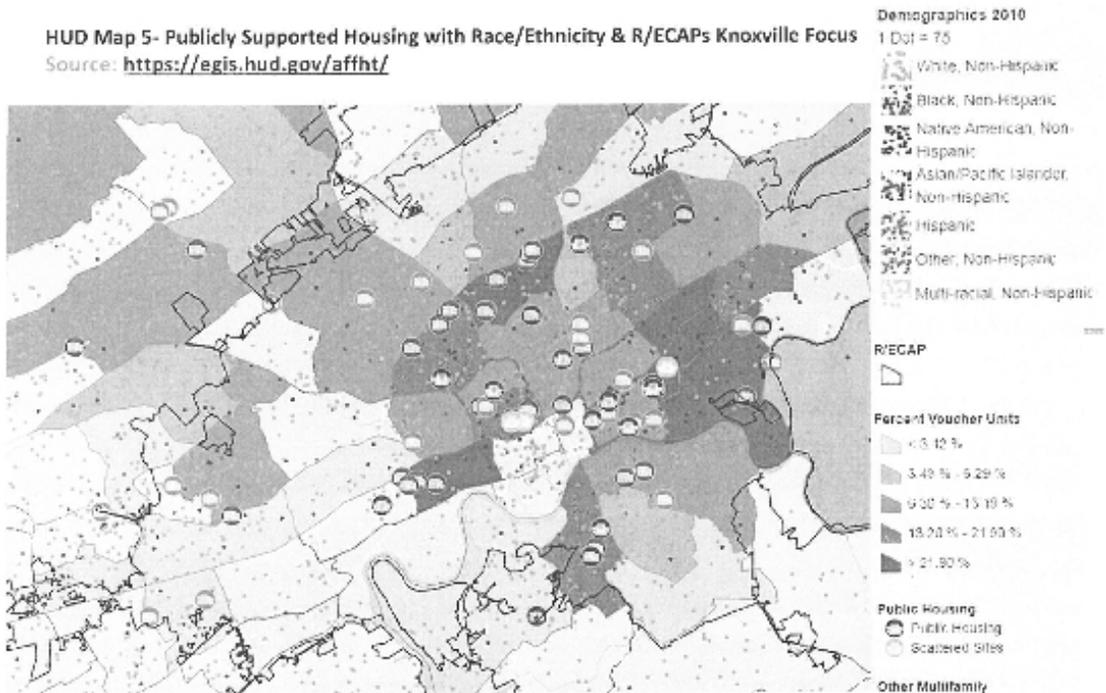
The PlanFIT report indicated “there is remarkable disparity in where the job gains were experienced. Job growth in Knox County was seen in the western portion that borders Anderson and Loudon counties. Inner city Knoxville and east Knoxville reported few opportunities for employment close to home.” While residents in RCAPs/ ECAPs have advantageous access to public transportation, the routes offered provide insufficient access to job centers, particularly in western Knoxville or beyond city limits. The series of maps below show the location of publicly supported housing, the location of homes that have been rehabilitated or built using HOME funds and the location of jobs.

HUD Map 5 shows the location of all publicly supported housing by category type overlaying demographics and R/ECAP areas for City of Knoxville. This map indicates there is a significant concentration of public housing in census tract 006800 R/ECAP in central, eastern Knoxville. In other areas of the City of Knoxville, there is a correlation between the percentage of non-white residents and the location of publicly supported housing. There is also a notable lack of public housing or voucher units toward the west of Knoxville. Low-Income Housing Tax Credits and the use of Project-Based Section 8 vouchers are more broadly dispersed.

HOME funding is utilized on a “first come first serve” basis to qualified residents and is not targeted toward specific neighborhoods. This map shows that HOME projects have been largely concentrated in central and Eastern Knoxville. We also see that more homes were historically served in the Vestal in south Knoxville and Mechanicsville in central Knoxville while we see more HOME projects in Lonsdale and the north and northwest edges of town in recent years.

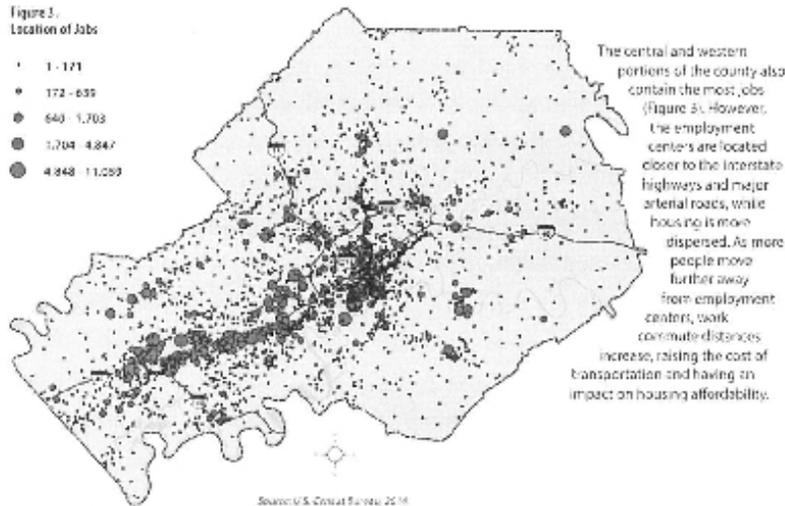
In conjunction, this data tells us that there is a need for increased development of affordable housing in new areas, particularly in west Knoxville, and that there is a need for better public transportation to connect residents in publicly supported housing or with lower incomes to job centers.

HUD Map 5- Publicly Supported Housing with Race/Ethnicity & R/ECAPs Knoxville Focus
 Source: <https://egis.hud.gov/affht/>



Map 1: City of Knoxville- Location of homes built or repaired with HOME funds

Figure 3.
Location of Jobs



Created by MPC, published in technical report "Workforce Housing"

The Low Transportation Cost Index measures the cost of transport and proximity to public transportation by neighborhood. The higher the index value, the lower the cost of transportation in that neighborhood. Among the total population in Knoxville, each racial or ethnic group has similar scores on the low transportation cost index with only a 5 point difference between the highest scoring residents, Asian- Pacific Islanders (55.94) and the lowest scoring residents, Whites (50.64).

The Transit Trips Index measures how often low-income families in a neighborhood use public transportation. The higher the transit trips index, the more likely residents in that neighborhood utilize public transit. Among all Knoxville residents, different groups are likely to utilize public transit at roughly the same rates with only a 3 point difference between the group most likely to use public transportation, Black residents (46.5) and the least likely to use public transportation, White residents (43.3). Knoxville residents living below the federal poverty line are more likely to utilize public transit and experience lower transportation costs as compared to the overall population in every group.

Table 12 - Opportunity Indicators, by Race/Ethnicity

(Knoxville, TN CDBG, HOME) Jurisdiction	Transit Index	Low Transportation Cost Index
Total Population		
White, Non-Hispanic	43.30	50.64
Black, Non-Hispanic	46.51	52.41
Hispanic	45.42	52.91
Asian or Pacific Islander, Non-Hispanic	45.62	55.94
Native American, Non-Hispanic	45.63	52.40
Population below federal poverty line		
White, Non-Hispanic	50.87	58.03
Black, Non-Hispanic	51.77	58.21
Hispanic	47.69	55.41
Asian or Pacific Islander, Non-Hispanic	52.93	64.12
Native American, Non-Hispanic	47.75	54.72
Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA Note 2: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation).		

8. Continue and increase participation with community organizations and efforts that promote equity and access to opportunity.

The City of Knoxville partners with many local groups through funding, planning community events, sharing information, and inviting ongoing input on various committees that help determine policy and planning. At the same time, increasing communication and partnership with community organizations active in promoting equity remains an area for growth. In addition, the City of Knoxville can serve as a point of convergence for many agencies with similar goals. For example, while *Save our Sons* and Neighborhood Housing Initiative have different scopes of service, both are seeking to improve the lives of residents impacted by inequities through workforce development. The City can serve help by sharing data relevant to both organizations and by creating space for each to share best practices based on outcomes with one another.

AP-90 Program Specific Requirements

AP-90 Program Specific Requirements Attachment

Include written standards for providing ESG assistance (may include as attachment)

The City of Knoxville and its Subgrantees will provide opportunities for the participation of homeless individuals in organizational policy-making body in accordance with 42 U.S.C. 11375(d), and will involve homeless individuals and families in providing work or services pertaining to facilities or activities assisted pursuant to this Agreement in accordance with 42 U.S.C. 11375(c)(7).

The City and its Subgrantees will comply with the requirements of 24 CFR, Part 24 concerning the Drug Free Workplace Act of 1988. The City and its Subgrantees may terminate assistance to any individual or family receiving assistance who violates the program requirements, but only in accordance with an established formal process that recognizes the rights of individuals, and which may include a hearing.

The City and its Subgrantees will policies and procedures for coordination among street outreach providers, emergency shelter providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.

Coordination with other targeted homeless services: (§576.400(b)) The City and its Subgrantees will coordinate and integrate, to the maximum extent practicable, ESG-funded activities with other programs targeted to homeless people within the Knoxville-Knox County Continuum of Care, in order to provide a strategic, community-wide system to prevent and end homelessness. These programs may include: Shelter-Plus-Care Program, Supportive Housing Program, Section 8 Mod Rehab Program, HUD-VASH, Education for Homeless Children and Youth Grants, Grants for the Benefit of Homeless Individuals, Healthcare for the Homeless, Programs for Runaway and Homeless Youth, Projects for Assistance in Transition from Homelessness, Services in Supportive Housing Grants, Emergency Food and Shelter Program, Transitional Housing Assistance Grants for Victims of Sexual Assault, Domestic Violence, Dating Violence, and Stalking Program, Homeless Veterans Reintegration Program, Domiciliary Care for Homeless Veterans Program, VA Homeless Providers Grant and Per Diem Program, Health Care for Homeless Veterans Program, Homeless Veterans Dental Program, Supportive Services for Veteran Families Program, and the Veteran Justice Outreach Initiative.

System and program coordination with mainstream resources: (§576.400(c)) The City and its Subgrantees must coordinate and integrate, to the maximum extent practicable, ESG-funded activities with mainstream housing, health, social services, employment, education, and youth programs for which families and individuals at risk of homelessness and homeless individuals and families may be eligible. Examples of the programs include: Public Housing programs, housing programs receiving "Section 8" tenant-based or project-based rental assistance, Supportive Housing for Persons with Disabilities, HOME Investment Partnerships Program, Temporary Assistance for Needy Families, Health Center Program, TennCare, Head Start,

Mental Health and Substance Abuse Block Grants, Services funded under the Workforce Investment Act, and others.

KnoxHMIS. The City and its Subgrantees will participate in and actively use the Knoxville-Knox County Homeless Management Information System (KnoxHMIS), for client intake, assessment, and service coordination. The only exceptions to this requirement will be in the areas of domestic violence and legal services as specifically noted by the US Department of Housing and Urban Development. The City and its Subgrantees are also required to participate fully in the Knoxville-Knox County Homeless Coalition and to coordinate with the Knoxville-Knox County Continuum of Care.

Eligible Participants

Homeless individuals and families shall be eligible for services supported by the Emergency Solutions Grant. Standard policies and procedures exist for evaluating individuals' and families' eligibility for assistance under the Emergency Solutions Grant. These policies and procedures closely follow HUD's ESG interim rule regulations.

To evaluate an individual or family's eligibility for assistance under ESG, the City and its Subgrantees must document the following, according to HUD regulations:

Homelessness status 24 CFR 576.500 (b) – The City and its Subgrantees maintain and follow written intake procedures to ensure compliance with the homeless definition in §576.2.

At-risk of homelessness status §576.500 (c):– The City and its Subgrantees document evidence relied upon to determine that individuals and families have met the definition of "at risk of homelessness" in §576.2.

Determinations of ineligibility §576.500 (d) – For each individual and family determined ineligible to receive ESG assistance, the records include documentation of the reason for that determination.

Annual income §576.500 (e) – For each family or individual receiving ESG assistance, annual income is documented in order to determine eligibility requirements for the program.

The City and its Subgrantees maintains documentation showing evidence of all participants' eligibility. There are also policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.

Using a thorough intake and assessment process, families and individuals should be referred to housing and services for which they are eligible and which will best meet their needs. To be eligible for services, clients must be homeless or at risk of being homeless. The household's

total income must be at 30% area median income (AMI) requirement which falls in line with the Fair Market Rent (FMR) Documentation System for Tennessee.

The household must be either homeless (to receive rapid re-housing assistance) or at risk of losing its housing within 21 days after the date of the application (to receive homelessness prevention assistance). The household must meet the following requirements:

No appropriate subsequent housing options have been identified;

The household lacks the financial resources to obtain immediate housing or remain in its existing housing; and

The household lacks support network to obtain immediate housing or remains in its existing housing.

Additional risk factors will be considered in determining eligibility for assistance under ESG. Income eligibility must be verified every three months and documented in the case file via paycheck stubs, unemployment check stubs, SSI, pension, child support, etc.

Rapid Re-Housing (Homeless Assistance) Eligibility:

In addition to the minimum ESG eligibility requirements noted above, to be eligible for ESG rapid re-housing assistance, participants must also meet one or more of the following conditions at the time of application: Sleeping in an emergency shelter; Sleeping in a place not meant for human habitation; Exiting a mental health, foster care or correctional institutional program; Victim of domestic violence.

Families with young children, victims of domestic violence, youth aging out of foster care, and those who are coming from shelters or off the street will be the primary population for ESG Rapid Re-Housing Assistance. Short-term rental assistance is defined as up to 3 months of assistance. Medium-term rental assistance is up to 24 months. This is intended for consistency with the period for transitional housing.

Other Requirements:

Short-term and medium-term rental assistance requires that a program participant and a housing owner have a written lease for the provision of rental assistance. All leases must be notarized on an official form.

Habitability Standards and Lead Based Paint Compliance will be established by obtaining official documentation of the date of construction for the housing. Knoxville's Community Development Corporation will provide verification on the absence of lead paint in public housing/Section 8 units. The case file will include documentation on the habitability and lead paint standards. Lead standards will be determined by the date of construction or verification from landlords that the absence of lead requirements has been met.

Homelessness Prevention Eligibility: Families with young children, residents of Section 8 and public housing, and those who are at-risk of non-behavioral eviction are the primary populations for ESG Homelessness Prevention Assistance. A household that is at-risk of losing their housing may be eligible if there is documentation that their loss of housing is imminent, that they meet the 30% AMI requirements, that they have no appropriate subsequent housing options, and that they do not have any other financial resources and support networks to assist with maintaining current housing or obtaining other appropriate housing.

Imminent risk is viewed when a household would require emergency shelter or would otherwise become literally homeless but for ESG assistance. Homelessness Prevention costs are only eligible to the extent that the assistance is necessary to help the program participant regain stability in the program participant's current permanent housing or move into other appropriate permanent housing and achieve stability in that housing.

Other ESG Standards

There are standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving homelessness prevention or rapid re-housing assistance.

In providing ESG homelessness prevention assistance or rapid re-housing assistance, the Subgrantees will do so in accordance with the housing relocation and stabilization services requirements in §576.105, the short-term and medium term rental assistance requirements in §576.106, and the written standards and procedures established under §576.400.

There are standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.

Subject to the general conditions under §576.103 and §576.104, Subgrantees may provide a program participant with up to 24 months of rental assistance during any 3-year period. Per §576.106, this assistance may be short-term rental assistance, medium-term rental assistance, payment of rental arrears, or any combination of this assistance.

Short-term rental assistance is assistance for up to 3 months of rent. Medium-term rental assistance is assistance for more than 3 months but not more than 24 months of rent. Payment of rental arrears consists of a one-time payment for up to 6 months of rent in arrears, including any late fees on those arrears.

When providing rental assistance, Subgrantees must ensure that the following requirements are met:

{1} Program recipients receiving project-based rental assistance must have a lease that is for a period of one year, regardless of the length of rental assistance; {2} Program participants receiving rapid re-housing assistance must be re-evaluated at least once every year and

program participants receiving homelessness prevention assistance are required to be re-evaluated at least once every three months; and (3) no program participant may receive more than 24 months of assistance in a three-year period. There are standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participants receives assistance; or the maximum number of times the program participants may receive assistance.

Except as provided for housing stability case management in §576.105(b) (2) of the Interim Rule, no program participant may receive more than 24 months of assistance in a 3-year period.

1. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Knoxville-Knox County CoC has designated Knox HMIS as its coordinated assessment system. Use of Knox HMIS for intake and assessment creates a "no wrong door" scenario that enables those seeking help to come into the system through any participating provider and, through the intake and assessment process, gain access to the resources that will most appropriately and effectively meet their needs.

2. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City has a "Request for Proposals" process where organizations and agencies can submit an application. The applications list the component areas of the ESG program. Prior to the submission of applications, the City holds a Technical Assistance Workshop to review ESG programmatic structure, go over specific questions in the application, and to answer questions. Upon receiving applications, the City has a staff review team. Each application is rated on how the proposed program fits within the ESG programmatic components and meets a crucial homelessness-based need. Organizations and agencies are then recommended for funding. Contracts are developed which outline expectations, rules, regulations, policies and procedures.

3. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Mayor's Roundtable on Homelessness is a forum for addressing long-term solutions. This group is diverse, and includes organizations, agencies, civic leaders and a formerly homeless individual. The Knoxville-Knox County Homeless Coalition is a larger entity and has several former homeless individuals, many of whom now work at homeless shelters or human/social service agencies. All of the City's subgrantees have a homeless individual or a former homeless client on either their advisory council or board of directors. The City believes that these

individuals provide a wealth of knowledge, and maintains documentation on file to support that this level of interaction occurs.

4. Describe performance standards for evaluating ESG.

There is a performance criteria section in each subgrantee contract. Components include: (1) Quantifiable Performance Standards (the services an organization/agency will provide); and (2) Quarterly Performance Goal (a numerical projection of what an organization/agency will achieve each quarter). On a quarterly basis, organizations and agencies submit reports describing services rendered and number of individuals served. The City reviews these reports to measure, validate and verify how services have improved and enhanced the lives of clients in compliance with ESG standards. At the end of the contract period, organizations/agencies provide a cumulative report, and the City uses this information to assess performance as well to formulate data for year-end reports.

The City monitors each subgrantee on a yearly basis. Monitoring is done on-site. The focus of monitoring is:

- (1) To review operations: administrative, financial and programmatic;
- (2) To assess the reliability of internal controls (general management/business practices and procedures);
- (3) To verify contractual and regulatory compliance (city, state and federal);
- (4) To verify that goals and objectives (performance criteria and standards) are met.
- (5) To verify the civil rights requirements are met;
- (6) To test the reliability/validation of invoices and reports (documentation);
- (7) To determine if costs and services are allowable and eligible, and that clientele served is eligible; and
- (8) To ensure and assure that the agency has the capacity to carry out the project.

Discussion:

The City has a monitoring checklist that spells out various criteria and items to review. A monitoring summary report is sent within thirty days of the visit. As appropriate, an organization or agency has thirty days to respond to any concerns/findings.

Grantee SF-424's and Certification(s)



SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the ICPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

5/17/2018	62-6000326	Type of Submission	
Date Received by state	State Identifier	<input type="checkbox"/> Application	<input type="checkbox"/> Pre-application
Date Received by HUD	Federal Identifier	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Jurisdiction City of Knoxville		TN 471014 KNOXVILLE	
400 Main Street		Organizational DUNS: 04-245-3530	
		Organizational Unit: City of Knoxville	
Knoxville	Tennessee	Department: Community Development	
37902	U.S.A.	Division:	
Employer Identification Number (EIN):		County: Knox	
62-60000326		Program Year Start Date: 07/01/2018	
Applicant Type:		Specify Other Type if necessary:	
City		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles Owner-Occupied and Rental Housing Rehabilitation/Development, Energy Efficiency/Weatherization, Emergency and Minor Home Repair, Property Maintenance, Infrastructure, Technical Assistance, Workforce Development, Public Services, Housing Administration and CDBG Administration		Description of Areas Affected by CDBG Project(s) The City of Knoxville.	
\$1,609,007	\$509,326 Additional HUD Grant(s) Leveraged	Describe CDBG carryover from previous years	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income \$150,000		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s) \$2,268,333			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles Owner-Occupied and Rental Housing Rehabilitation and Development, Down payment Assistance, CHDO activities, and HOME administration		Description of Areas Affected by HOME Project(s) The City of Knoxville.	
\$1,097,110	\$0 Additional HUD Grant(s) Leveraged	Describe	

\$Additional Federal Funds Leveraged	\$Additional State Funds Leveraged
\$Locally Leveraged Funds	\$Grantee Funds Leveraged
\$Anticipated Program Income \$500,000 Program Income	
Total Funds Leveraged for HOME-based Project(s) \$1,597,110	

Housing Opportunities for People with AIDS		14.241 HOPWA
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)
\$HOPWA Grant Amount \$0	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged	\$Additional State Funds Leveraged	
\$Locally Leveraged Funds	\$Grantee Funds Leveraged	
\$Anticipated Program Income	Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s) \$0		

Emergency Solutions Grants Program		14.231 ESG
ESG Project Titles		Description of Areas Affected by ESG Project(s)
\$0	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged	Additional State Funds Leveraged	
Locally Leveraged Funds	\$Grantee Funds Leveraged	
\$Anticipated Program Income	Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)		

Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?
TN-2	TN-2	
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes This application was made available to the state EO 12372 process for review on DATE
<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No Program is not covered by EO 12372
<input checked="" type="checkbox"/> No		<input type="checkbox"/> N/A Program has not been selected by the state for review

Person to be contacted regarding this application		
Becky		Wade
Director	865-215-2322	865-215-2962
bwade@cityofknoxville.org	www.cityofknoxville.org	Becky Wade 865-215-2322
Signature of Authorized Representative		Date Signed
<i>Madelie Rogero</i> Mayor, City of Knoxville		5/18/18

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

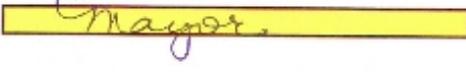
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§472B-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE 
APPLICANT ORGANIZATION 	DATE SUBMITTED 

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Madelaine Rogero
Signature/Authorized Official

Date

5/22/18

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan – Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan – It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds – It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) _____, _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force – It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

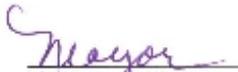
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.


Signature/Authorized Official Date


Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance – If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance – before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Madelin Rogero 5/22/18
Signature/Authorized Official Date

Mayor
Title