CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

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

Program Year 2019 was the fifth and final year of the PY2015-2019 Consolidated Plan period. The City used CDBG and HOME funds to address four goals of the Consolidated Plan:

Strengthening Neighborhoods: The City used prior year CDBG funds to stabilize and maintain 50 blighted lots, preventing further deterioration. Through a subrecipient agreement with the East Tennessee Community Design Center, CDBG funds were used to assist 11 projects with design and technical assistance to improve LMA neighborhoods and redevelopment areas.

Promoting Economic Development: Construction work through CDBG-funded emergency and minor home repair programs created 11 Section 3 full-time jobs, all of which were filled by Section 3 residents/10 Section 3 businesses. Other HUD-funded construction activities (housing rehabilitation and new construction) funded 9 Section 3 businesses. NHI's CDBG-funded *KnoxWorx* workforce development program trained 68 at-risk, young adults (also Section 3 residents).

Reducing and Ending Homelessness: While the City of Knoxville did not receive a direct ESG allocation from HUD in PY2019, the City had a partnership agreement with the state to use ESG funds from HUD. THDA grant funds paid for rapid re-housing services that assisted 93 households. The City used local funds to support: 1,416 households with emergency shelter/services and transitional housing/services (including 409 households with day shelter and case management); 1,585 households with street outreach and connection to resources; 116 households with homelessness prevention services; and HMIS. The City also contributed local funds for rehabilitation of a building for use as a low-barrier shelter, The Foyer. The City also coordinates the Continuum of Care (*CoC*) that supports homeless-related services as well as transitional and permanent supportive housing.

Promoting Affordable Housing: The City used CDBG and HOME funds to develop/construct and rehabilitate affordable housing for 262 LMI households. Construction was competed at The Village at Holston Court, a new 24-unit CHDO rental housing development for seniors and households with special needs. CHDOs completed 6* owner-occupied houses that were sold to 6* LMI homebuyers receiving down payment assistance (*including 2 units that were counted in last year's CAPER). The City completed substantial rehabilitation on 10* LMI owner-occupied houses, with 3 underway (*including 4 counted in last year's CAPER) and 35 units of rental housing had weatherization/energy-efficiency improvements completed (Normandy Chateau). The City partnered with CAC and Neighborhood Housing, Inc. (NHI) which assisted 159 LMI households with emergency and minor home repairs, and 39 LMI households with accessibility modifications. Also in PY2019, the City's locally-funded Affordable Rental Development Fund (ARDF) assisted several developments under construction: Southside Flats

(172 total units) completed and leased in the program year; The Village at Holston Court (24 units) completed; KCDC Clifton Road (52 duplexes and 1 single-family home) completed and leased; Restoration House completed and leased; and Young High Flats (156 units) and Moss Grove (192-units) both under construction. Also underway are 40 units of affordable rental housing at Katey Springs Way and 20 units at Apple Wood Apartments, Fountain Drive, both receiving HOME funds for substantial rehabilitation.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Sour ce / Amo unt	Indicator	Unit of Measur e	Expe cted - Strat egic Plan	Actu al – Strat egic Plan	Perce nt Comp lete	Expe cted - Progr am Year	Actu al – Prog ram Year	Perce nt Comp lete
Accessibi lity Modifica tions	Affordab le Housing Non- Homeles s Special Needs	CDB G: \$	Rental units rehabilitated	House hold Housin g Unit	20	34	170.0 0%	10	6	60.00 %
Accessibi lity Modifica tions	Affordab le Housing Non- Homeles s Special Needs	CDB G: \$	Homeowner Housing Rehabilitated	House hold Housin g Unit	30	93	310.0 0%			
Administ ration	Program Administ ration	CDB G: \$ / HO ME: \$	Other	Other	10	8	80.00	3	2	66.67 %

Blighted Property Acquisiti on and Mainten ance	Affordab le Housing Non- Housing Commun ity Develop ment	CDB G: \$ / HO ME: \$ / ESG: \$	Homeowner Housing Added	House hold Housin g Unit	0			0	0	
Blighted Property Acquisiti on and Mainten ance	Affordab le Housing Non- Housing Commun ity Develop ment	CDB G: \$ / HO ME: \$ / ESG: \$	Homeowner Housing Rehabilitated	House hold Housin g Unit	0			0	0	
Blighted Property Acquisiti on and Mainten ance	Affordab le Housing Non- Housing Commun ity Develop ment	CDB G: \$ / HO ME: \$ / ESG: \$	Housing Code Enforcement/F oreclosed Property Care	House hold Housin g Unit	400	397	99.25			
Blighted Property Acquisiti on and Mainten ance	Affordab le Housing Non- Housing Commun ity Develop ment	CDB G: \$ / HO ME: \$ / ESG: \$	Other	Other	0	0		80	50	62.50 %

Design and Technica I Assistanc e	Non- Housing Commun ity Develop ment	CDB G: \$	Facade treatment/busi ness building rehabilitation	Busine ss	0	4		0	4	
Design and Technica I Assistanc e	Non- Housing Commun ity Develop ment	CDB G: \$	Businesses assisted	Busine sses Assiste d	0	11		0	4	
Design and Technica I Assistanc e	Non- Housing Commun ity Develop ment	CDB G:\$	Other	Other	60	70	116.6 7%	13	9	69.23 %
Down payment and Closing Cost Assistanc e	Affordab le Housing	HO ME: \$	Homeowner Housing Added	House hold Housin g Unit	28	31	110.7 1%	0	0	
Down payment and Closing Cost Assistanc e	Affordab le Housing	HO ME: \$	Direct Financial Assistance to Homebuyers	House holds Assiste d	28	31	110.7 1%	10	4	40.00 %
Down payment and Closing Cost Assistanc e	Affordab le Housing	HO ME: \$	Other	Other	0	0				

Emergen cy Home Repair	Affordab le Housing	CDB G: \$	Homeowner Housing Rehabilitated	House hold Housin g Unit	400	557	139.2 5%	200	139	69.50 %
Energy Efficienc y Improve ments	Affordab le Housing	CDB G:\$	Rental units rehabilitated	House hold Housin g Unit	125	137	109.6 0%			
Energy Efficienc y Improve ments	Affordab le Housing	CDB G:\$	Homeowner Housing Rehabilitated	House hold Housin g Unit	0	0		15	35	233.3 3%
Minor Home Repair	Affordab le Housing	CDB G:\$	Rental units rehabilitated	House hold Housin g Unit	0	0		48	20	41.67 %
Minor Home Repair	Affordab le Housing	CDB G:\$	Homeowner Housing Rehabilitated	House hold Housin g Unit	150	183	122.0 0%			
New Affordab le Housing Construc tion	Affordab le Housing	HO ME: \$	Rental units constructed	House hold Housin g Unit	20	26	130.0 0%			
New Affordab le Housing Construc tion	Affordab le Housing	HO ME: \$	Homeowner Housing Added	House hold Housin g Unit	22	32	145.4 5%	10	4	40.00
Owner Occupie d Housing Rehabilit ation	Affordab le Housing	CDB G: \$ / HO ME: \$	Homeowner Housing Rehabilitated	House hold Housin g Unit	75	49	65.33 %	15	6	40.00 %

Public Facility Improve ment	Non- Housing Commun ity Develop ment	CDB G: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Person s Assiste d	0	126		52	126	242.3 1%
Public Facility Improve ment	Non- Housing Commun ity Develop ment	CDB G: \$	Homeless Person Overnight Shelter	Person s Assiste d	52	126	242.3 1%	0	126	
Public Facility Improve ment	Non- Housing Commun ity Develop ment	CDB G: \$	Overnight/Eme rgency Shelter/Transit ional Housing Beds added	Beds	0	0		0	0	
Public Services	Affordab le Housing Homeles s Non- Homeles s Special Needs Non- Housing Commun ity Develop ment	CDB G: \$	Public service activities other than Low/Moderate Income Housing Benefit	Person s Assiste d	40	244	610.0 0%	31	68	219.3 5%

Rental Housing Rehabilit ation and Develop ment	Affordab le Housing	CDB G: \$ / HO ME: \$	Rental units constructed	House hold Housin g Unit	0	27		35	27	77.14 %
Rental Housing Rehabilit ation and Develop ment	Affordab le Housing	CDB G: \$ / HO ME: \$	Rental units rehabilitated	House hold Housin g Unit	20	26	130.0 0%	15	0	0.00

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

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City used over \$2.4M - all of its HOME funds and the largest percentage of its CDBG funds (about 64%) to support affordable housing programs. The City continued to support its housing rehabilitation programs assisting both LMI homeowners and renters in PY2019. CDBG funds in the amount of \$933,485 were granted to non-profit organizations assisting 192 LMI homeowners with emergency and minor home repairs and accessibility improvements, and 41 LMI renter households (including 35 units at Normandy Chateau) with weatherization-related repairs or accessibility improvements. The number of units completed was lower than expected because of a loss of volunteers and an increase in program intake time, both caused by the pandemic.

The City funded an economic development initiative from Neighborhood Housing, Inc.'s Workforce Development program with \$119,000 in CDBG funds to provide job training and credentialing to 68 atrisk young adults up to 29 years of age. The number of students participating was less than planned for due to the Coronavirus/COVID-19 pandemic.

The City funded the East Tennessee Community Design Center with \$50,000, but due to the Coronavirus/COVID-19 pandemic, they were only able to spend \$38,172.60 of their CDBG funds. These funds were used to strengthen neighborhoods by supporting design and technical assistance services provided to 11 projects benefitting LMA neighborhoods and redevelopment areas.

The City also used \$11,351.60 in CDBG funds to mow/maintain 50 blighted properties in LMA neighborhoods and redevelopment areas, saving them from further deterioration.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	257	18
Black or African American	164	19
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	421	37
Hispanic	5	0
Not Hispanic	422	37

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

Narrative

The City served a total of 427 households with CDBG funds: 257 White, non-Hispanic households; 5 White, Hispanic households; 164 Black or African American, non-Hispanic households; and 6 households who identify as Black or African American and White, non-Hispanic (not shown in table above). A total of 37 households were served with HOME funds: 18 White, non-Hispanic households and 19 Black or African American, non-Hispanic households.

Please note: 1) The term "household" is substituted for "families" in this section of the CAPER, as this chart includes both single individual households and households made up of more than one family member; 2) The total in the table includes 6 households who identify as Black/African American and White, non-Hispanic who were served with a CDBG-funded program; and 3) Housing Rehabilitation recipients, in most cases, received some CDBG, but mostly HOME funds (those households were counted under HOME).

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made	Amount Expended
		Available	During Program Year
CDBG	public - federal	2,144,012	1,908,950
HOME	public - federal	2,305,822	1,020,566
Other	public - federal	1,549,690	

Table 3 - Resources Made Available

Narrative

The City of Knoxville had CDBG resources of \$2,144,012 (not including \$20,281.45 more in CDBG Program Income than estimated) in PY2019: an allocation of \$1,694,012 in CDBG funds from the U.S. Department of Housing and Urban Development (HUD), CDBG program income in the amount of \$170,281.45, and \$300,000 in CDBG that was left unspent from prior years. The City had total HOME resources of \$2,305,822: an allocation of \$1,043,957 in HOME Investment Partnership funds from HUD, \$731,580.40 (\$213,381.60 less than estimated) in HOME program income, and \$316,903 in unspent prior year HOME funds. The City received \$0 in ESG funds (direct HUD allocation) for the program year.

The City spent \$1,908,949.71 in CDBG funds and \$1,020,565.61 in HOME funds in the program year. CDBG funds supported housing rehabilitation activities for LMI homeowner and renter households (74%), economic development activities including workforce development (6%), LMA/neighborhood redevelopment support (3%), public facility improvements/shelter for homeless seniors (3%), and program administration (14%) during the program year.

HOME funds supported: owner-occupied and rental housing rehabilitation for LMI households (37%); CHDO-developed owner-occupied housing for LMI households (35%); new affordable rental housing development (7%); down payment assistance for low- and moderate-income purchasers of CHDO-developed housing (7%); and program administration (14%) during the program year. Any CDBG and HOME funds remaining to be spent are committed to projects that have not yet completed or are budgeted to PY2020 activities.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
			Geographic Target Area
City of Knoxville	100	100	1

Table 4 – Identify the geographic distribution and location of investments

Narrative

Of the HUD CDBG and HOME funds spent during PY2019 on affordable housing activities, approximately:

79% was spent in census tracts where Knoxville's low-income families reside (census tracts have at least a quarter (25%) share of families with low income); 58% was spent in census tracts that have at least a quarter (20%) share of units with one or more "conditions" (older housing stock and/or cost-burdened households); 40% was spent in census tracts where at least 20% of the population has income below the poverty level; and 29% of funds spent benefitted households living in overlap/high priority areas. See attachments for map of Census Tracts (2010 Census), funds spent in census tracts, and maps showing conditions in census tracts. High priority areas are census tracts where there exists an overlap of low rates of opportunity (as indicated by: high rates of low income and poverty, high rate of use of public assistance, lack of living wage jobs, high unemployment, high housing and transportation costs as relative to income, high free- and reduced-lunch eligibility, low education attainment, low college enrollment), low rates of accessibility (as indicated by lack of use or presence of physical activity centers, active transportation, public transit, vehicle availability, retail food availability, healthy food for children) and high rates of vulnerability (as indicated by high rates of vulnerable populations such as people with disabilities, children, seniors and single parents, individuals with Limited English Proficiency (LEP), and racial and ethnic minorities). See a chart in Attachment 1 showing CDBG and HOME expenditures by census tract and maps showing census tract conditions.

The City has several redevelopment areas that are part of a larger investment that the City has been participating in for years, with multiple funding sources and partners, such as Knoxville's Community Development Corporation (KCDC). These are areas that have a larger share of low-income households/high concentration of poverty, a larger share of substandard and aging housing stock, lack of services and amenities, and blighted conditions. These conditions often overlap resulting in low opportunity, low accessibility, and high vulnerability of its residents. In the Lonsdale, Five Points, and the former Austin Homes community, for example, the City is supporting KCDC's efforts by committing local general funds. The City also supports housing rehabilitation activities within these neighborhoods and is also working to acquire and maintain blighted properties for future development potential. The City spent local general funds and about 8% of its CDBG funds to support economic development initiatives in neighborhoods and redevelopment areas that are located within or adjacent to low- and moderateincome areas (LMAs) and redevelopment areas. The Commercial Facade Improvement program supports the renovation of blighted buildings into viable businesses in redevelopment areas. NHI's KnoxWorx program targeted at-risk adults, up to 29 years old, in certain census tracts in Knoxville's inner city neighborhoods surrounding West, Austin East and Fulton High Schools for job training and employment opportunities.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

LMI homeowners receiving owner-occupied housing rehabilitation through the City paid back \$823,664.86 (from all sources) in loan payments and interest in PY2019, funding more loans for LMI homeowners and affordable rental housing owners/developers and supporting grants to LMI households for emergency, minor home and weatherization-related repairs through the CAC. CAC leveraged \$441,735.10 in other funds from the City of Knoxville Lead-Safe and Healthy Homes Program, East Tennessee Foundation, TVA Home Uplift Program, Federal Home Loan Bank Home Uplift Program, Knoxville Utilities Board (KUB) Round it Up Program, Habitat for Humanity Aging in Place Program, Alliance – Savings in the House Program, and monetary and in-kind contributions from CAC. Neighborhood Housing, Inc. (NHI) Operation Backyard contributed \$110,579.41 in local funds and volunteer labor from several area churches, agencies and businesses to leverage CDBG funds from for minor home repairs and accessibility improvements for LMI homeowners and renters. Leveraged HOME funds for the program year include: \$636,886.43 from CHDO homebuyers; \$485,784.23 in contributions from CHDO housing developers; \$45,008.70 from Owner Occupied Rehabilitation; and \$29,398,398 from rental projects. Finally, the City contributed \$1,623,429.65 in local funds in PY2019 through the Affordable Rental Development Fund (ARDF).

The NHI Workforce Development program leveraged \$441,778.00 in other funds from the Department of Labor's YouthBuild Program, and monetary and in-kind donations. The East Tennessee Community Design Center contributed \$19,994.25 in volunteer labor to support their design and technical assistance program. The developers of the Farragut Hotel contributed \$25M towards the rehabilitation of the hotel (providing 64 full-time equivalent jobs).

The Tennessee Housing Development Agency (THDA), contributed \$161,250 in HUD ESG funds for rapid re-housing services. The City matched these funds through its contribution of \$201,000 in local homeless general funds in PY2019. These dollars funded agencies providing: homelessness prevention services, case management, street outreach, emergency shelter/services, transitional housing/services, permanent housing and essential services, support for the Coordinated Entry System and Homeless Management Information System (KnoxHMIS). The agencies funded reported leveraging \$1,954,826.34 in other funding.

Fiscal Year Summary – HOME Match						
1. Excess match from prior Federal fiscal year	100,778					
2. Match contributed during current Federal fiscal year	1,632,324					
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,733,102					
4. Match liability for current Federal fiscal year	116,943					
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,616,158					

Table 5 – Fiscal Year Summary - HOME Match Report

	Match Contribution for the Federal Fiscal Year										
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match			
201601849	06/01/2020	360,000	0	0	0	0	0	360,000			
201601929	09/04/2019	45,009	0	0	0	0	0	45,009			
201701940	01/02/2020	15,840	0	0	0	0	0	15,840			
201702042	07/18/2019	0	3,670	0	0	0	0	3,670			
201802120	10/09/2019	0	7,805	0	0	0	0	7,805			
201802131	06/04/2020	1,200,000	0	0	0	0	0	1,200,000			

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period										
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$						
559,125	731,580	236,261	0	1,054,444						

Table 7 – Program Income

	racts for HOME Total	<u> </u>		ess Enterprises		White Non-
	Total	Alaskan Native or	Asian or Pacific	Black Non- Hispanic	Hispanic	Hispanic
		American Islander Indian	Islander	opac		
Contracts						
Dollar						
Amount	757,592	0	0	226,645	0	530,947
Number	11	0	0	3	0	8
Sub-Contract	s	•		•		
Number	0	0	0	0	0	(
Dollar						
Amount	0	0	0	0	0	C
	Total	Women Business Enterprises	Male			
Contracts						
Dollar						
Amount	757,592	0	757,592			
Number	11	0	11			
Sub-Contract	S					
Number	0	0	0			
Dollar						
Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total		White Non-			
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	Hispanic	Hispanic
Number	0	0	0	0	0	0
Dollar						
Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations		
Displaced	0	0
Households Temporarily		
Relocated, not Displaced	6	45,450

Households	Total		White Non-			
Displaced		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	Hispanic	Hispanic
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 - Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be		
provided affordable housing units	0	0
Number of Non-Homeless households to be		
provided affordable housing units	323	231
Number of Special-Needs households to be		
provided affordable housing units	10	39
Total	333	270

Table 11 - Number of Households

	One-Year Goal	Actual
Number of households supported through		
Rental Assistance	0	0
Number of households supported through		
The Production of New Units	45	31
Number of households supported through		
Rehab of Existing Units	288	239
Number of households supported through		
Acquisition of Existing Units	0	0
Total	333	270

Table 12 - Number of Households Supported

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

The difference between the goal and actual number of "homeless households" to be provided affordable housing units is due to a difference in definition between emergency shelter and an affordable housing unit. The City funded a bathroom renovation at Catholic Charities Samaritan Place, a shelter (not a housing unit) for senior citizens experiencing homelessness. The goal was to serve 52 senior residents, but 127 were actually served in PY2019.

The difference between the goal and actual number of "non-homeless households" to be provided affordable housing units is due to:

1) Owner-occupied Housing Rehabilitation. There were actually 10 housing units completed, but 4 of them were counted for the PY2018 CAPER. Of the balance, 3 units were completed in early PY2020, and

the remainder are underway. Some time was lost due to the Coronavirus/COVID-19 pandemic. There were actually more accessibility modifications (goal 10, actual was 39) than planned.

- 2) CHDO Development/Down Payment Assistance. There were actually 6 housing units completed, but 2 of them were counted for the PY2018 CAPER. Of the balance (6 units), one completed in early PY2020. Some time was lost due to the Coronavirus/COVID-19 pandemic. The Village at Holston Court (HomeSource East Tennessee is the CHDO) is mostly completed, but has not yet completed in IDIS (goal: 24, actual: 24) and will be included in the PY2020 CAPER.
- 3) Emergency Home Repairs. The balance (8 units) was due primarily to time lost due to the Coronavirus/COVID-19 pandemic in the fourth quarter (Spring) of the program year. CAC's agreement was extended, upon their request, to September 30.
- 4) Rental rehabilitation project. Premier Properties at Katey Springs Way is still underway (goal 40 units, actual 0) and are expected to be reported in the PY2020 CAPER.
- 5) Rental rehab/weatherization project, Normandy Chateau, completed in September 2019 (goal was 22, actual is 35).

Discuss how these outcomes will impact future annual action plans.

Construction expenses are rising at a significant rate due to the impact of climate change (wildfires and hurricanes, for example). Raw materials are also incrasing in price. Lumber, for example, increased by more than 50-60% in Knoxville in 2020. Construction is also not a fast or predictable process — obtaining commitments of non-HUD funding, construction bidding, inclement weather, and a lack of applicants/qualified applicants often cause delays or projects to not meet goals during the program year.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	91	25
Low-income	84	9
Moderate-income	58	3
Total	233	37

Table 13 – Number of Households Served

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Knoxville supported direct outreach to unsheltered homeless persons through a number of initiatives. Using \$135,955 in local funds, the City supported two street outreach social workers at the Volunteer Ministry Center, focusing on unsheltered, chronically homeless persons in the areas near downtown Knoxville. This program specializes in connecting with people who are typically more resistant to shelter and social service programs and, through continued engagement, encourage them to access resources designed to help them quickly access appropriate permanent housing, along with needed supportive services. The City also maintains an outdoor daytime "safe space" in close proximity to emergency shelter and other social service resources. The safe space includes access to portable and permanent restroom facilities, is monitored by security, and serves as a place to connect with social services outreach. CONNECT Ministries was provided \$23,000 in local homeless general funds to provide street outreach and supportive services to 1,585 households mainly in the East Knoxville community.

Also through \$90,452 in local funding, the City supports a Coordinated Entry System (CES), managed by the University of Tennessee's Social Work Office of Research and Public Service, in conjunction with Knoxville's Homeless Management Information System (KnoxHMIS). CES coordinates a multi-agency standardized intake system that is used to assess individual needs and vulnerability, giving priority for housing and other resources to those with the greatest need and vulnerability. CES coordinates regular multi-agency case coordination meetings and street outreach coordination meetings to assure vulnerable unsheltered populations are being reached and directed to permanent supportive housing as well as other appropriate housing and social services.

In early 2020, the COVID-19 pandemic struck, and has had an enormous impact on the unsheltered population and the services to meet their needs. As with other localities, Knoxville followed CDC guidelines and worked to encourage unsheltered persons to socially distance and follow other pandemic-related guidelines. Additional resources for food and sanitation were provided to assist persons choosing to remain outdoors and out of congregate shelters. The City and partner social service agencies worked to adapt shelters and social services to follow pandemic protocols and to carry out their services in this new context. Up to \$95,000 in local funding was put in place to support a noncongregate "Guest House" shelter, operated by Volunteer Ministry Center to provide short-term shelter for homeless persons awaiting COVID-19 test results and for those who need to quarantine while recovering from a positive case of the virus. Knoxville has been fortunate to have thus far seen a very low infection rate among the homeless population.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Knoxville, through \$371,000 in local funds, provided for the rehabilitation and conversion of an old Salvation Army thrift store building into *The Foyer*, a low-barrier shelter operated by Volunteer Ministry Center. The Foyer provides up to 40 shelter beds for persons who have been resistant to or unable to access other shelter options in this community. Through referrals from street outreach, people who have been unsheltered, often for extended periods of time, are given the option to come to this smaller shelter space, where they can also be connected to housing-focused case management. The Foyer is even able to accommodate people with pets, often a reason some will not otherwise engage with emergency shelter.

In PY2019, the City used \$160,000 in local general funds to support emergency shelter/services and transitional housing/services through: Catholic Charities Samaritan Place, Salvation Army's Joy Baker Center, VMC's Day Resource Center, dental services, and services at The Foyer, the new low-barrier shelter, and the YWCA. Agencies provided case management, counseling, life skills workshops, educational training, job referrals and networking for housing opportunities. During the program year 1,007 individuals received essential services while in emergency shelter/transitional housing and 409 received direct assistance at the day/walk-in resource center. Also In July 2019, the City committed \$245,000 in local funding to the VMC to rehabilitate a building as a low-barrier shelter that housed 97 individuals referred by street outreach social service workers.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City used \$305,000 in local, general fund dollars, to fund three agencies that provided case management/homelessness prevention services in PY2019. The VMC, Knoxville Leadership Foundation's SE Housing, and CAC provided homelessness prevention activities at Minvilla Manor (a Permanent Supportive Housing/Housing First residential complex which houses 57 at-risk individuals), Flenniken Landing (also a Permanent Supportive Housing/Housing First development that houses 48 at-risk individuals), and individuals at-risk for homelessness living in KCDC housing, respectively. The City also funded VMC's Refuge, with homeless general funds, that provided homelessness prevention services to 117 households.

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

Rapid re-housing services were provided through to CAC's Homeward Bound Program and the Volunteer Ministry Center (VMC). Programs are focused in particular on individuals and families experiencing chronic homelessness, as well as veterans. The City used \$150,000 in HUD ESG set-aside funds from THDA via sub-recipient agreements with CAC and VMC to implement rapid re-housing activities that benefited 93 households. For rapid re-housing programs, 'time to housing' increased from 51 days in PY2018-2019 to 84 days in PY2019, due significantly to the COVID-19 pandemic. Emergency shelter programs increased their 'time to exit' from 37 days in PY2018-2019 to 82 days in PY2018-2019, again affected by the pandemic. Transitional housing 'time to exit' was at 107 days in PY2018-2019 and decreased to 180 days in PY2019. Finally, permanent housing 'length of stay' increased from 1405 days in PY2018 to 1521 days in PY2019.

UT's SWORPS program, that manages *KnoxHMIS*, also facilitates Knoxville's Coordinated Housing Assessment Match Plan (CHAMP), which aims to quickly assess the needs and strengths of those experiencing homelessness to better match them to the most appropriate community resource. Knoxville's CHAMP system uses the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT) to measure individual needs and help with proper housing and services placement.

The lack of sufficient affordable housing stock continues to be a significant barrier to reducing 'time to housing' and ending homelessness. The City is working to address this need through its Rental Housing Rehabilitation program, its CHDO-developed rental housing, and through the development of new affordable rental housing units. Home Source East Tennessee, a CHDO, completed 24 units of affordable rental housing for senior citizens and people with disabilities at the Village at Holston Court. New affordable rental housing at Southside Flats (172 total units) was also completed in PY2019 with the City providing HOME and local Affordable Rental Development Fund (ARDF) funds to assist with the development. More than 650 units are in the construction pipeline at this time. The City of Knoxville also continued to assist KCDC with the development of affordable, rental housing in the Five Points revitalization area. Forty units of existing rental housing are currently being rehabilitated (Prepier Properties) and will be reported in the PY2020 CAPER.

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

Actions taken to address the needs of public housing

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 either Low-Income Public Housing or Project-Based Rental Assistance Programs; 3,675 Housing Choice Vouchers; and 76 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.

KCDC is beginning the fifth year 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. Properties expected to convert during the upcoming Fiscal Year include: Cagle Terrace and Northgate Terrace, leaving KCDC's only remaining LIPH property as Western Heights.

Beyond the conversion of Austin Homes to PBRA/RAD, KCDC has undertaken a Master Plan for that community. The Master Plan design phase was completed during spring and fall of 2019, and site work began in early 2020. The first phase of this Master Plan is expected to be ready for occupancy in 2021, with a total of over 400 mixed income units being added back to the neighborhood within approximately 3 years.

KCDC completed all of Five Points Neighborhood Redevelopment (formerly Walter P. Taylor Homes) through Phase 4 by the end of June 2020, and had begun occupying the final phase in May. This project put a total of 336 units back online and was financed using a combination of funds from RAD and Low-Income Housing Tax Credits, as well as money from the City of Knoxville.

Project-Based Vouchers (PBV) are another means of providing more affordable housing in Knoxville. KCDC administers a total of 622 PBVs in Knoxville/Knox County. This number includes 325 leased PBVs, an additional 26 not yet leased, 164 PBVs under AHAP, and 107 planned new PBV units. KCDC continues to look at opportunities to expand the PBV program in the Knoxville area.

Actions taken 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 has surpassed 110 homeowners who have completed KCDC's homeownership program as of June 2020. We anticipate at least an additional 15 participants will buy homes through the program in the coming year.

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.

Actions taken to provide assistance to troubled PHAs

KCDC is not designated a troubled housing authority.

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

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

The City has undertaken the actions described in the PY2015-2019 Strategic Plan and the PY2019 Action Plan, as described above, including marketing an increasing number of parcels through its locally-funded Homemaker's Program, correcting obstacles before sale to developers, acquiring abandoned property and clearing titles, and offering subsidies to facilitate affordable development. Knoxville City Council passed *ReCode Knoxville*, a complete overhaul of its zoning codes, in August 2019 that took effect on January 1, 2020.

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

Addressing the need for affordable housing was the City's highest priority for its HUD funds in PY2019. The City spent approximately \$436,712 of its HOME funds on the development and new construction of affordable LMI owner-occupied and rental housing. While the City is required by HUD to set aside 15% of its annual HOME allocation for Community Housing Development Organizations (CHDOs), it *budgeted* close to 39% (\$407,143) and *spent* 35% (\$361,470) of the annual allocation through the program year.

The City also supported private developers of affordable housing by assisting with documentation required by the State of Tennessee for tax credits through THDA and contributed \$323,000 in local funds to the East Tennessee Foundation's Affordable Housing Trust Fund to support affordable housing goals (including rental housing rehabilitation) in the city of Knoxville. The City continued to contribute to its own, locally-funded Affordable Rental Development Fund (ARDF), adding another \$4.6M during the program year, for a total of \$10.1M since July 2017. Four projects have been completed, totaling 230 units of affordable housing to-date and eight developments totaling 656 units are currently under construction. The ARDF was funded for PY2020 with an additional \$2.5M.

The City also supported the development of new affordable housing by assisting KCDC, Knoxville's public housing authority, during the program year. KCDC is focusing on the revitalization of the Five Points neighborhood which includes the Walter P. Taylor Homes public housing development. Previous phases of this plan included construction of 20 units of elderly housing and 17 family units on in-fill lots in addition to the development of 85 units of elderly housing at the Residences at Eastport. Funded with low-income housing tax-credits, Phase 1 on the Walter P. Taylor Homes site included 90 units of elderly/disabled housing and was completed in 2016. Phase 2, 84 new family units, was completed in 2018. Phase 3 (80 Family-Style Units) began renting units in PY2018. The groundbreaking for Five Points 4 (82 Family-Style Units) occurred in late spring 2019, with plans for full occupancy of the property by fall of 2020. The City is also providing City Capital funds to KCDC to support the re-development of Austin Homes. In PY2019, \$4,250,000 was provided for new infrastructure including utilities, streets, and

sidewalks for the first phase of housing redevelopment.

The City is attempting to address other unmet, underserved needs through its use of HUD funds, by contributing local funds, and finding innovative ways to partner with other community organizations to: increase the supply of new, affordable housing in all areas of the city, especially for vulnerable populations; help improve the quality of the existing affordable housing stock and prevent displacement of LMI homeowners and renters in neighborhoods (including redevelopment areas) by providing housing rehabilitation, emergency and minor home repairs, weatherization/energy efficiency, accessibility modifications, and lead-based paint education and abatement; ensure quality in its development and revitalization projects that provide opportunities for LMI job-seekers, as well as small and minority- and women-owned businesses; support its partners in preventing and ending homelessness; and generally, to improve the quality of life in the city for all residents.

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

The City of Knoxville received a Lead Hazard Control grant from the HUD Office of Lead Hazard Control and Healthy Homes (HUD OLHCHH) from 2013-2017 and partnered with Knoxville-Knox County CAC to perform targeted outreach and education, as well as the completion of lead hazard control projects, and healthy homes interventions. In early 2019, the HUD OLHCHH awarded the City of Knoxville a 42-month, \$3.6M grant to continue lead-hazard control and healthy homes measures, including outreach and education to at-risk LMI households. During PY2019, 50 lead-based paint inspection/risk assessments were completed and 30 lead hazard control projects were completed and clearance achieved.

The purpose of the program is to identify and control lead-based paint hazards in eligible privately owned rental and owner-occupied housing. Those who qualify may receive a grant for repairs designed to remediate lead-based paint hazards, including replacing old wooden windows with new vinyl windows, vinyl siding and aluminum trim, covering porch floors and ceilings, and fresh paint.

The City performs risk assessments for its housing rehabilitation projects and Homemaker's program properties, as necessary, with four staff who have been licensed by the State of Tennessee and certified by the U.S. Environmental Protection Agency to perform lead-based paint inspections and risk assessments. Each staff person participates in on-going training to keep their licenses up to date. The City and CAC both own an XRF analyzer, which receives maintenance and radiation lead testing according to the required schedule and its use is documented according to State requirements.

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

Initiatives such as: NHI's *KnoxWorx* workforce development program that target at-risk young adults; revitalization and development that creates and/or retains jobs in low- and moderate-income areas (LMAs), including redevelopment areas, through the Commercial Façade Improvement program; housing assistance programs that help keep housing costs affordable; as well as opportunities that come

with construction/development – all help in providing higher income opportunities for individuals and families at poverty-level.

For those who are unable to work or are underemployed, the City carried out the actions described in this document and the PY2015-2019 Consolidated Plan to positively impact and reduce the number of poverty-level families. Most of the HUD funds spent on housing were spent in census tracts where there is a high concentration of families with household incomes below poverty-level (see attachments). In addition to these activities, City of Knoxville general funds and a set aside of State of Tennessee ESG funds were used to provide homelessness prevention and rapid re-housing services to families that are the most vulnerable and lowest-income. The City of Knoxville also invested \$13M in local funds to support KCDC with development of affordable, rental housing in the Five Points revitalization area.

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

The City's Office on Homelessness staffs the quarterly* meetings of the Mayor's Roundtable on Homelessness. Department staff also participate in the coordinating bodies for several agencies that perform community development activities, including Knoxville-Knox County Homeless Coalition, Affordable Housing Trust Fund Advisory Board, Equality Coalition for Housing Opportunity, and the NAACP, etc. Staff also serve on or provide information to task forces related to neighborhood revitalization, such as the Chronic Problem Properties Committee, Abandoned, Blighted and Vacant (ABV) Properties Committee, the Better Building Board and Blighted Properties Redevelopment Program loan review committee, Affordable Housing Trust Fund, East Tennessee Community Design Center Board, and Broadway Corridor Task Force.

During PY2010, the City of Knoxville Community Development Department on behalf of a consortium of partners, applied for and received a Sustainable Communities Regional Planning Grant (SCRPG). The City served as the grantee and fiscal agent for this five county regional planning initiative which includes local governments, agencies and citizens in the development of a plan for sustainable growth in the region. This was the first time such a large scale, coordinated planning effort had been implemented in the East Tennessee Region. The final plan was completed in early 2014. East Tennessee Quality Growth continues to serve as the Regional Convening Organization focused on sustainable, equitable growth.

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

The City's Office on Homelessness staffs and coordinates the Mayor's Roundtable on Homelessness, a quarterly meeting of housing and service providers. City staff regularly meet with affordable housing providers, including non-profit and CHDO housing developers and for-profit affordable housing developers.

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

While the City conducted Als in 2005 and 2010, its PY2015-2019 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.

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 implements fair housing and equal opportunity programming in compliance with civil rights regulations and guidelines. Affirmatively Furthering Fair Housing and identifying actions and strategies that impact equal housing opportunities are two goals for the Community Development department. Fair Housing posters are on display in the City's Housing and Neighborhood Development Department, and the federal equal housing opportunity logo is placed on printed materials. Staff worked with various housing practitioners (lenders, apartment owners, realtors, insurance agencies and landlords) in promoting fair housing and the placement of the logo on materials. The City makes referrals for tenant/landlord matters to Legal Aid of East Tennessee and, for fair housing discrimination complaints, to the Tennessee Human Rights Commission (THRC) which administers the Fair Housing Assistance Program. The City's fair housing brochures, fact sheets, posters, display information, and website explain the Fair Housing Act and the importance of housing equality, and also provide an overview of the seven protected classes. Several materials are translated in Spanish. The City co-sponsors the annual Knoxville Area Fair Housing and Equal Opportunity Conference with the Equality Coalition for Housing Opportunities*, attended by numerous civic groups, advocacy organizations and housing practitioners.

As part of its research to develop the PY2020-2024 Consolidated Plan in PY2019, the City of Knoxville worked with a consultant to conduct a new Analysis of Impediments to Fair Housing Choice (AI). An important component of the research process involved gathering input regarding fair and affordable housing conditions, perceptions, and needs. The new Community Empowerment Department within the City of Knoxville will also be available to assist in its role as the liaison between community agencies and the City. The City remains committed to affirmatively furthering fair housing, understanding disparities in opportunity, and promoting equity in all of its activities.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Housing and Neighborhood Development Department Director and Community Development Administrator oversee the planning and budgeting process to ensure that the projects developed are consistent with grant requirements. This planning process also ensures that each funded project is consistent with the PY2015-2019 Consolidated Plan and makes progress toward identified community development objectives. City staff work with and maintain relationships with Knoxville-Knox County Planning (formerly called the Metropolitan Planning Commission) that manages comprehensive long range planning for the city of Knoxville.

All sub-grantee projects are assigned to a Project Specialist for oversight, monitoring, and technical assistance. The Section Manager drafts contracts with input from the sub-grantee and Project Specialist. The City Law Department finalizes the contracts in order to ensure compliance with applicable laws and regulations. Sub-grantees submit quarterly progress reports and a completion report. Reports are reviewed by the Project Specialist to ensure contract compliance. Funds are typically provided to sub-grantees on a reimbursement basis. Reimbursement requests are submitted to the City on a quarterly or as-needed basis, and contain supporting documentation for all expenses for which reimbursement is requested. Requests are reviewed, revised (if necessary), and approved by the Project Specialist, then reviewed and approved by the Section Manager. The Finance Specialist prepares a check request, which is approved by the Section Manager and Director prior to submission to the City Finance Department. Sub-grantee monitoring is performed on an informal basis through telephone, email, and periodic meetings between City and sub-grantee staff. Formal monitoring is performed on an annual basis (except in the case of low risk sub-grantees or projects). Formal monitoring is conducted by the Project Specialist and Section Manager at the sub-grantee's office, and includes review of agency policies, procedures, financial records, and project documentation. A written report is issued following a formal monitoring session, and any findings or concerns that require sub-grantee action are followed up on by both the sub-grantee and City staff.

For City housing activities, applications for assistance are analyzed by Housing Finance Supervisor and the Housing Manager for compliance with program guidelines. Housing Rehabilitation Specialists provide detailed specifications for ensuring that the activity meets Neighborhood Housing Standards and cost estimates to ensure that construction bids are reasonable and allowable. During the construction process, all activities are monitored by Housing Rehabilitation Specialists for compliance. The Housing Construction Manager reviews, approves work and activities during each step of the rehabilitation process. The Director periodically conducts in-house monitoring. Payment for contractor and other housing activity expenses are processed by the Housing Finance Supervisor, Housing Manager, and approved by the Director prior to payment.

The Administrator and Administrative Technician oversee the Department's overall expenditures and financial status, and assists the Director in drawing funds from HUD on a regular basis. Special regulatory requirements are addressed by several staff members. The environmental review process is overseen by the Director, who has been delegated this authority by the Mayor. For projects requiring procurement and federal labor standards compliance, the assigned project monitor provides technical assistance to the agency performing the project, oversees the bid process, works with contractors, and reviews certified payroll.

Citizen Participation Plan 91.105(d); 91.115(d)

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

Notice of the availability of the Draft CAPER was published in the Knoxville News Sentinel on Saturday, November 14, 2020. The draft of the PY2019 CAPER was made available for public comment for 17 days (including two holiday days when City offices were closed), from November 16 to December 2, 2020. No comments were received.

A link to the Draft CAPER also appeared on the City's website and notice was published in the City Office of Neighborhood's Neighborhood Advisory newsletter during this time. A hard copy of the Draft PY2019 CAPER was made available for review in the Housing and Neighborhood Development Department. Hard copies of the draft were also offered to those not having internet access.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The overall goal of HUD's community planning and development programs is to support viable communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons. The City of Knoxville's performance during the reporting period has been consistent with this overall HUD goal and with the objectives and priorities in the City's annual plan and the five year Consolidated Plan strategy. The City's activities for the reporting period improved housing conditions for owner-occupants and renters, created homeownership opportunities, assisted in the provision of housing and services to the homeless, eliminated blighting conditions, and enhanced or improved services, infrastructure and facilities in lower income neighborhoods.

The City has worked to build additional resources to accomplish its community development goals. The City applied for a Section 108 Loan Guarantee Program loan through HUD in September 2015 to assist in the redevelopment of the historic Farragut hotel building in Downtown Knoxville. Approval of the loan was received in April 2016 and \$2.9M was drawn down in PY2016. The \$2.9M loan (total project cost was almost \$28M) was used to fill the gap in development costs and upon completion (late December 2017), the 165-room Hyatt Place created 64 FTE, full time equivalent jobs.

During PY2019, the City of Knoxville contributed a substantial amount of local, general funds to the Community Development budget. Most significantly, the City allocated an additional \$4.6M to the Affordable Rental Development Fund (ARDF) to support the development of new, affordable rental housing. Since the City's direct allocation of ESG funds from HUD were discontinued in PY2014, the City increased its commitment to the provision of services to the homeless by contributing \$1,132,500 in local homeless general funds (\$1,017,500 in the PY2015-2019 Consolidated Plan period). These funds were spent on street outreach, emergency shelter and services, transitional housing and services, homelessness prevention, rapid re-housing and HMIS services. The City also contributed approximately \$500,000 per year to the improvement of commercial facades in redevelopment areas, contributing to job creation and retention. The City continues to support with local funds the acquisition of blighted, vacant property in neighborhoods and provide basic maintenance through its Homemaker's program. The City of Knoxville has also pledged a total of about \$13M in local funds to support KCDC, its local public housing authority, with development of affordable, rental housing in the Five Points revitalization area (\$13M in local dollars has been spent, to-date).

A \$3.6M grant from HUD's Office of Healthy Homes and Lead Hazard Control was also secured during PY2018 and supplemented CDBG and HOME funds spent on minor and major home rehabilitation. The grant period extends through the PY2022. The City continues to fund an Affordable Housing Trust Fund through the East Tennessee Foundation with \$323,000 in local tax revenues which is a flexible funding

source that helps to increase the supply of affordable housing in the region.

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

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

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

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

The City performed the following on-site inspections:

- 1. 2106 Sycamore Dr. on September 6, 2019, 1 unit. Deficiencies: Beeping smoke detector, trees touching house. Status: Corrected on October 18, 2019.
- 2. 2110 Sycamore Dr. on September 6, 2019, 1 unit. Deficiencies: None
- 3. 3425 Bishop St. on September 6, 2019, 1 unit. Deficiencies: Broken front porch handrail, guardrail at rear ramp loose, microwave not working, possible hose bib leak. Status: Corrected on October 18, 2019
- 4. 305 S. Castle St. on Aug. 21, 2019, 1 unit. Deficiencies: Red light blinking on smoke and CO2 detectors. Status: Corrected on September 9, 2019.
- 5. 5211 5249 Pocahontas Dr. on July 19, 2019, 10 units. Deficiencies: Smoke detectors need batteries, one missing smoke detector, kitchen drawer cover missing, hole in drywall, missing exterior light by front door, stove hood needs installed. Corrected on November 24, 2020.

Landlords are provided with a written list of deficiencies and given a reasonable amount of time to complete them. The properties are re-inspected upon completion. All tenant and rental data are reviewed during inspections. All units were in compliance with HOME income and rent limits.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

During the reporting period, the City's HOME-assisted projects which contained more than 5 HOME-assisted units each increased from 4 to 5, due to a new 10-unit project completed during the year. All of the projects accept tenant's rental assistance, receive project-based assistance or have a written agreement with the City allowing preference to be given to certain underserved populations (homeless veterans, in this case) and all lease to tenants from a waiting list. A majority of the tenants in the HOME-assisted units represent populations from protected classes-racial minority, households with children the elderly and/or those with a disability. Three of the projects are owned by CHDO's and vacancies are posted on each of the CHDO's websites and TNHousingSearch.org. Fliers are posted at the KCDC, and the Knoxville Area Urban League is notified of any vacancies. One CHDO also does outreach to social service agencies/local ministries during the year such as CAC, the Salvation Army and Knox Area Rescue Mission.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

HOME program income is generated by HOME-funded housing rehabilitation and property acquisition projects. During the program year, a total of \$731,580.40 in HOME program income were receipted through HUD's Integrated Disbursement and Information System (IDIS) for eligible housing activities. HOME program income in the amount of \$236,260.85 was drawn during the program year: \$113,894.24 to fund 3 units of owner-occupied housing rehabilitation (2 very low-income and 1 low/moderate-income households); \$57,040.47 for prior year administration expenses (\$30,008.12 of it was PI/PA); \$41,673.00 in Down Payment Assistance for 3 CHDO-homebuyers (2 extremely low and 1 low/moderate-income households); and \$23,653.14 for PY2019 administration (PI/PA).

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

Promoting Affordable Housing is a high priority goal that includes the following objectives: 1) Support Energy Efficiency and Housing Rehabilitation; 2) Support the Development of Supportive Housing for Special Needs Populations and Independent Living for the Elderly; and 3) Support the Development of New, Affordable Housing Construction. The City addresses these objectives in its action plan through its Owner Occupied and Rental Housing Rehabilitation programs with CDBG and HOME funds, and through CDBG funds sub-granted to CAC and NHI for emergency and minor home repairs. The City funded the acquisition of property to Home Source East Tennessee, a CHDO, in PY2016 to build 27 units of affordable rental housing at the Village at Holston Courts. A state-funded group home (3 units) for vulnerable, low income seniors was completed in PY2018. The 24 remaining units were completed in PY2019. The Helen Ross McNabb Center is currently developing 50 units of independent housing for low-income seniors. The City outlined in its action plan that it seeks to fund new special needs (including elderly populations) housing construction through its Rental Housing Rehabilitation program. The City supports CHDO-developed new affordable housing construction in its action plan. The City created its own, locally-funded Affordable Rental Development Fund (ARDF) to assist non-profit and for-profit developers of new, affordable rental housing. Eight million dollars have been committed by the City. The City of Knoxville also invested \$13M in local funds to support KCDC, its public housing authority, with development of affordable, rental housing in the Five Points revitalization area and is supporting, with \$4.25M in City Capital funds, the redevelopment of Austin Homes.

During PY2019, the City also supported private developers of affordable housing by assisting with documentation required by the State of Tennessee for tax credits through THDA and contributed \$323,000 in local funds to the East Tennessee Foundation's Affordable Housing Trust Fund to support affordable housing goals (including rental housing rehabilitation) in the city of Knoxville. The City continued to contribute to its own, locally-funded Affordable Rental Development Fund (ARDF), adding another \$4.6M during the program year, for a total of \$10.1M since July 2017. Four projects have been

completed, totaling 230 units of affordable housing to-date and eight developments totaling 656 units are currently under construction. The ARDF was funded for PY2020 with an additional \$2.5M.

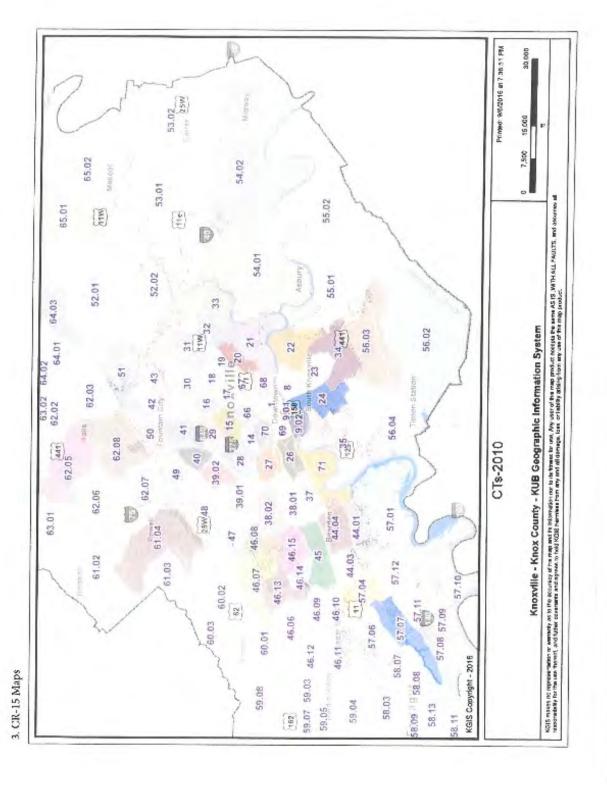
Attachment 1

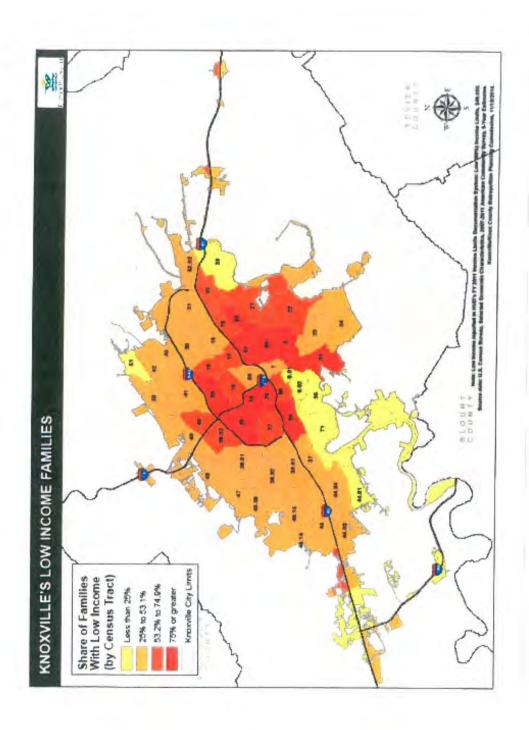
1. CR-05

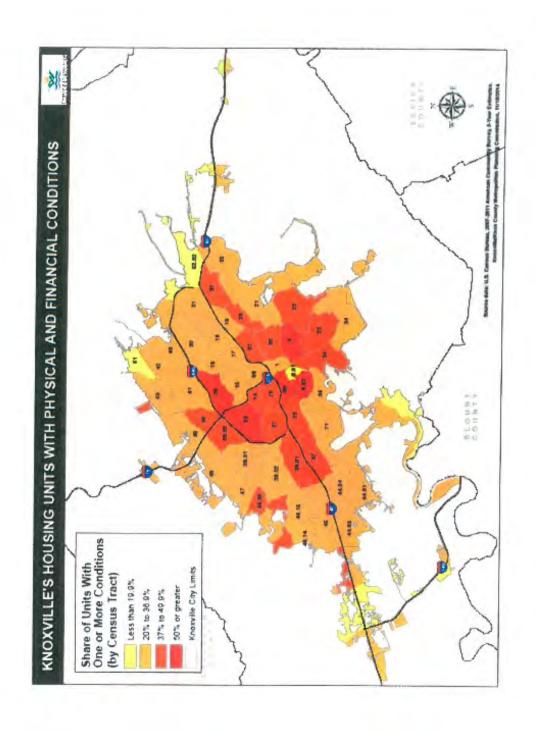
1. CR-05		
Goals and Objectives	Priority Level	Federal Objectives
Goal: Strengthen Neighborhoods Objective: Improve and promote Quality of Life in neighborhoods through programs to help eliminate blighted and vacant/underused properties through: 1. Acquisition and Resale of Blighted and Chronic Problem Properties, including Home Maker's and Model Block Programs; 2. Commercial Façade Program; and 3. Technical Assistance to Neighborhood Organizations.	High	Create a Suitable Living Environment (SL)
Objective: Support the Quality, Up-Keep, and Affordability of Housing in Neighborhoods through; 1. Housing Rehabilitation (both owner-occupied and rental); 2. Emergency and Minor Home Repairs (inc. Accessibility Modifications); and 3. Energy Efficiency and Weatherization Programs.	High	Provide Decent Housing (DH)
Objective: Support Public Facilities - Neighborhood/Community Centers	Low	SL
Objective: Support Public Infrastructure - Street Improvements	Low	SL
Goal: Promote Economic Development <u>Objective</u> : Support Job Creation and Small Business Loans through the Commercial Façade Program; Section 3 construction activities; and Section 108 Loans.	High	Create Economic Opportunities (EO)
Objective: Support Minority- and Women- Owned Businesses through Section 3 construction activities.	High	EO EO
Objective: Support Green Job Initiatives through Energy Efficiency Program.	High	EO
Goal: Reduce and End Homelessness Objective: Support Employment and Economic Stability through Case Management/Supportive Services Emphasizing Employment/Economic Stability.	High	Create a Suitable Living Environment (SL)
Objective: Support Homelessness Prevention through: 1. Case Management and Supportive Services and 2. Affordable Housing programs (Housing Rehabilitation, Emergency and Minor Home Repairs, and Accessibility Modifications).	High	SL Provide Decent Housing (DH)
Objective: Support Case Management and Supportive Services, HMIS, Rapid Re- Housing, and Housing Counseling.	High	SL.
Objective: Support Emergency Shelter/Services and Transitional Housing/Services	High	SL
Objective: Develop and Maintain Affordable Permanent Housing through:	High	Provide Decent Housing (DH)
New Affordable Housing Construction (inc. PSH and Special Needs Housing); Housing Rehabilitation (both owner-occupied and rental); Emergency and Minor Home Repairs (inc. Accessibility Modifications); and Energy Efficiency Improvements/Weatherization.		
Objective: Support Public Service (Health Services) Activities.	Low	SL
Goal: Promote Affordable Housing		B 11 B 111
Objective: Support Energy Efficiency and Housing Rehabilitation through:	High	Provide Decent Housing (DH)
1. Housing Rehabilitation (both owner-occupied and rental) 2. Emergency and Minor Home Repairs (inc. Accessibility Modifications); 3. Energy Efficiency/Weatherization Improvements (w/Round it Up program); and 4. Improving education for Lead Based Paint Screening and Abatement.		
Objective: Support the Development of Supportive Housing for Special Needs populations and Independent Living for the Elderly.	High	DH
Objective: Support Development of New Affordable Housing Construction through: 1. Partnering with Community Housing Development Organizations (CHDOs) and 2. Down Payment and Closing Cost Assistance to CHDO home buyers.	High	DH

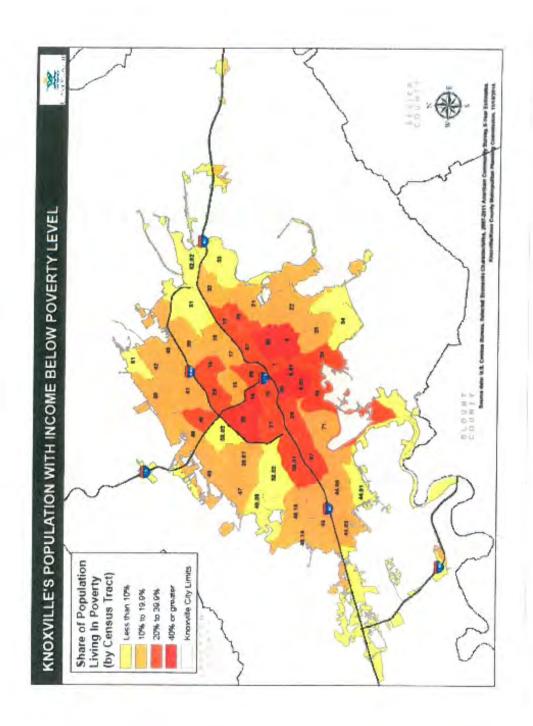
CR-15

Census Tract	Total Dollars \$3,480,260	HUD Dollars Spent	Low Income Families \$2,705,502 78%	Housing Conditions \$2,322,153 67%	Poverty Level \$1,606,769 46%	Overlap/Priority Areas \$1,349,329 39%	ARDF Dollars Spent \$1,623,430 47%
		\$1,856,830 53%	\$1,469,572 79 %	\$1,086,223 58%	\$750,840 40 %	\$543,393 29%	47.70
27	\$818,893	\$12,956	5818,898	5819,893	5418,893	Jan 1975	\$805,937
32	\$735,065	\$355,065	\$735,065	5735,865			\$380,000
57.06	\$237,500	\$0					\$237,500
20	\$167,716	\$167,716	7.107.71e	5167,716	8167,716	2162.734	1000
17	\$156,595	\$156,595	\$1,54,595				
46.13	\$150,000	\$0					\$150,000
8	5136,428	\$86,436	3105,478	\$230,420	5146,428		\$49,993
16	\$123,487	\$123,487	\$173,487		5141,482		1.0
41	\$117,105	\$117,105					
67	\$107,052	\$107,052	2507.067	5307,052	\$307,052	3107 003	
28	\$104,932	\$104,932	6100.910	1788,932	\$104,982	2104.542	
39.02	\$95,509	\$95,509	385,549	906,506			
30	\$60,650	\$60,650					
15	\$46,380	\$46,380	540,330				
19	\$42,513	542,513	542,513		542,318	544,514	
21	\$37,969	\$37,969	537,908			537.302	
38.02	\$30,848	\$30,848					
22	\$27,430	\$27,430	517,430	\$17,430			
23	\$23,595	\$23,595		\$14,595			
68	\$20,364	\$20,364	5.00 364	920,304	520.264	-3,55,569	
14	\$19,399	\$19,399	519,836	\$10,790	519,399	579,700	
39.01	\$19,187	\$19,187					
40	\$18,955	\$18,955	518,355	518,995	518,455		
70	\$16,323	\$16,323	518.813	510,323	616,323		
33	\$15,513	\$15,513					
29	\$15,511	\$15,511	315 ATT	51/4/811	819 311	215,911	
24	\$14,981	\$14,981	219.861	134,081	814 941	584,581	
31	\$14,551	\$14,551					
50	\$14,397	\$14,397					
51	\$13,006	\$13,006					
37	511,103	\$11,103					
47	\$10,921	\$10,921					
43	\$10,734	\$10,734					
34	\$10,583	\$10,583					
18	\$7,676	\$7,676					
48	\$7,630	\$7,630					
46.07	\$6,517	\$6,517					
49	\$5,175	\$5,175					
52.02	\$4,950	\$4,950					
46.14	\$2,675	\$2,675					
42	\$230	\$230					
35	\$215	\$215			6215		









Overlap/Priority Areas

- housing/transportation costs, free/reduced lunch eligibility, education attainment, college Opportunity: poverty, income, public assistance. living-wage jobs, unemployment, enrollment, pre-school enrollment
- Accessibility: physical activity centers, active transportation, public transit, vehicle availability, retail food availability, healthy food for children
- Vulnerability: disabilities, race/ethnicity, English proficiency, child population, senior population, single parent households





Attachment 2



CITY OF KNOXVILLE CO MMUNITY DEV.
P O BOX 1631

KNOXVILLE, TN 37901

State of Wisconsin

State of Wisconsin

State of Wisconsin

P O Box 1631

County of Brewn

Before me, the undersigned, a Notary Public in and for said county, this displantation is described by the presentable of the City of the State of Health in the helpe is a duy authorized representative of Tax Knoxville

Nover-Sentinal, a daily newspeper published at Knoxville, in said county and state, and that the adventisement of

(The Above-References)

11/14/2020 incited to the first statement of acquaint herewith is correct to the best of higher statement.

knowledge) information, and heller

Legal Clerk

Legal Clerk

of which the annexed is a copy, was published in said paper on the

Subscribed and swom to before me this November 14 2020.

Notary Public

following date(s):

Norwy Public State of Wassersin

My commission expires August 6, 2021

Publication Cost: \$108.00 Ad No: 0004488338 Customer No: 1315245

of Affidavits1 This is not an invoice



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Reports and Plans Housing and Neighborhood Development Director

Becky Wade hwade@knoxvilletn.gov (865) 215-2865

400 Main St., Room 532 Knoxville, TN 37902







Updated Citizen Participation Plan [PDF]

2020-2024 FIVE YEAR CONSOLIDATED PLAN and 2020-2021 Year One Action Plan [PDF]

Goals and Objectives [XLS]

January 21, 2020 Meeting Presentation [PDF] Affordable Housing Fact Sheet [PDF]

ANNUAL ACTION PLANS, CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORTS

DRAFT PY2019-2020 CAPER [PDF] 2019-2020 Annual Action Plan [PDF]

PY2018-2019 CAPER [PDF] HUD Approval Letter for 2018-2019 Annual Action Plan

https://knoxvilletn.gov/cms/One.aspx?portalId=109562&pageId=198771

11/16/2020

2018-2019 Annual Action Plan [PDF]

PY2017-2018 CAPER [PDF] 2017-2018 Annual Action Plan [PDF]

2016-2017 Consolidated Armual Performance & Evaluation Report [PDF] 2016-2017 Annual Action Plan [PDF]

2015-2016 Consolidated Annual Performance & Evaluation Report [PDF] 2015-2016 Annual Action Plan [PDF]

2015-2019 Five Year Consolidated Plan Final [PDF]
Jan. 27, 2015 Meeting Presentation regarding 2015-2019 Plan [PDF]
Survey Results regarding 2015-2019 Plan [PDF]

OTHER REPORTS & PLANS

City of Knoxville Housing and Neighborhood Development Tiered Environmental Review for Repair, Rehabilitation, or Renovation of Single-Family Residential Properties, August 21, 2020 [PDF]

Analysis of Impediments to Fair Housing Choice, 2020 [PDF]

APPLICATIONS

Section 108 Loan Guarantee Program Loan Application (PDF)

News Ev.
November 16, No.
2020 202
PARC Meeting Do
Cancelled, To Be Kn
Rescheduled All

Events
November 16,
2020
Downtown
Knoxville
Alliance
(formerly CBID)

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below.

QUESTIONS ON
COVID-19 OR
OTHER SERVICES?

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Street
Knoxville,
TN 37902
View Map /
Site Map

https://knoxvilletn.gov/cms/One.aspx?portalId=109562&pageId=198771

11/16/2020

Attachment 3

### 1995 ***COMPATED CD86 ACTIVITIES*** ***COMPATED CD86 ACT		1994	KNOXVILLE		NNOAVILLE	5019		Page:	
CONVERTIED FUNDS ADJUSTMENT Coljective: Colorine: Colorine	PGM Year:	COLUMN TO SERVICE STATE OF THE PARTY OF THE							
Calcaine: Calcaine: Data Calcaine: Harmot Code: Planned Repayment of Section 138 National Objective: Calcaine: Planned Repayment of Section 138 National Objective: Calcaine: Planned Repayment of Section 138 National Objective: Calcaine: Planned Repayment of Section 138 Section	Project: DIS Activity:	2 - CDBG COMIN	TED CDBG ACTIVITIES ATTED FUNDS ADJUSTMENT						
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	deless.	AIRCHEBT.			c	O	0	0	a	0	0	0	
	Asian				0	0	0	0	0	0	D	0	
	American India	an Alaskan Native			0	0	0	0	0	0	0	-	
	Native Hawaii	anOther Pacific Islander			0	0	0	0	0	a	0	0,0	
0	American India	an/Alaskan Native & Whi	.e.		0	0	0	o	O	c		0 0	
	Asian Vinite:				0	Q	o	0	0	0	0	0 0	

Black/Africal	Black/African American & White:							•	,	1		
American In	American Indian/Alaskan Native & Black/African American;	BlackAfrican	American:		0 0			0.0	э с	0 0	0	
Other multi-racial:	racial:								0 (0 0	a ·	
Aslan/Pacific Islander	c Islander:			~	0 0			0 0	0	0 (0	
Hispan				~				> 1		0 .	0	
Total:					. 0			> +	= 0	0 (0 1	
					•				•	0	0	
Female-head	Female-headed Households:			_	a		0	0				
income Cafegory:												
	Owner	ner Renter	r Total	Person	uos							
Extremely Low	W.C	0	0		0							
Low Mod		0 0			0							
Moderate		1										
Non Law Moderate		0										
Total		0										
Percent Low/Mod	/Mod 100.0%		100.0%									
Annual Accomplishments	plishments											
Years	Accomplishment Namative	Narrative										
2019	9/4/2019: Replacement house complete. Owner to make hack in within 2 woods.	ement house	Somelete Ox	when to move hard	out C midding of V	ooko					46	# Benefitting
PGM Year;	2017			DEG GEORGE STATE	6 7 III (III) II V	e e					PERSONAL PROPERTY.	
Designet.	Onto Comme	The state of the state of										
IDIS Activity:	2217 - Donna Johnson/915 Yellowstone	Named Housin	g Kenebilitabi owstone	uo.								
1												
Status. Location:	Completed 7/8/2019 12:00:00 AM 915 Yellowstone Rd Knoxville, TN 37914-5751	19 12:05:00 A 3d Knoxville,	M TN 37914-5;	751	Objective: Outcome: Matrix Code:		Provide decent affordable housing Affordability Rehab; Single-Unit Residential (14A)	dable housing tesidential (14	- 8	National	National Obsertice	3
Initial Funding Date:	Date:	05/09/2018										1
Description:												
Reconstruction Financing	Reconstruction of a new 2Br SFR for a low income, elderly family Financing	a low income,	, elderly famili,	×								
	Fund Type	Grant Year	34	Grand		Funded Amount	Amount	Design	Drawn in Brodgess Vers		i i	
CDBG	N	Pre	Pre-2015	420008			\$550.00			007	SO.	S0.00
Total	Total		DWHIG HIND	47 Dates					60	30.00		\$550.00
Proposed Accomplishments	molishments						\$550.00		10	\$0.00		\$550,00
Housing Units: 1 Actual Accomplishments	oits: 1											
Number assisted	iti			0	Owner	- N	Renter	_	Total	Por	Person	
1800.00				Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	
Discharge American	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			-		0	0	-	o	0	0	
Orden	Aunghoan.			0		G		0	٥	0	0	
American lade	Condition in district the best of the condition of the condition in the co			0	0	0	0	0	۵	0	٥	
Moline Hannel	an Albanan Nance.			0		0		0	D	C	0	
Secretary Section	reduce maked and of Pacing Islander	der.		0		0		0	0	o	a	

American Ind	American Indian/Alaskan Native & White:	White:		0	¢	9	c		4	,		
Asian White:				0		0 0	0 0	> (9	0	a	
Risck/dfrieder	Black/African Separations & Useston			,	5	0	0	0	0	0	0	
Signa Contract	Contention o mille.			0	0	0	0	0	0	-	0	
Amencan Ind	IBN/Alaskan Nativo &	American Indian/Alaskan Nativo & Black/African American.	III.	0	0	0	0	C	c			
Other multi-racial:	acial:			0	-	100		, ,	0 0	0 (0	
Asian/Pacific Islander:	Islander:			0	0	0 0	0 0	0.0	5 6	0	٥	
Hispanic:						, ,	3 6	,	>	0	a	
Total:					0 0	3 6	9 6		0	0	0	
					•	0	0	-	0	0	0	
Евтан-	Famale-headed Households:			-		٥		-				
Ілпоте Себерогу.												
	Owner	er Renter Total	(a)	Person								
Extremely Low		0	0	0								
Low Med		1 0		0								
Moderabe		0	0	0								
Non Low Moderate		0 0	0	· C								
Total			-	0								
Percent Low/Mod	Mod 100.0%	% 100.0%	9%0									
Annual Accomplishments	plishments											
Years	Accomplishment Narrative	Narrative										
2018	1/3/18: Constructs	1/3/18. Construction is close to 75% complete. Should be an incre dolare	holece. Should b	00 00 00	e delate							# Benefiting
PGM Year;	2018				o foton a							
Project: IDIS Activity:	0003 - Owner-occi 2228 - 2019Audrey	0003 - Owner-occupied Housing Rehabilitation 2228 - 2019Audrey West/1606 Wilder Place	Itation									
- though	Occupation of the Bone											
Location:	Competed at excellent 2:00:00 AM 1806 Wilder PT Knexville, TN 579	nekzora 12:00:00 AM PL Knexville, TN 37915-3127	27		Objective: Outcome: Matrix Code:	Provide dep Affordability Rehab: Sing	Provide decent affordable housing Affordability Rehab: Single-Unil Residential (14A)	ble housing idential (14	¥	Negora	National Objection	9
Initial Funding Date:	Date:	08/22/2018							2	8 700	a Colective	E
Description:												
Substantial rehat Financing	b and minor LBP remi	Substantial rehab and minor LBP remediation for a low income, aldeify household. Financing	ne, elderly houst	ehold.								
	Fund Type	Grant Year	Grant		Ġ.	Funded Amount	ton	Drawer la	O. Commercial Co.		1	
CDBG	EN	2018 B18	2018 B18MC470005			200	\$11,917.30	CISMITI	Diswillin Program Year	8	Drawn Thru Program Year	ogram Year
Total	Total						\$11,917.30			40.00		911,817.30
Proposed Accomplishments Housing Units: 1	mplishments its: 1									00'00		\$11,917.30
Actual Accomplishments	Ishments											
Mumber assisted:	ت ت			~	ė	Renter		-	Total	Pe	Person	
1144			-		Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	
Plenting:				0	D	0	O	Q	0		0	
Distance of Cert P	Anerican:			-	0	0	0		0	0	0	
American India	section than he at			0	0	D	0	0	0	0	0	
Milencan India	American Indian/Adaskan Native:			0	0	o	0	0	0	0	0	
											,	

Native Hawa	Native Hawaiian/Other Pacific Islander.	lander			٥	0		0	0			
American Inc	American Indian/Alaskan Native & White:	8. While:			0	٥	0	0			1 5	
Asian White.					0	0					2.5	2 6
Black/Africar	Black/African American & White:				0	0						> 0
American Inc	American Indian/Alaskan Native & Black/African American.	& Black/African	1 American.		0							
Other mulli-racial:	acial:											0
Asian/Pacific Islander:	: Islander:					, ,			000			0
Hispanic:					0 0	2 0					0	0
Total:						. 0			9 0		0 0	0 0
Famale-head	Famale-headed Households:				-		٥					
Income Category.		Owner Destro	Todal									
Extremely Low					rerson							
Low Mod					9 0							
Moderate					2.6							
Non Low Moderate	Jerale	00			0 0							
Total												
Percent Low/Mod	Mod 100.0%		100.0%		×							
Annual Accomplishments	plishments											
Years	Accomplishment Narrative	of Narrative										
2018	8/19/19: Rehab complete, homeowner to move back in within 30 days	complete, hom	ecwner to m	ove back in wi	thin 30 days							# Benefitting
PGM Year:	2018											
Project: IDIS Activity:	D001 - General Administration 2231 - CDBG General Admin	Administration eneral Admin										
Status: Location:	Completed 9/100	0/2019 12:00.00 AM	AM		Obj	Objective: Ourcome: Malrix Code:	General Program Administration (21.A)	Administration	.21A	Nabo	National Objective	
Initial Funding Date:	Date:	08/10/2018										
Description:												
General admins Financing	General administration expenses for CDBG program. Financing	r CDBG progra	É									
	Fund Type	Grant Year	in in	Grant		ā	Franker America	-				
CDBG	EN.		2018 B18MC470305	3470005		-	\$318 585 84		Viawii III Program Year	90.00	Drawn Thru	Drawn Thru Program Year
Total	Total						434 B BB BA			00.00		\$315,565.84
Proposed Accomplishments Actual Accomplishments	implishments lishments						500	ŧ.		20.00		\$316,565.84
Number assisted.	74			ř	Owner Total Hispania		Renter		Lotel		Person	
White: Black/African American:	American				poleni.		noisi nispano	Tota	hispan	Total	Hispanic	
Aslan								0	0			
American India	American Indian/Alaskan Native:							0				

Native Hawai	Native Hawaiian/Other Pacific Islander.	ander						o	c				
American Ind	ten/Alaskan Native	8 White:											
Aslan White:								2.6					
Black/African	Black/African American & White.							0 0	0.0				
American Ind	American Indian/Alaskan Native & Bisck/African American:	& Black/African Am	rencan:					0 0					
Other multi-racial:	icial:							> 0					
Asian/Pacific Islander:	Islander:							5 0	9 1				
. Hispanic:								0 0	0 0				
Total:				0	0	٥	0	0 6		0	0		
Female-head	Female-headed Households;							c					
Ілсоте Северогу								,					
Extremely Low		OWINE RELIEF	lotel O	Person	5								
Low Med													
Moderate													
Non Low Moderate	srab		0 0										
Total		0	> c										
Percent Low/Mod	Mod		>	>									
Annual Accomplishments	lishments												
					z	o data return	v sidt for this v	iew This m	and by hace	allea the	anning 61s.	No data returned for this view. This might be because the second step second second	
PGM Year:	2018								DOO DO WIE	Sin Some	nalidate :	e excludes an o	18(8.
Project: IDIS Activity:	0002 - Housing Administration 2232 - Housing Admin	Administration											
Control	on the second												
Location:	400 W Man St	Completed 8/10/2019 12:00:00 AM 400 W Man St. Knowille, TN 37802-2405	02-2405		Objective: Outcome: Metrix Code:	Provide de Availability. Renabilitat	Provide decent effordable housing Availability/accessbility Rehabilitation Administration (14H)	le housing		i k	adison Charles	3	
Initial Funding Date: Description:	Date:	03/10/2018									odenice		
Financing													
	Fund Type	Grant Year		Grant		Funded Amount	+	Determine D	Determ in Denomina Vanc.				
CDBG	EN	201	2018 B18MC470005	305		332	\$322,000.05		SD Indian	00	Drawn Thru Program Year	Saza don de	
Total	Total					533	\$322,000.08		ţ,	50.00		9055,000,00	
Proposed Accomplishments Actual Accomplishments	mplishments ishments								2	200		5322,000.05	
Wumber assisted				ð	Owner	Renter		Total	Te	ď	Person		
				Total	Hispanic	Total H	Hispanic	Total	anic	Total	Historic		
White				0	0	٥	0						
Black/African American:	mencan:			0	0	O	0	0	a	C	0 0		
Asian.				0	0	0	0	0	c	0	0 0		
American India	American Indian/Alaskan Native:			0	а	0	Ω	0	t ()	0	2.6		
Native Hawaiia	Native Hawaiian/Other Pacific Islander	nder		Q	0	0	0		1 10	> <	2 6		
								,	2	>	٥		

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Years	Accomplishment Narrative				
2018 PGM Year:	This is a rehabilitation/hausing services activity that supp 2018	orts housing activities. A	s rehabilitation/hausing services activity that supports housing activities. Accomplishments are reported in each housing activity.		# Benefitting
Project: IDIS Activity:	0003 - Owner-occupied Housing Rehabilitation 2240 - 1124 Adoock AverShavens				
Status: Localion:	Completed 8/13/2020 12:00:00 AM 1124 Adoodk Ave Knoxville, TN 37921-1801	Objective: Outcome: Matrix Code:	Provide decent affordable housing Affordability Rehab; Single-Unit Residential (144)	National Obsertive: LMH	HA
Initial Funding Date:	Date: 09/24/2018				

Description: Rehabilitated single family residence for low income homeowner,

Financing

	Name of	100	*				
	Fund Type	Grant Year	Grant	Funced Amount		in In Program Year	Distant In Program Vees
		AND THEFT	1000010001			and indigential	Clawii III Program rear
CDRG	NI	ZUL/ B.	ZULV BT (MC4/DJD)	\$20.	\$20,000.00	31 183 18	670,000,00
		2018 B1	2018 B18MC470005	4.00		21.001.10	00,000,024
Table			2000 110000	404	#01.00E.70	\$32,374,7	
iotal.	LOCAL			SF4 A	\$5.4 894 75	400 500 60	
Proposed A	oposed Accomplishments				A114	400,000,00	
Housing Units	Units: 1						
Actual Acco	Actual Accomplishments						
Number sesisted:	sled.		Pundo			Total	Parson
			BOO	Cincipal Historia		Total Hanney Asset	and College of the Co

White:				0	c	c	¢	o	,			
Black/Africal	Black/African American:						> 4		þ	0		
Asian				- 4	9	5	D	-	0	0		
				0	0	0	0	0	0	0		
American In	American Indian/Alaskan Native:			0	o	0	0	o	0			
Native Haws	Native Hawaiian/Other Pacific Islander:			C	0	c	, ,		, ,			
American Inc	American Indian/Alaskan Native & Whre	99						> <				
Asian White:				0 0	0.0	٥ ,		0 (0 1	0		
Black/Africar	Black/African American & White:			C	0 0	> <		0 1	0			
American Inc	American Indian/Alaston Native & Black/Atricae American	Marinesh Ar	medican.	a c	0 0	5 (a (0	0	0		
Olher multipropi	- 000		The Local L	> 1	2 /	9	0	0	o	0		
Anima Charles	000.00			0	9	0	0	٥	0	0		
AsianyPacific Islander	Slander			0	0	0	0	0	c			
Hispanic				0	0	0	0	0				
Total:				-	0	0	0	-	. 0			
Femalo-head	Female-headed Households:			-		S		,		'		
						,		_				
посиле Сапалогу	mory: Owner	Parter	Total	-								
Extremely Low		0	C C	Lerson								
Low Mod	-	0		0 0								
Moderate	0	0	0	c								
Non Low Moderate		0	. 0	2 10								
Total	,-	0	,-	c								
Percent LewMod	Mod 100.0%		100.0%	,								
Annual Accomplishments	plishments											
Years	Accomplishment Narrative	ative										
2018 PGM Year	Rehabilitated single family residence for low income homeowner	nily resident	se for low Income	потвомпет.							# Benefitting	
Project:	0003 - Owner-occupied Housing Rehabilitation	Housing R	ehabilitation									
IDIS Activity:	2243 - Daniel Calron/123 E. Columbia Ava.	23 E. Colum	bia Ava.									
Status: Location:	Completed 6/30/2020 12:00:00 AM 123 E Columbia Ave Knoxvite, TN 379/7-5313	2:00:00 AM Gnoxville, Th	1 37917-5313		Objective: Oulcome:	Provide deci	Provide decent affordable housing Affordability	Bulling				
Initial Funding Date:		00/20/20/10		_	Matrix Code.	Rehab; Sing	Rehab; Single-Unit Residential (14A)	Isl (14A)	-	National Objective:	LMH	

IDIS Activity:	2243 - Dani	2243 - Daniel Calron/123 E. Calumbia Ave.		
Status: Location:	Campleted (Campleted 6/30/2020 12:00:00 AM 123 E Columbia Ave Knoxville, TN 37817-5313	Objective: Oulcome: Martix Code.	Provide decent affordable housing Affordability Behab Single-Lini Recidental (144)
Initial Funding Date:	Date:	09/28/2018		
Description:				
Substantial rehal	bilitation for a o	Substantial rehabilitation for a disabled homeowner.		

		Drawn Thru Brooks Von	Digital Legion Legion	04 070 040	949,576,18		\$4,230,00	400 000	01'000'000
		Drawn in Program Year		50.03	20.00	1000	50.04	\$0.00	ARIAA
		Funded Amount		848,378,18	The second secon	813 474 83	3010-1-15-15	\$62,858,00	
	Great		RASMOAZOOR	COOR INCIDEN	10110 4500mm	TO DIGMENTATIONS			
	Grant Year		2016 8		0.000	0 0 107			
	Fund Type		i	Z			Total	1000	
Linancing			-	0900			Total		

Autologous and Marilly	4			ō	Owner	Renter			Total	Ċ		
and the same of th				Total	Hispanic	Total	Hispanic	Total	Hispanic	Treat	Historia	
White:					0	C	c				- Inches	
Black/African American;	American:			c	o c		> <	-14	a	0	٥	
Asian:				> <	9 6	9 (> 0	0	o i	0	٥	
American Inc	American Inches/Alseken Making			> 1	3 4	>	0	٥	0	0	to.	
Mating Land	Hon Miles Device follows			0	٥	0	0	0	O	0	D	
BORL BOILD	salive newellandliner Pacific Islander.			O	0	0	0	Ω	0	0	D	
Amencan Inc	American Indian Alaskan Native & White	ile:		0	0	0	0	13	0	c		
Asian White:				D	0	0	-		00	0 0	3 (
Black/Africar	Black/African American & White:			0	0	(C)	, c		0 0	0 (5	
American Inc	American Indian/Alaskan Native & Black/African American	ck/African A	merican			1 -6	0 0	5 (0	0	0	
Other multi-racial	acial			0 0		(2	0	0	0	0	0	
AsianDanie	Jefore des			0	a	0	0	0	o	0	C	
Asiatir actic Islander	Blander			a	Ó	0	О	0	0	Ç	c	
H spanic:				O	D	٥	0	0	0	0		
Total:				+	0	0	0	-		. 0	. 0	
Female-head	Female-headed Households:			0		٥		c				
Income Calectury	DATA.							,				
	Owner	Renter	Total	Person								
Extremely Law	w	0	-	0								
Low Mad	Ω	0	۵	_								
Moderate	0	0	c	0 0								
Non Low Moderate	derate	0	()	0 0								
Total	-	0		rc								
Parcant I wanted			100 000									
No.	Mdd 100.0%		100.0%									
Annual Accomplishments	plishments											
Years	Accomplishment Narrative	rative									,	
2018	2/20/19: Project is underway. Should be completed within 80 days.	derway, Sh	ould be complete	d within 80 da	ys.						*	# Benefittir
2019	8/1/19. Final inspection - project is complete and homeowner will move back in within 30 days.	n- project	s complete and h	omeowner wil	I move back in	within 30 ds						
PGM Year:	2018											
Project:	0003 - Owner-occupied Housing Rehabilitation	d Housing	Rehabilitation									
IDIS Activity:	2247 - Vicky Parker/3859 Speedway Circle	SB Speedy	ray Circle									
Status	Completed 6/30/2020 12:00:00 AM	12:00:00 Al	*		Objective:	Provide	Provide depent affordable housing	Sie housing				
Location:	3859 Speedway Cir. Knowille, TN 37914-4056	Gowlle, TI	N 37914-4056		Outcome. Matrix Code.	Affordability Rehab: Sing	Affordability Rehab: Single-Unit Residential (14A)	sidential (14)	ä	Lacited	National Objection	3
Initial Funding Date:		11/21/2018									on)amac	
Description:												

Proposed Accomplishments Housing Units: 1 Actual Accomplishments

Substantial rehab for a low income household.

Financing

	Fund Type	Grant Year		Grant		Fundad America		- Comment	2			
CDBG	EN	0	2018 B18ACA70005	90		200	della sen ma	Cleave	Cream in Program Year		Drawn Thru Program Year	rogram Year
Total	Total		To the control of the	3			\$33,413.70		\$14.3	\$14,394,13		\$33,413.70
Proposed Acc	Proposed Accomplishments						\$33,413,70		\$14,3	\$14,394,13		\$33,413,70
Housing Units: 1 Actual Accomplishments	nits: 1 plishments											
Number assisted	ż			MO	Owner	Rentor			Total	_	Doreon	
				Total	Hispanic	Total	Hispanic	Total	Hispanic	Tobal	Hispanic	
White:				0	0	a	0	10	c		•	
Black/African American	American			-	0	c			0 0	•		
Asian					0	oc	0 0	- 0	5 6	-	0	
American Ind	American Indian/Alaskan Native:				0 0	2 6	0	5 7	0 (0		
Native Hewal	Name Hawailan/Other Pacific Islander:	Jer.		0 0	0 0	> <		0 (0	٥	0	
American Ind	American Indian/Alaskan Native & White-	White:		0 6	0 0	2 (a «	0	0	0		
Asian White				9.0	0 0	0 (0	0	Q	432		
Black/African	Black/African American & White:			0 0	0 0	0 4	D	٥	0	0		
American Ind	American Indian (Alberton Moline & Physician of	Careful & Salana		o e	Φ.	٥	0	0	0	0		
Other multi-racial	ionimisandii nalive a b	MCK/AMCSIN A	mercan	0	0	0	0	a.	0	D		
Circle Halles	Tables.			0	0	٥	0	0	0	0		
Metally recition is tander.	Islander			0	0	G	0	0	٥	0		
HISDBILL				0	0	0	0	0	Q	0		
Total:				-	0	0	٥	-	0	0	0	
Female-head	Female-headed Households:			O		0		O				
moome Calebory			;					1				
Eventuality	uw5	r Kenter	otal	Person								
Carement Low		0	0	0								
Low Mod	-	a	-	0								
Moderate	0	ú	0	0								
Non Low Moderale	erale 0		0	0								
Total	-	0	-	0								
Percent Low/Mod	Med 100.0%		100.001	,								
Annual Accomplishments	olishments											
Years	Accomplishment Narrative	larrative										
2019 PGM Year:	11/15/19: Rehab complete. 2018	mplete.									#	# Benefitting
Denimet.	0.000											
DIS Activity:	2005 - Uwner-Jocuphed Housing Rehabilitation 2250 - Tate/2351 Parkview Ave.	Hed Housing R Irkview Ave.	enabilitation									
Status: Location.	Completed 7/8/2019 12:00:00 AM 2351 Parkview Ave. Knooville, TN 37917-8230	12:00:00 AM Knowville, TN	37917-8230		Objective	Provide dec Affordability	Provide decent affordable hausing Affordability	e hausing				

Nation	
Rehab; Single-Unit Residential (14A)	
Metrix Code:	

Proposed Accomplishments Proposed Accomplish	Substantial rehab for a low	for a low income homeowner.	neowner.										
Control Fund Year Control Funded Amount Funded Amo	Financing												
Comparison Com		Fund Type	Grant Yea		Grant		Funded An	heunt	Drawn	V merona n	200	Deanes Than	Married Married
Total Accompliatments Total American		EN	.,	2018 B18MC470	9000			\$19,051.80		80	SO OD	Diawn Inful	Togram Year
Person P	Fotal	Total						\$19.061.80			60.00		\$19.001.80
Accomplianments	Proposed Accomp	plishments									00.00		\$18,051,5
Total Hispanic Tota	Actual Accomplist	hments											
	Number assisted:				0	wner	Rent	4		Total		Person	
### Concision Founcier Read	White				Total	Hispanic	Total	Hispanic	Total	Hispanic		Hispanic	
State Free	Black/African Am	- decirate			0 '	0	٥	0	O	0		0	
Perical Indian/Alaskan Nathe:	Asian				- 0	0 (0	0	-	0			
December Completed Compl	American Indiana	Alaskan Mathas			0 '	0	0	٥	0	٥	_		
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Initial Funding Date: 01/17/2019 Description: Resolutisted single family residence for law income horrecovers:					MBCDX Code:		Rehab; Single-Unit Residential (14A)	Bidential (1)	401	Means	National Objection	HWI
Description: Rehabilitated single fan	_	01/17/2019							>		and colective	
Rehabilitated single far												
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Financing												
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Total Total	7						496 000 00		1074	\$20 00H.88		\$36,960,92
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and the same of th												
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Project: dode.	d008 - Emergency Home Repairs and Weatherization-Related	me Repairs at	nd Weatherizatio	n-Related								
IDIS Activity: 2253	2253 - HomeSource ETN Normandy Chateau Weather/29flon	TN Normand	Chateau Weath	nerl/stinn								

	TWH
	National Objective:
Provide decent affordable housing Affordability	Energy Efficiency Improvements (14F)
Objective: Outcome:	Matrix Code:
Completed 1/28/2020 12:00:00 AM 4901 Jerkins Rd Knaxville, TN 37918-2233	03/05/2019
Status: Comple Location: 4901 Je	Initial Funding Date:

Drawn Thru Program Year \$112,000.00 \$112,000.00 Drawn in Program Year \$112,020.00 \$112,000.00 Weatherizationenergy efficiency improvements for 3d affordable rental units at Home Source East Tennessee's Normandy Chateau, Jankins Road. Funded Amount \$112,000.30 \$112,000.00 Grant 2018 B18MC470005 Fund Type Grant Year Proposed Accomplishments Housing Units: 36 Total N. Description: CDBG Financing Total

Actual Accomplishments

Wimther assisted				Ó	Owner	Renter	-		Total	P	Parson	
				Total	Total Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	
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Annual Accomplishments Years Accomplish

- 1	ACTION IN THE PROPERTY OF THE	
2019	The Normandy Chathau CDBG westherization project successfully implemented westherization immovements to 35 registration decreased to	Senetitting
PGM Year:	2018	
Project:	0003 - Owner-occupied Housing Rehabilitation	
IDIS Activity:	2254 - 3511 Ashland AverKnight	

Funding Date: C4/11/2016 Period Amount Funded Funder Funded Amount Funded Funder Funded Amount Funded Funder Funder Funded Funder			ownie. TN	Ave Knooville, TN 37914.4038		Outcome: Matrix Code:	Affordability Rehab; Sing	Affordability Rehab; Single-Unit Residential (14A)	Affordability Rehab, Single-Unit Residential (14	â	Nation	National Objective:	- NA
Fund Type Grant Year Grant Funded Amount Funded Amou	Initial Funding Dat Description: Rehabiliation of sin Financing	te: D4 igle family residence o	V11/2018	e homeowner.									
Total	,		Grant Year	9	rant	Œ.	mond baba	7	Drawn In	Broarcon Ve		Jones The D	3
Total		N	K	118 B18MC470005			***	16,909,02		80	90	Mawie IIII Pro	ede and or
Parson P	Total	Total					\$	16,909.02			80.00		444 000 00
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Rehabilitation of single family residence for low income homeowner. 2013		ccomplishment Nam	ative									1	
	Voor	Rehabilitation of single	family resid	ence for low incom	a homeowner.	Total State of							Benefitting

Status	and the same of											
Lacation	Completed 4/20/2020 12:00:00 AM 2408 Wandbins Ave - Knowille, TN 37917-9216	20 12:00:00 / e Knoxville,	M TN 37917-8216		Objective Outcome Matrix Code:	Provide dan Affordebility Rehab; Sing	Provide decent affordable housing Affordability Rehab, Singla-Unit Residential (14A)	able housing	9	Z S	National Objection	1
Initial Funding Date: Description: Rehabilitation of single family		05/08/2019 e for low inco	05/03/2019 residence for low income homeowner.									
rinancing	Fund Type	Grant Year		Grand		and American	- Contract					
CDBG	EN		018 B18MC4700(100		FULL DECINE	\$1 578 16	Drawn	Drawn in Program Year	18.	Drawn Thru Program Year	agram Year
Total	Total						44 570 48		* •	\$8/6.15		\$1,576,15
Proposed Accomplishments	nolishments						41,0/0,15		in	5976.15		\$1,576,15
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2018	C. C										#	Do to 6000

Status. Location:	Completed 8/13/2020 12 00:00 AM 2525 Upland Ave Knoxville, TN 37917-2376	12 00:00 A oxville, TN	37917-2376		Objective: Outcome: Matrix Code:	Provide dec Affordability Rehab, Sing	Provide decent affordable housing Affordability Rehab, Single-Unit Residential (14A)	ole housin	9 4A)	Nabo	National Objection	700
Initial Funding Date: Description: Energy slar replacem	ent home for owner	07/26/2019 er occupied.	ow income hauseho	무								
Bulgue	Fund Type	Grant Year	9	Grant	ū	Funded Amount	lon	Control	Dommer V	,		
CDBG	EN	2	2018 B18MC470005			NIC POPUL	23 550 00	CIEWIL	Diswill Program feat	JE OUR	Drawn Thru Program Year	rogram Year
Total	Total						\$4 550 000		4.50	98,490.00		\$4,550.00
Proposed Accomplishments Housing Units 1	emplishments						00000014		52,4	52,450.00		\$4,550.00
Actual Accomplishments	lishments											
Number assisted	+			ð	Owner	Renter			Total		Person	
				Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	
White:				-	0	a	0	-	0	0	0	
Black/African American	American			0	0	0	0	0	0	0	0	
Asian.				O	0	¢	0	0	a	0		
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FUM Year:	2019													
Project: IDIS Activity:	0003 - Owner-occupied Housing Rehabilitation 2296 - Woolard/115 Overton Place	-occupies	Housing F	cahabilitation ca										
Status: Location.	Completed 8/11/2020 12:00:00 AM 1115 Overton PI Knaxville, TN 37817-5778	11/2020 PI Knox	12:00:00 AM oville, TN 3	7817-5778		Oulo	Objective: Outcame: Metrix Code:	Provide ded Affordability Rehab: Sing	Provide decent affordable hausing Affordability Rehab: Single-Unit Residential (14A)	able housi	14A)	Z	National Objective	Ŧ
Initial Funding Date: Description:	Date:	90	09/04/2019											į
Substantial reha Financing	Substantisi rehab for a low income, elderly household. Financing	ie, elder!;	/ househok	_										
	Fund Type		Grant Year		Grant		ī	Funded Amount	Sunt	Drawn	Dissen In Denoram Voca	Voor	Orange Theory	
			20	2015 B15MC470005					\$29,981.95		S	\$29.881.85	Team Trigory Unit Treat	COD CON OR
CDBG	Z U		20	2016 B16MC470005					\$29.899.30		26	S29,999,80		\$29 999.90
			20	2017 B17MC470005					\$6.533.64		-	\$6,533.64		\$6 533.64
Total	Total								\$68,515,39		-	\$66,515,39		\$68 515 39
Proposed Accomplishme Housing Units: 1 Actual Accomplishments	Proposed Accomplishments Housing Units: 1 Actual Accomplishments													
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Militar					Total	Hispanic	2	Total	Hispanic	Total	Hispanic	Total	Hispanic	
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titing: 2002 - Housing Administration II. 400 W Nan St. Knownib. TN 37802-2435 Outcome: Affordability III. 400 W Nan St. Knownib. TN 37802-2435 Outcome: Affordability India	PGM Year:		A compane, mo	mecwiel viii mo	ove dack In	Within 2 weeks.							District States	
Completed 10x1/2000 12x000 AM	Project: DIS Activity:	0002 - Housing Ac 2267 - Housing Ad	dministration											
Plant Plan	ocation:	Completed 10/1/20 400 W Main St. K	020 12:00:00 A (noxvile, TN 3:	7802-2405		Objective Outcame Metrix Co	ii ii	ovide dece ordability habilitation	nt affordab	de housing aton (14H		Neigh	al Ohiochive	2
Fund Type Grant Year Grant Year Funded Amount Funded	ottlal Funding lescription:	Date:	05/04/2019											
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Total Accomplishments		Fund Type	Grant Year		Grant		Filmson	4 Appenies		Process La	9			
Total S278,657,72 S175,773.66 S175,7	DBG	EN	24	019 B18MC47D	900		0210	\$279.	857.72	C SWILL	\$175.2	98	Drawn Thru P	Corp. 272.0
Owner Renter Total Hispanic Total Hispanic Total Hispanic Total Hispanic Hispanic Total Do Total Total Total Do	otal	Total						\$279.	657.72		\$475	973.6B		0.000,000,000
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Annual Accomplishments

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Project: IDIS Activity:	D001 - CDBG General Administration 2269 - CDBG General Administration	ieral Administratieral Administrat	rig.									
Status: Location:	Completed 8/30/2020 12:00:00 AM	020 12:00:00 AA	_	865	Objective: Outcome: Matrix Code:	General	General Program Administration (21A)	nistralion (2141	N	National Other Dispersion	
Initial Funding Date: Description: Administrative expens Financing	1078 Description: Administrative expenses for CDBG program. Financing	10/16/2019 0gram.										
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CDBG	EN	20	2019 B19MC470005				\$258.856.59	100	S189	S169 609 41	Drawn Innu	Drawn Timir Program Year
Total	Total					**	\$268,856.59		\$189.6	\$189,609.41		\$169,008.41
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Annual Accomplishments

Objective: Create economic opportunities Outcome: Availability/accessibility Matrix Code: ED Technical Assistance (18B) Funded Amount Sas. 172.60 s33,999.06 \$33,999.06 \$33,172.60 s33,999.06 \$34,19,00.00 \$34,19,00		2012				and the spinied rittle and the spinied rittle applied rittle and data			andda am anna	d Histor GAMMANO S
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Fund type Grent Year Funded Amount Fun	Status: Location: Initial Funding	Completed 6/307, 1300 N Broadway y Date:	2020 12:00:00 AM y St. Knownile, TI 10/16/2019	N 37917-6501	Objective: Outcone: Matrix Code	Create economic op Availability/sccessis ED Technical Assist	portunities ality ance (188)		Netional Object	
Find Type Grant Year Chant Thus Program Year Funded Amount Funded Amount Funded Amount Funded Amount Funded Amount S18,172.60 Diswn In Program Year Diswn Thus Program Provided Household S18,177.72.60 Diswn Thus Program Provided Household Househol	Description: Financing									
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Total	SDBG	N	20	19 B19MC470005		\$38 172 60		in Program rear	3	ru Program Year
State Service Activity Accomplishments # Beautiful Service Activity State Service Activity Accomplishments # Beautiful Service Activity Accomplishment Narrative Accomplishment Narrative # Beautiful Service Activity The East Tombese Community Design Center's Technical Assistance Program provided Incommon Program Inc. Workforce Development Completed Broad 2020 tt. 2006 - Public Service Activity - Workforce Development Completed Broad 2020 ctivity: 2271 - Neighbornhood Housing Inc. Workforce Development Completed Broad 2020 ctivity: 2277 - Neighbornhood Housing Inc. Workforce Development Completed Broad 2020 ctivity: 2277 - Neighbornhood Housing Inc. Workforce Development Accompleted Broad 2020 ctivity: 2277 - Neighbornhood Housing Inc. Workforce Development Accompleted Broad 2020 completed Broad 2020 Accompleted Broad 2020 Accompleted Broad 2020 completed Broad 2020 Accompleted Broad 2020 Accompleted Broad 2020 completed Broad 2020 Accompleted Broad 2020 Accompleted Accompleted Accompleted Accompleted Accompleted Accompleted 2020 completed Broad 2020 Accompleted Broad 2020 Accompleted Broad 2020 completed Broad 202	Fotal	Total				\$38.172.60		633 000	00.00	533,989.06
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Accomplishment Narrative	unual Accom	plishments								
The East Tennessee Community Design Center's Technical Assistance Program provided technical assistance for 11 public or non-profit agencies #8	ears	Accomplishment	t Narralive							
tt: 0009 - Public Service Activity - Workforce Development ctivity: 2271 - Neighborhood Housing Inc. Workforce Development Completed 6/30/2020 12:00:00 AM Matrix Code: Employment Training (05H) National Objective: Create economic opportunities Courome: Availability/accessibility Matrix Code: Employment Training (05H) National Objective: Development Fund Type Grant Year Grant Pharis Fund Type Grant Year Grant Pharis Fund Type Grant Year Grant Pharis Fund Accomplishments Owner Renter Total Hispanic Total Hispanic Total Hispanic Minitian American. Owner Total Hispanic Total Hispanic Total Hispanic Total Hispanic Minitian American.	O19 GM Year:	The East Tennes: 2019	see Community D	esign Center's Technical	Assistance Program	provided technical assi	1 rol equests	1 public or non-pr	offi agencies	# Benefitting
Completed 6/30/2020 12:00:00 AM	roject: DIS Activity:	0008 - Public Sen 2271 - Neighborh	vice Activity - Wor	kforce Development Workforce Development						
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	\$635,144.00		DO OUT HORS
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Helmients Accomplishment Nametive GAC has used CD313 funds for enreligency/minor home repairs to 127 owner-book homes. 2019 00000 - Minor Hame Repairs and Accessibility Improvements 2273 - Neighborhood Housing, Inc. Operation Back Yard Completed 8/30/2020 12:00 00 AM Satisfy Code: Rehao; Single-Unit Residential (14A) National Objective: Increase Single-Unit Residential (14A) National Objective: Increase Single-Unit Residential (14A) National Objective: Including Single-Unit Residential (14A) Nati	Percent Low/M			100.0%								
GAC has used DDBG funds for emargency/minor home repairs to 127 owner-occupied homes. 2019 0000 - Minor Hame Repairs and Accessibility Improvements 2273 - Neighborhood Housing, Inc. Operation Back Yard Objective: Provide decent affordable housing Complexed 8/30/2020 12/00 00 AM Outcome: Sustainability S200 Micherson St. Knownile, TN 37821-1775 Outcome: Sustainability Matrix Code: Rehap, Single-Unit Residential (14A) National Objective: Matrix Code: Rehap, Single-Unit Residential (14A) Internal Type Grant Year EN 2019 B19MC470005 Total \$185,020,33 Shiftments \$186,341.00 8 is 58 Shiftments Total Renter Total Owner Renter Total Renter Total	Annual Accompl Years	lishments Accomplishment	Sylvania									
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Annual Accomplishments

Benefitting National Objective: SBS Accomplishment Narrative Negsbarhood Housing, Inc's Operation Backyard Minor Home Repair Program performed accessibility modificators to 39 households and minor 2019 Create suitable living environments Sustainability Acquisition of Real Property (01) Objective: Outcome: Matrix Code: Completed 8/30/2020 12:00:00 AM 400 W Main St. Knoxville, TN 37902-2405 0011 - Bighted Property Maintenance 2274 - Bighted Property Maintenance 10/16/2019 Initial Funding Date: IDIS Activity: PGM Year: Location: Project: Years 2019 Status:

Description:

Financing

EN 2018 B18MC470:005 S11.351.60 S		Fund Type	Grant Year	Grant	Funded Amount	Drawn to Broaden Vans	6
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	connected Assessment	and the fact of the			0011000114	00'100'110	811,361,60

Housing Units: 80

Annual Accomplishments

Years	Accomplishment t	Narrative												
2019 PGM Year:	Fifty parcels were moved-maintained to keep tham from further detentionating. 2019	nowedmeint	aned to keep	tham from ft.	urlher dete	norabrg.							# Benefitting	
Project: IDIS Activity:	0003 - Owner-occupied Housing Rehabilitation 2278 - O/O and RVR General Expenses	pied Housing Reneral Ex	Rehabilitation penses											
Status: Location:	Completed 6/30/2020 12:00:00 AM 400 W Main St. Knoxville, TN 37502-2405	20 12:00:00 / axville, TN 3	VM 7502-2405		002	Objective: Outcome: Matrix Code:	Provide dec Affordability Rehab: Sino	Provide decent affordable housing Affordability Rehab: Single-Lint Regiseration (1445)	ble housin	D 9	, i			
Initial Funding Date: Description:	Date:	01/08/2020								P	Ž.	National Cayedive	H	
Project delivery of	Project delivery costs such as appraisals, title, etc. Financing	als, title, etc.												
	Fund Type	Grant Year	,	Grant		Œ	Funded Amount	ount	Drawn	Drawn in Program Year	You	Design Though	None of the last	
CDBG	EN	.4	2018 B18MC470005	70005				\$7,707.21		49	\$4.370.01	Date likesin	SA 370.00	
Total	Total							\$7,707.21		05	\$4,370.01		\$4.370.01	
Proposed Accomplishments Actual Accomplishments	mplishments lishments													
Mmber assisted	4				Owner		Renter	_		Total		Person		
				Ţ	Total His	Hispanic	Tolai	Hispanic	Total	Hisparric	Total	Hispanic		
While:					0	ю	0	0	۵	0				
Black/Amcan American.	American:				o	0	0	0	ji)	0	_	-		
Asian:					0	0	٥	0	D	0	_			
American India	American Indian/Alaskan Native:				0	0	Ω	0	O	0				
Native Hawaiis	Native Hawaiisn/Other Pacific Islander.	er:			o	0	0	0	0	O				
American India	American Indian/Alaskan Native & White:	Mile:			0	0	O	0	0					
Asian White:					0	0	ø	0	0	0	r (te-			
Black/African A	Black/African American & White:				o	0	0	0	0	0				
American India	American Indian/Alaskan Native & Black/African American;	IsoVAfrican A	American:		0	a	O	0	0	0	2 4	5.6		
Other multi-racial:	Sign:				0	çı	0	0	0					
Asian/Pacific Islander	slander				0	0	0	0	0	0	, .			
Hispanic					0	D	0	0	0		, .			
Total:					0	0	0	0	0	0				
Famale-headed Households:	d Households:				0		ю		-					
Ілсото Саfедолу	NY:	Danka	F.						•					
Extramely Low			ioto:	Ĺ	uosia									
l our Mort			5 1		>									
Moderate	0 0		0 1		0 1									
Non Low Moderate			0.0		0 0									
Total		5 6	0 0		0									
Percent LawMod			2		>									

Annual Accomplishments

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Project: IDIS Activity:	0003 - Owner-accupied Housing Rehabilitation	upied Housing	Rehabilitation									
	2279 - 0/O and R/R LBP Expenses	R LBP Expens										
Status: Location:	Completed 6/30/2020 12:00:00 AM 400 W Main St. Knexville, TN 37502-2405	020 12:00:00 A	M 902-2405		Objective: Outcome: Matrix Code:		Provine decent affordable housing Affordability Rehab: Single-Unit Residential (14A)	ble housing sidential (1-	4	Z E	National Objection	1
Initial Funding Date: Description:	Date:	01/08/2020									e coloreste	
Lead desed pair Financing	Lead dased paint expenses such as inspectionclearance for Owner Occupied and Rental Rehab projects. Financing	Repectionolean	ince for Owner	Occupied and	Rental Rehab pro	o)ects.						
	Fund Type	Grant Year		Grant		Funded Amount	curt	Drawn Ir	Drawn In Program Year	34	Drown Thru Dronners Vacan	American Manage
CDBG	N.	2	2018 B18MC470005	900			3548.91		\$2	\$215.02		\$215.00
Total	Total						\$548.91		\$2	\$215.02		S245.02
Proposed Accomplishme Actual Accomplishments	Proposed Accomplishments Actual Accomplishments											961002
Number assisted:	+			0	Owner	Renter			Total	4	Person	
				Total	Hispanic	Total	Hispanic	Tobal	Hispanic	Total	Hispanic	
vvnibe:				0	a	0	o	0	Ö		a	
Black/African American:	American:			0	0	0	0	0	O	0	a	
ABIBN:				0	0	0	D	Q	0	0	0	
American India	American Indian/Alaskan Native:			0	0	0	0	C	C		0	
Native Hawaii.	Native Hawaiian/Other Pacific Islander:	der		0	D	0	0	0		0	> 0	
American India	American Indian/Alaskan Native & White:	White:		0	0	0	0	0	, c	0 0	0	
Asian White:				0	0	D	0	0) C	0 0	0	
Slack/African,	Black/African American & White:			٥	0	r;	c			0 0		
American India	American Indian/Alaskan Native & Black/African American:	Black/African A	merican:	0	0	c	- 0	0 0	0 0	2 6		
Other multi-racial:	tial:			O	c			0 0	0 0	0 1		
Asian/Pacific Islander	slander			0	c	, ,	o c	0 0	a is	9 6		
Hispanic:				O	o	-	c	0 0	0 0	> 0		
Total:				0	D	0	0	0		0	. 0	
emale-heade	Female-headed Households:			0		٥		O				
Income Calebory	Tree O	Occupant	Total	i								
Extremely Low	0.		Commen	Person	E 0							
Low Mod												
Moderate			0 6									
Non Low Moderate		0	0									
Total		0	0	,								
Percent Low/Mod	90											
Annual Accomplishments	ishments											
Years	Accomplishment Narrative	Varrative										

2010	This selfully main for	to board bend	an inclination of the	Man of a second									
PGM Year:	2019 2019	name of the second	aur mahermon an	do cesas	De loi owner on	cuting and	rentel nousing	ehacilitatio	-				
Project: IDIS Activity:	0012 - Public Facility - Catholic Charities Samaritan Piace 2280 - Catholic Charities Samaritan Piace	/ - Catholic Of	naribes Samaritar in Place) Piace									
Status: Location:	Completed 6/30/2020 12:00:00 AM 3009 Lake Brook Blvd Knowylle, 7	0 12:00:00 AM of Knowlife,	6/30/2020 12:00:00 AM Brook Blvd Knoxville, TN 37909-1138		Objective: Outcome: Matrix Code:		Create suitable living environments Availability/800essibility Homeless Facilities (not operating	anvironmenty by of operating	40 _	Nationa	National Objective:	IMC	
Initial Funding Date: Description:	Date:	01/09/2020											
Renovation of 2 Financing	Renovation of 27 ball-norms at a homeless facility for seniorselborry Financing	ess facility for	seniorselberly										
	Fund Type	Grant Year		Grant		Funded Amount	parou	Drawn	Dravin In Decorate Vacan		There is		
CDBG	EN	20	2019 B19MC470005	20		P. Company	\$52,418.00	71947	a lingual	83	Drawn Innu Program Year	gram Year	9
Total	Total						\$52,418.00			80.00		90.00	2 9
Proposed Accomplishments Public Facilities: 1	omplishments lities: 1											none.	2
Actual Accomplishments	plishments												
Number assisted	ie.			В	Owner	Renter	jer.		Total	Pe	Person		
				Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic		
White:				0	0	O	ō	D	0	104	-		
Black/African American:	American:			0	0	0	٥	0	0	23	0		
Aslant				0	0	D	a	0	a	0	0		
American Ind	American Indian/Alaskan Native:			٥	0	D	o	0	a	c	٥		
Native Hava	Native Hawaiian/Other Pacific Islander:	90		0	G	0	q	0	0	0	0		
American Ind	American Indian/Alaskan Native & White:	hibe:		a	٥	0	a	0	a	ю	0		
Asian White:				O	a	O	0	0	0	-	0		
Black/African	Black/African American & White:			0	ú	0	0	Q	0	0	c		
American Ind	American Indian/Alaskan Native & Black/African American:	ack/African An	nerican:	O	٥	0	0	0	0	D	0		
Other mult-racial	icial:			O	٥	0	0	a	0	0	0		
Asian/Pacific Islander	Islander			0	O	0	0	0	0	0	0		
Hispanic.				0	0	٥	0	0	0	0			
Total:				0	0	0	0	0	0	126	-		
Female-head	Female-headed Households:			0		٥		0					
Income Caleanny	ware Owner	Renter	Total	Person	5								
Extremely Law	0	0	0	126	40								
Low Mad	a	0	۵	_	0								
Moderate	a	0	D	_	0								
Non Low Moderate	erabe 0	0	o	0									
Total		0	0	128									
Percent Low/Mod	Mod			100.0%									

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Annual Accomplishments

# Benefitting					
	to renovate the showers in 27 dathrooms at their Samantan Place facility. This facility offers	\$23,218,065,31	\$2,125,262.77	\$1,435,735.97	
Accomplishment Narrative	Catholic Charities of East Tennessee used CDBG funds	Total Funded Amount:	Total Drawn Thru Program Year: \$2,125,262.77	Total Drawn in Program Year:	30 E
Years	2019				DDUZ - KNOWA



PART IT SUMMARY OF COME RESPURCES	
Ou Linear Ended Constitutions Afficial Preparations (Rockey Mean	20100500
IN PRITITION SAME	1.691012.03
07 SURPLUS URBAN REHEMAL	410
DY SECTION THE CHARACTER LOAD SUNDS	0.00
DS CLINICAN YEAR FROM HIGGINS	315,599.66
15s O.RROYT YEAR SECTION 108 PROGNAY INDUSTS (BOX SI TYPE)	0.00
16 FUNDS RETURNED TO THE LIRE OF DREDIT	1000
del humbe returned to the local coes account	5.60
ID. ADJUSTNENT TO COMPUTE (CITAL AVAILABLE)	65.095104
IM TOTAL AVAILABLE (SUM, LENES OL 07)	2,103,373,61
PART II: SUMMARY OF CODE EXPENDITURES	. 00,313,31
00 CERTIFICATION OF THE THIN SECTION (OF REPOYNER'S AND PLANTING VIDENTIATION	1,516,106.76
10 ADJUSTMENT TO CONFUTE TOTAL ANOUNT SUBSTICT TO LONDINGS ADJUST	273,906,96
II AND IF IT SUBJECT TO LOW/HOLD CHAPTET A THE 9S + LIVE 101	3,640,047,12
12 O'SBURSED IN IDIS FOR IN ANABOMO AND INTERNATION	250,650,41
25 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
34 ACTISTRENT TO COMPUTE TOTAL EXPENDITURES	95.247.68
15 TOTAL EXPENDITURES (SUM, TIBLES (11-14)	1.908.941.77
16 UNEXPENDED BY ANCY (LINE 28 - LINE 15)	194.423.73
PART LIS: LOWINGO BENEFIT THIS REPORTING PERIOD	(37,122.2
TX PXPENDED FOR LOW/MOD HOUSING IN SPECIAL WIEW.	0.00
IN EXPENDED FOR LOW/HOD INJURIES INSURING	144,048,14
19 DISBURSED FOR OTHER LOWINGS ACTIVITIES	3,300,884,80
30 ADDISTIVENT TO CONPUTE TOTAL LONGINGS CHEST	373.916.56
21 (OTAL COM/MOD ORDOT (SUN), LINES 17-250	1/13/2016 10
12 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	90.34%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTEFICATIONS	50.51%
25 WOODRAW YEARSHPY COVERED D. CERTIFICATION	py: py: py:
24 DINOLATIVE HET EXPENDITURES SILEJECT TO LOW/FROM GENERAL CALCULATION	0.01
ON O MUNITIVE EXPENDITURES BENEFITAND LONGMON PERSONS	0.00
76 PERCENT BENEFIT TO LOW/WOO PRISONS (LINE 25/LINE 26)	400
PART IV: PURLIC SERVICE (PS) CAP CALCULATIONS	distri-
07 DISTURSED IN 1015 FOR PUBLIC SERVICES	96.687.90
78 PS UNLIQUIDATED OBLIGATIONS AT TWO OF CURRENT PROSAGN YEAR.	5,00
29 PS UNLOQUIDATED DISLICATIONS AT ITAD OF PREVIOUS PROGRAM YEAR.	3.00
30 AGAISINERT TO COMPUTE TOTAL PS OBUSATIONS	22,012,01
SU TOTAL PS OF LIGHTIONS (LINE 27 + LINE 28 - LINE 29 + LINE 10)	119 000 00
32 ENTERGRAT GRAN	1,691,012,00
33 PRIOR YEAR PROCESSAN INCOME	116,797.54
34 ACCUSTMENT TO EXPANIENT TOTAL MINISTER TO BS CAR	119,100,10
35- TUTAL MINITET TO AS CAR (SUM, LINES 32-34)	1,554,09.50
15 FERCENT FUNDS OBLIGATED FOR PS ACTIVITIES & DNI (1)/1949 35;	6.2%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	0.145
27 DISBURSED IN 1015 FOR PLANYONSYADMINISTRATION	(9,615.4)
35 PA UNLIQUIDATED OF ISATTORS AT END OF CUSPERT TRICK KAN YEAR	5,89
31 PA UNITO ITTATED OBLISATIONS AT ENDIGH PREVIOUS TRACERON HYAR	0.00
41 AGUSTYENT TO COMPUTE JOTAL IN CONTINUES	97.217.16
AL TOTAL PA OBLIGATIONS (TIRE 17 + 1745 38 - LEVE 38 + LEVE 40).	264 Bbs 79
OZ BYLTTENERE GRANT	1.691.012.00
GF CLAIRENT YOUR PROGRAM INCOME	116 08 66
44 ADDITINANT TO COMPUTE TOTAL SUBJECT YO PA CAR	0.00
45 TOTAL SUBJECT TO PACIENT (SUP), 100°S 42-445	1.610.711.86
16 PERCENT NUMBER OF ASALTED FOR BY ACTIVITIES (LINE 10) LINE 46)	14 (194
A STATE OF THE CONTRACT OF THE CONTRACT OF THE STATE OF T	And the second

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE ANGUNT TO ENTER ON LINE 17 SHOOT refund 40 csts.

LINE 18 DETAILS ACTIVITIES TO CONSIDER IN DETERMINING THE AUGUST TO ENTER ON LINE 18

Plan Year	TDIS Project	Activity	Activity	4.00	Matrix Code	Retional Objective	Drawn Amount	
2017	à	5506	F)01621	reperties (1980 Kerry Springs Way	140	TAIL	\$72,940,14	
2018	5	2253	hometica	Ince ETN Normandy Civical Insultenumber	148 31F	Matrix Code	\$32,948.14	
Total					14F	Matrix Code	\$112,000.00	
29-01		104	E 19 DETAI	L: ACTIVITIES INCLUDED IN THE COMPUTATION OF L	1HE 19		\$144,948.14	
Plan Year	IDIS Project	IDES Activity	Voucher	Canalia.	Natrix	Netional		Pilm Vinn Draw
2013	IIVIS PROJECT		 Mnumper 	Activity Name	Code	Objective	Down Amount	fatter, 7/152028
	6	2491	6337556	VogNor and his real in: Withfrite Development	55H	LHC	\$25,545,95	
2019	6	7721	6363360	New, Material Marking The Modificial Jensey and	250	FHC	\$12,291.58	
5010	6	222	0381174	May blantess thousing the worldorce perchanners	(Infl	ONC	\$16,359,27	
2040		227	63983935	frest restood (IV) 2 ly (iv), Workford Dynakomer-	054	LHC	\$42,903.17	\$32,312.03
2017	3	2211	5337896	man and a second second second	45H	Natrix Code	\$96,687.97	5119,000.00
2018	0	2240	6117186	Middle (Alamo, Alamo) in mesople (Me.) 1714 Admick AverStevens	144	641	\$11,076.66	
2015		2240	6340347		166	TWH	\$19,115.39	
200.0	1	2240	6361710	11.14 Admick Aut/Stevens	144	CMH	55,408.13	
No.		D41	0303500	1134 Addock AwayStowark	314	LMH	\$9,013.58	
2013	i.	2247	6337855	Calmin	(0)	Visc		\$9,049,40
2110 2110	1	2252	503/855	Widey Perfeet/1859 Speedway Circle 1347 Sunset Weg/McKinney	44	LMH	\$14,391.13	
2018	3	7755			148	[M-	\$26,604.57	
2018	3	2250	5337856 5340347	2108 Wastbar Awy Books, 2108 Wastbar Awy Books.	140	191	4676 15	
2016	3.	2263	631/856		148	1991	\$150.00	
2015 2015	5	2563	9895	4125 Holand Averticings	148	DNH	51,750.00	
2013	3	2361	6395396	2725 Up and Ave/Ledigo	1'4	-NH	\$350,00	
2019	3	2256	6363250	2525 Upland Ave/Lettigo	144	MIT	\$150,00	
2019	1	2256 275E	6398315	Was ent/1815 Gyerton Flace	144	THH	\$31,639.60	
naa.	1	2276	6390305 6340347	Was krd/11/3 Overton Fig.or.	44	DHB	434,075,58	
2019	3	7275	6340347	U/O and G/F LEP Conserves	295	LHH	\$4,371.01	\$3.337.20
2019	d	2272	6637866	The state of the s	134	OW	\$215,07	\$333.05
8010	a	2272	6341947	Know Ne Know County Chil	144	DATE	F162,173 63	
8029	0	au	6151290	Knowle Knut Causey LAC	140	TXH	\$26,594.13	
MIN SITE	8	1192	6151114	Priorytile Kitch Clausey CAL.	140	LMH	1136,242.06	
2019	9		6337856	Entory to Ence County 1981	104	ENH.	\$363,606.85	\$ 148,217,25
3019		2273	6357000	the philoment hydrog Disc Operation base has	16A	1800	\$77,955,55	
PIC	6	2002	6341 14	Melotibo mood Hussing, six: Operation tack Year	146	TMH	105,922.27	
thiu	9			Maghter and Roberts, her Cherekin Roy Yard	114	CHH	\$48,264,54	
inte	7	3311	PARIET.	Neighborious Mounts, Inc. Cheinton Bark Yard	.144	THH	\$5,867.97	529,320,67
eice	2	Total Control	******		148	Nutris Code	\$803,926.13	5994,545.06
rein.	-	22672	5381862	Historica Material	149	(NE	\$275,273.66	3104,384.08
V225	4	1000	V VI select	Anna Contract Contrac	14H	Matrix Code	\$175,273.66	\$279,657.72
8015	4	=30	6.11,9156	Fact Triffesace Community Devices Corner	183	LVA.	\$10,208,01	
1115		7270	635000	This Tathistics Community George Confer	193	144	±7,031.06	
015	6	/270		East to review Determinely Deligit Children	188	TAR	\$9,549.98	
W19		7770	6395398	held Terrorose Community Design Career	100	ENA	\$7,711,06	\$4,173,54
		179+		transferred to the second second	160	Matrix Code	\$33,999.06	\$38,172.60
7.0		1.00		Xattrol : Chartes temether Place		-		662.418.00
obst							\$1,109,886.82	\$1,483,793.38
		LINE	27 DETALL	ACTIVITIES INCLUDED IN THE COMPUTATION OF LI	NE 27			
Ibn Year	TDES Project		Voucher	Supplied Street	Matrix	Metional		
different i	This Project	IDIS ACTIVITY	Number	Activity Hama	Code	Objective	Drawn Amount	
025	Tr.	2271	633/886	in-teleformed Nouskip No. Windows Beenbyrnerin	051	TVC	\$25 (73.96	
415	6	1250	6151260	Height-chood roung to Wireman To-express.	05-	LMC	\$12,201.55	
029	0	1271	±381116	Regulation and House the Warmer Resempered	09-	130	\$16,855.27	
0.5	6	2227	0098398	Mary day week howevery has Mark have Development	05h	490	\$42,903.17	122312US
					05H	Hatrix Code	\$95,887.97	\$119,000.00
otal							\$96,687.97	3119,000.00
		LINE	37 DETAIL:	ACTIVITIES INCLUDED IN THE COMPUTATION OF LIF	WE 37			211-1-000 00
ber Than	LDES Project	IDIS Activity	Voucher	Artiwite Hanne	Matrix	National		
119		to be a way of	Number	1011/10/00/1	Corte	Disjective	Drawn Amount	
119	1	-2209	5381862	COST, Garage Administration	236	UNICO.	\$120,209 41	\$99,247 16
					2.7	- A - TO - E - E - A	The second secon	
Note					214	Nutris Code	\$169,609.41	\$268,856.59

1015 PR33

U.S. Department of Housing and Urban Development Office of Community Floreing and Development Integrated Disbursement and Information System Home Matching Liability Report

DATE: LIME: PAGE. 12-09-00 22:04

KMOXVJILL, TN

Fisca Mean	above cont	otal Dispursements	arrentsRequiring Match	11 abilityAmount
1998	12.5 %	31,091,927.30	\$927,020,91	\$115,977.60
1444	12.5 %	\$456,016.30	\$292,006.30	5.35.254.63
2300	25.0 %	8921,846 93	\$728,777.31	\$162,194.32
2001	25.0 %	\$1,590,159.63	51,583,539.63	\$345,889.90
2002	25.6 %	\$1,194,000,41	5954,700.41	\$228,699,65
2003	12.5 %	\$1,420,659.74	\$1,149,018,78	\$143.627.34
2004	12.5 %	\$4,517,122,96	\$1.305.462.95	\$163.307.85
2005	12.5 %x	\$782,383,45	\$572,110,04	\$71,513.75
2006	27.5 %x	71,867,222.77	\$1,660,379.20	\$204,547.40
2307	42.5 % ₀	\$1,187,546.27	5950,647.00	\$118,830.87
2008	12.5 %	\$1,559,585.24	\$1,546,263,02	\$158,532.87
2009	12.5 %	31,315,494,79	\$1.152,873,01	\$144,109,22
20111	12.5 %	#1,650,401.65	\$1,455,711.69	\$183,213.95
2011	12.5 %	\$1,447,559,51	\$1,396,754.45	\$374,354.30
2012	12.5 %	\$1,646,905,53	\$1,632,066.32	\$204,006.29
2013	12.5 %	\$952,701,29	:3447,925.65	\$55,990.70
2014	12.5 %	1563,957.47	:505,807.31	\$53,225.91
2015	12.5 %	11,415,904,21	\$1,298,058,22	\$162,258,92
2016	12.5 34	3984,310,19	\$822,652.03	6102,831.50
2017	12.5 %	\$1,319,301.59	\$1,121,695.49	\$140,251.93
2018	12.5 %	\$1,012,805.70	4873,658.85	\$109,207,30
2019	2.5 %	\$1,085,451.75	4935,545.69	\$115,943.23

Attachment 4

Outs Principle Parties for this critical is relieved to verige 5 less per capture, including the first has revised parties as every principle and unitarity and unitarity and contains the decreasing and account of parties are recognized to see the second COME Contains and unitarity and unitarity and compared to compare the contains and account of parties are recognized to see the contains and account of parties and parties are recognized to see the contains and account of parties and are parties and account of parties and account of parties and account of parties and account of parties are parties are parties and account of parties are parties are parties

L. Germanista (D. ser Theodores Through and the Officional Transfer and Theodores Through and Throug	Section 20	No. 10. 10. 10. 10. 10. 10. 10. 10. 10. 10	, Averbaid.				Г	
### 1997 Proceedings Procedings Proceedings Procedings Proced	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	14.) Ann Cold				Chock if	
### 1990 1990	# 10 00 00 00 00 00 00 00 00 00 00 00 00	Transport	, Assertant,				7H 400 Main Street 111 Knoxville, TN 3/902	
### 1285 16 1 28 16 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	2	2 4	, Assicales,				$\overline{}$	
### 1986 #### 1986 ### 1986 ### 1986 ### 1986 ### 1986 ### 1986 ### 1986 ### 1986 ### 1986 ##	12	in the second se		1. Reporting Period Oct. L. 2019 - Sept	1. Reporting Period Oct. 1, 2019 - Sept. 30, 2020 (Amend-PY)	 V. Prograd Could by applicable for CPD programs of Sociophotocon of Could in New Original Super- Sociation for each program control. 	of Personal Contracts (a. Den Schweider Feld Original Contracts of Personal Contract of Personal Cont	Beautier 2111
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M-17-MC-17-225 \$ 10,367.11 2 2	×		92.55 market	54		Connd Godeder	CES Ook Bidge Day, Knownia, TM 17831	
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B-19-MICHARDES	\$ 9777.14	_	z	60-15/44/6	i de	21404081 V	Conditionation Inc.	912 Overa Bridge Lane, Knotselle TN 33811
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X-19-00C-47-2205	\$ 381.00	_	z	62-1564702	ju-	62-1387WI N	Gass Decke floors Presences	P.O. Box (2185, Knowitz, TN 2913
B-13-MC-47-0035	\$ 1,723.00 4	-	21	28-447,8390	>-	Г	Greet River, LLC	28M Aspirato, Knocolle, TM 37951
B14-MC-47-003	\$ 1,775 to 4	_	×	26-2432052	×		Chare Rive, 1.F.C.	2000 Acqua Lo, Krecorlle, TN 37951
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M-0-480-494205	\$ 25,058.00 2	MA	NW	62-14653634	,		Banaring of the Terrenes	100 Whota Sice, Karaville, 15 17417
B-13-MC-47-0035	\$ 10,256.66 2	_	×	55-1742573	34		Just Bular's Orestration	231 Mountain Lade Daire, Leasin Chy, 104 57469
M: 0-80-47-0315	\$ 6,996.12. 7	_	×	52-1742323	7		Joans Bodier's Construction	231 Minimals Take Dules, Leadin City, 201 S7950
M-TR-ASC-12-1305	5 2,876,30 2	-	z	52-1742523	N		Armes Terrother's Construction	231 Married Lake Deby, Leavil Clin, TN 5050
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D-19-MC-47-0035	\$ 140,000,00 2	NA	NW	52-1451534	7		Knowlife Knox Coasty Coastauth As	Knownille Knot County Contracts Ad 1147 Weeken Ava. Knownille, TX 3701
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M-1-MC-170205	5 LI2MES	-4	z	62-1546700	7	1	Lab Perme	1305 With La Kapazile, IN 61622
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M-U-MC-PARTS	5 785000	_	z	62-15-14702	>		National Appropriate Sprage	S179 Crospett Dt. 421708 Reposalle TN 17471
B-19-MC-4740039	5 PR.281.12 (3	NX	NO	63-1570465	*		Neighborhand Hondon, Inc.	THEN GOVERN, Sec. 210. Exercisis, The Court
M-18-N00-47-0203	F LOMBOD  3	NW	KW	62-1570-85			Neighborhood Boaring, Inc.	318 N. Gro Street, Se 210, Knazed k. 128 32813
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S-19-ML-47-4885	5 50,000,000 1	_	Z	52-1574403	7	V 10000	Prepin Beleny Inc.	448 N. Ceun Balli Rd., 4411, Knowite, TV 17333
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M-18-MICHAELES	5 10,340,34 4	_	2		×		Service Magic	\$214 Cartal Ave Pite, Serie 105, Recoville, TN 37912
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B-19-MC-47-0005	5 3,08E,00 S	_	,	62-1374495	Y	47-23-30839 Y	Educate Property Group	2250 Inter Orice Drive, Koossille, TN 37952
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B-19-340-47-10465	3 34//1	-	×	20.57 18986	2		TerantRepartacent, LLC	P.O. Sox 450, Springfald, PA 19054
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Section 3 Summary Report

Economic Opportunities for Low- and Very Low-Income Persons
U.S. Department of Housing and Urban Development

Office of Fair Housing and Equal Opportunity

OMB Approval No. 2529-0043 (exp. 11/30/2018)

Disbursement Agency	
City of Knoxville, Tennessee	
400 W. Main St., Knoxville, TN 37902	
62-6000326	

Reporting Entity		
City of Knoxville, Tennessee		
400 W. Main St., Knoxville, TN 37902		

Dollar Amount	\$1,343,439.46
Contact Person	Becky Wade
Date Report Submitted	11/12/2020

Description Apple Name	Descript Assa Codo	g Period	Reportin
Program Area Name	Program Area Code	To	From
Community Devel Block Grants	CDB1	9/30/20	10/1/19

Part I: Employment and Training

Job Category	Number of New Hires	Number of New Hires that Are Sec. 3 Residents	Aggregate Number of Staff Hours Worked	Total Staff Hours for Section 3 Employees	Number of Section 3 Trainees
Administrative	3	3	0	0	0
Carpentry	8	8	0	0	0

Total New Hires	11
Section 3 New Hires	11
Percent Section 3 New Hires	100%
Total Section 3 Trainees	0
The minimum numerical goal for Section 3 new hires is 30%.	•

# Part II: Contracts Awarded

Construction Contracts	
Total dollar amount of construction contracts awarded	\$1,122,277.85
Total dollar amount of contracts awarded to Section 3 businesses	\$1,054,872.49
Percentage of the total dollar amount that was awarded to Section 3 businesses	93.99%
Total number of Section 3 businesses receiving construction contracts	19
The minimum numerical goal for Section 3 construction opportunities is 10%.	

Non-Construction Contracts	
Total dollar amount of all non-construction contracts awarded	\$6,028.25
Total dollar amount of non-construction contracts awarded to Section 3 businesses	\$5,242.55
Percentage of the total dollar amount that was awarded to Section 3 businesses	86.96%
Total number of Section 3 businesses receiving non-construction contracts	4
The minimum numerical goal for Section 3 non-construction opportunities is 3%.	

### Part III: Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contacts with community organizations and public Yes or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods. Participated in a HUD program or other program which promotes the training or Yes employment of Section 3 residents. Participated in a HUD program or other program which promotes the award of contracts to Yes business concerns which meet the definition of Section 3 business concerns. Coordinated with Youthbuild Programs administered in the metropolitan area in which the Yes Section 3 covered project is located. No Other; describe below.



Section 3 Summary Report

Economic Opportunities for Low- and Very Low-Income Persons
U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

OMB Approval No. 2529-0043 (exp. 11/30/2018)

Disbursement Agency	
City of Knoxville, Tennessee	
400 W. Main St., Knoxville, TN 37902	
62-6000326	

Reporting Entity	
City of Knoxville, Tennessee	
400 W. Main St., Knoxville, TN 37902	

Dollar Amount	\$753,971.59		
Contact Person	Becky Wade		
Date Report Submitted	12/02/2020		

Reportin	g Period	December Associate	Barrello Barrello		
From	To	Program Area Code	Program Area Name		
10/1/19	9/30/20	HOME	HOME Program		

Part I: Employment and Training

Job Category	of New Hires tha		Aggregate Number of Staff Hours Worked	Imber of Staff Section 3	
Administrative	1	1	0	0	0
Professional	2	2	0	0	C

Total New Hires	3
Section 3 New Hires	3
Percent Section 3 New Hires	100%
Total Section 3 Trainees	0
The minimum numerical goal for Section 3 new hires is 30%.	-

# Part II: Contracts Awarded

Construction Contracts	
Total dollar amount of construction contracts awarded	\$708,512.58
Total dollar amount of contracts awarded to Section 3 businesses	\$643,599.47
Percentage of the total dollar amount that was awarded to Section 3 businesses	90.83%
Total number of Section 3 businesses receiving construction contracts	110
The minimum numerical goal for Section 3 construction opportunities is 10%.	

Non-Construction Contracts	
Total dollar amount of all non-construction contracts awarded	\$126,878.00
Total dollar amount of non-construction contracts awarded to Section 3 businesses	\$0.00
Percentage of the total dollar amount that was awarded to Section 3 businesses	0%
Total number of Section 3 businesses receiving non-construction contracts	0
The minimum numerical goal for Section 3 non-construction opportunities is 3%.	

# Part III: Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing.

Yes	Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contacts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
Yes	Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
Yes	Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
Yes	Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
No	Other; describe below.

For our HOME program, we only had three contracts that qualify as "non-construction". Those contracts were for a title company and an appraisal company. It was difficult to find local firms that qualified as Section 3 Business Concerns for these industries.

# **Attachment 5**

# **DRAFT**

Consolidated Annual Performance and Evaluation Report (CAPER)

PY2019-2020

(July 1, 2019 – June 30, 2020)

City of Knoxville

**Housing and Neighborhood Development** 

(formerly Community Development) Department

# **CR-05 - Goals and Outcomes**

# Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

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

Program Year (PY) 2019 was the fifth and final year of the PY2015-2019 Consolidated Plan period. The City used HUD CDBG and HOME funds to address four goals of the Consolidated Plan:

#### Strengthening Neighborhoods

The City used prior year CDBG funds to stabilize and maintain 50 blighted lots, preventing further deterioration. Through a subrecipient agreement with the East Tennessee Community Design Center, CDBG funds were used to assist 11 projects with design and technical assistance to improve LMA neighborhoods and redevelopment areas.

### **Promoting Economic Development**

Construction work through CDBG-funded emergency and minor home repair programs created 11 Section 3 full-time jobs, all of which were filled by Section 3 residents/10 Section 3 businesses. Other HUD-funded construction activities (housing rehabilitation and new construction) funded 9 Section 3 businesses. NHI's CDBG-funded *KnoxWorx* workforce development program trained 68 at-risk, young adults (also Section 3 residents).

#### Reducing and Ending Homelessness

While the City of Knoxville did not receive a direct ESG allocation from HUD in PY2019, the City had a partnership agreement with the state to use ESG funds from HUD. THDA grant funds paid for rapid rehousing services that assisted 93 households. The City used local funds to support: 1,416 households with emergency shelter/services and transitional housing/services (including 409 households with day shelter and case management); 1,585 households with street outreach and connection to resources; 116 households with homelessness prevention services; and HMIS. The City also contributed local funds for rehabilitation of a building for use as a low-barrier shelter, The Foyer. The City also coordinates the Continuum of Care (*CoC*) that supports homeless-related services as well as transitional and permanent supportive housing.

#### **Promoting Affordable Housing**

The City used CDBG and HOME funds to develop/construct and rehabilitate affordable housing for 262 LMI households. Construction was competed at The Village at Holston Court, a new 24-unit CHDO rental housing development for seniors and households with special needs. CHDOs completed 6* owner-occupied houses that were sold to 6* LMI homebuyers receiving down payment assistance (*including 2 units that were counted in last year's CAPER). The City completed substantial rehabilitation on 10* LMI

owner-occupied houses, with 3 underway (*including 4 counted in last year's CAPER) and 35 units of rental housing had weatherization/energy-efficiency improvements completed (Normandy Chateau). The City partnered with CAC and Neighborhood Housing, Inc. (NHI) which assisted 159 LMI households with emergency and minor home repairs, and 39 LMI households with accessibility modifications. Also in PY2019, the City's locally-funded Affordable Rental Development Fund (ARDF) assisted several developments under construction: Southside Flats (172 total units) completed and leased in the program year; The Village at Holston Court (24 units) completed; KCDC Clifton Road (52 duplexes and 1 single-family home) completed and leased; Restoration House completed and leased; and Young High Flats (156 units) and Moss Grove (192-units) both under construction. Also underway are 40 units of affordable rental housing at Katey Springs Way and 20 units at Apple Wood Apartments, Fountain Drive, both receiving HOME funds for substantial rehabilitation.

The last quarter of PY2019 was consumed by responding to the COVID-19 pandemic and allocating the first of the CARES Act supplemental CDBG and ESG funds. This report focuses on the accomplishments related to the City of Knoxville's Consolidated Plan goals. Some aspects of the timeline and frequency of certain events and public meetings were also impacted by the shutdown that accompanied the pandemic. They will be noted with an *.

# Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amoun t	Indicator	Unit of Measu re	Expe cted - Strat egic Plan	Actu al – Strat egic Plan	Perce nt Comp lete	Expe cted - Progr am Year	Actu al – Prog ram Year	Perce nt Comp lete
Accessib ility Modifica tions	Affordab le Housing Non- Homeles s Special Needs	CDBG: \$17,43 0.88	Rental units rehabilitated	House hold Housi ng Unit	20	34	170. 00%	10	6	60.0
Accessib ility Modifica tions	Affordab le Housing Non- Homeles s Special Needs	CDBG: \$69,97 7.61	Homeowner Housing Rehabilitated	House hold Housi ng Unit	30	93	310. 00%	28	33	118. 00%

Administ ration	Program Administ ration	CDBG: \$268,8 56.59 / HOME: \$139,0 64.34	Other	Other	10	8	80.0 0%	3	2	67.0 0%
Blighted Property Acquisiti on and Mainten ance	Affordab le Housing Non- Housing Commu nity Develop ment	CDBG: \$11,35 1.60 / HOME: \$0 / ESG: \$0	Housing Code Enforcement/ Foreclosed Property Care	House hold Housi ng Unit	400	397	99.0 0%	80	50	63.0 0%
Design and Technica I Assistan ce	Non- Housing Commu nity Develop ment	CDBG: \$38,17 2.60	Other	Other	60	70	117. 00%	13	11	100. 00%
Down payment and Closing Cost Assistan ce	Affordab le Housing	HOME: \$68,59 4	Homeowner Housing Added	House hold Housi ng Unit	28	31	111. 00%	10	4	40.0 0%
Emergen cy Home Repair	Affordab le Housing	CDBG: \$635,1 44	Homeowner Housing Rehabilitated	House hold Housi ng Unit	400	557	139. 00%	200	139	64.0 0%
Energy Efficienc Y Improve ments	Affordab le Housing	CDBG: \$112,0 00	Rental units rehabilitated	House hold Housi ng Unit	125	137	110. 00%	15	35	233. 00%

Minor Home Repair	Affordab le Housing	CDBG: \$186,3 41	Homeowner Housing Rehabilitated	House hold Housi ng Unit	150	183	122. 00%	48	20	110. 00%
New Affordab le Housing Construc tion	Affordab le Housing	HOME: \$361,4 70	Homeowner Housing Added	House hold Housi ng Unit	22	32	145. 00%	10	4	40.0 0%
Owner Occupie d Housing Rehabilit ation	Affordab le Housing	CDBG: \$137,0 60.06 / HOME: \$376,1 94.39	Homeowner Housing Rehabilitated	House hold Housi ng Unit	75	49	65.0 0%	15	6	120. 00%
Public Facility Improve ment	Non- Housing Commu nity Develop ment	CDBG: \$52,41 8	Homeless Person Overnight Shelter	Perso ns Assist ed	52	126	242.3 1%	52	126	242. 31%
Public Services	Affordab le Housing Homeles s Non- Homeles s Special Needs Non- Housing Commu nity Develop ment	CDBG: \$119,0 00	Public service activities other than Low/Moderat e Income Housing Benefit	Perso ns Assist ed	40	244	610. 00%	31	68	219. 35%

Rental Housing Rehabilit ation and Develop ment	Affordab le Housing	CDBG: \$ / HOME: \$75,24 2.88	Rental units constructed	House hold Housi ng Unit	0	27		35	27	77.1 4%
Rental Housing Rehabilit ation and Develop ment	Affordab le Housing	CDBG: \$32,94 8.14 / HOME: \$	Rental units rehabilitated	House hold Housi ng Unit	20	26	130. 00%	15	0	0.00

Table 14 - Accomplishments - Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City used over \$2.4M - all of its HOME funds and the largest percentage of its CDBG funds (about 64%) to support affordable housing programs. The City continued to support its housing rehabilitation programs assisting both LMI homeowners and renters in PY2019. CDBG funds in the amount of \$933,485 were granted to non-profit organizations assisting 192 LMI homeowners with emergency and minor home repairs and accessibility improvements, and 41 LMI renter households (including 35 units at Normandy Chateau) with weatherization-related repairs or accessibility improvements. The number of units completed was lower than expected because of a loss of volunteers and an increase in program intake time, both caused by the pandemic.

The City funded an economic development initiative from Neighborhood Housing, Inc.'s Workforce Development program with \$119,000 in CDBG funds to provide job training and credentialing to 68 atrisk young adults up to 29 years of age. The number of students participating was less than planned for due to the Coronavirus/COVID-19 pandemic.

The City funded the East Tennessee Community Design Center with \$50,000, but due to the Coronavirus/COVID-19 pandemic, they were only able to spend \$38,172.60 of their CDBG funds. These funds were used to strengthen neighborhoods by supporting design and technical assistance services provided to 11 projects benefitting LMA neighborhoods and redevelopment areas.

The City also used \$11,351.60 in CDBG funds to mow/maintain 50 blighted properties in LMA

neighborhoods and redevelopment areas, saving them from further deterioration.

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

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	257	18
Black or African American	164	19
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	427	37
Hispanic	5	0
Not Hispanic	422	37

Table 15 - Table of assistance to racial and ethnic populations by source of funds

### **Narrative**

The City served a total of 427 households with CDBG funds: 257 White, non-Hispanic households; 5 White, Hispanic households; 164 Black or African American, non-Hispanic households; and 6 households who identify as Black or African American and White, non-Hispanic (not shown in table above). A total of 37 households were served with HOME funds: 18 White, non-Hispanic households and 19 Black or African American, non-Hispanic households.

Please note: 1) The term "household" is substituted for "families" in this section of the CAPER, as this chart includes both single individual households and households made up of more than one family member; 2) The total in the table includes 6 households who identify as Black/African American and White, non-Hispanic who were served with a CDBG-funded program; and 3) Housing Rehabilitation recipients, in most cases, received some CDBG, but mostly HOME funds (those households were counted under HOME).

# CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source of Funds Source		Amount Expended During	
			Program Year	
CDBG	public - federal	2,144,012	1,908,949.71	
HOME	public - federal	2,305,822	1,020,565.61	
Other	public - federal	1,549,690	0	

Table 16 - Resources Made Available

#### **Narrative**

The City of Knoxville had CDBG resources of \$2,144,012 (not including \$20,281.45 more in CDBG Program Income than estimated) in PY2019: an allocation of \$1,694,012 in CDBG funds from the U.S. Department of Housing and Urban Development (HUD), CDBG program income in the amount of \$170,281.45, and \$300,000 in CDBG that was left unspent from prior years. The City had total HOME resources of \$2,305,822: an allocation of \$1,043,957 in HOME Investment Partnership funds from HUD, \$731,580.40 (\$213,381.60 less than estimated) in HOME program income, and \$316,903 in unspent prior year HOME funds. The City received \$0 in ESG funds (direct HUD allocation) for the program year.

The City spent \$1,908,949.71 in CDBG funds and \$1,020,565.61 in HOME funds in the program year. CDBG funds supported housing rehabilitation activities for LMI homeowner and renter households (74%), economic development activities including workforce development (6%), LMA/neighborhood re-development support (3%), public facility improvements/shelter for homeless seniors (3%), and program administration (14%) during the program year.

HOME funds supported: owner-occupied and rental housing rehabilitation for LMI households (37%); CHDO-developed owner-occupied housing for LMI households (35%); new affordable rental housing development (7%); down payment assistance for low- and moderate-income purchasers of CHDO-developed housing (7%); and program administration (14%) during the program year. Any CDBG and HOME funds remaining to be spent are committed to projects that have not yet completed or are budgeted to PY2020 activities.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Knoxville	100	100	Geographic Target Area 1

Table 17 - Identify the geographic distribution and location of investments

#### **Narrative**

Of the HUD CDBG and HOME funds spent during PY2019 on affordable housing activities, approximately: 79% was spent in census tracts where Knoxville's low-income families reside (census tracts have at least a quarter (25%) share of families with low income); 58% was spent in census tracts that have at least a quarter (20%) share of units with one or more "conditions" (older housing stock and/or cost-burdened households); 40% was spent in census tracts where at least 20% of the population has income below the poverty level; and 29% of funds spent benefitted households living in overlap/high priority areas. See attachments for map of Census Tracts (2010 Census), funds spent in census tracts, and maps showing conditions in census tracts. High priority areas are census tracts where there exists an overlap of low rates of opportunity (as indicated by: high rates of low income and poverty, high rate of use of public assistance, lack of living wage jobs, high unemployment, high housing and transportation costs as relative to income, high free- and reduced-lunch eligibility, low education attainment, low college enrollment), low rates of accessibility (as indicated by lack of use or presence of physical activity centers, active transportation, public transit, vehicle availability, retail food availability, healthy food for children) and high rates of vulnerability (as indicated by high rates of vulnerable populations such as people with disabilities, children, seniors and single parents, individuals with Limited English Proficiency (LEP), and racial and ethnic minorities). See a chart in Attachment 1 showing CDBG and HOME expenditures by census tract and maps showing census tract conditions.

The City has several redevelopment areas that are part of a larger investment that the City has been participating in for years, with multiple funding sources and partners, such as Knoxville's Community Development Corporation (KCDC). These are areas that have a larger share of low-income households/high concentration of poverty, a larger share of

substandard and aging housing stock, lack of services and amenities, and blighted conditions. These conditions often overlap resulting in low opportunity, low accessibility, and high vulnerability of its residents. In the Lonsdale, Five Points, and the former Austin Homes community, for example, the City is supporting KCDC's efforts by committing local general funds. The City also supports housing rehabilitation activities within these neighborhoods and is also working to acquire and maintain blighted properties for future development potential. The City spent local general funds and about 8% of its CDBG funds to support economic development initiatives in neighborhoods and redevelopment areas that are located within or adjacent to low- and moderate-income areas (LMAs) and redevelopment areas. The Commercial Facade Improvement program supports the renovation of blighted buildings into viable businesses in redevelopment areas. NHI's *KnoxWorx* program targeted at-risk adults, up to 29 years old, in certain census tracts in Knoxville's inner city neighborhoods surrounding West, Austin East and Fulton High Schools for job training and employment opportunities.

## Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

LMI homeowners receiving owner-occupied housing rehabilitation through the City's Community Development Department program paid back \$823,664.86 (from all sources) in loan payments and interest in PY2019, funding more loans for LMI homeowners and affordable rental housing owners/developers and supporting grants to LMI households for emergency, minor home and weatherization-related repairs through the CAC. CAC leveraged \$441,735.10 in other funds from the City of Knoxville Lead-Safe and Healthy Homes Program, East Tennessee Foundation, TVA Home Uplift Program, Federal Home Loan Bank Home Uplift Program, Knoxville Utilities Board (KUB) Round it Up Program, Habitat for Humanity Aging in Place Program, Alliance – Savings in the House Program, and monetary and in-kind contributions from CAC. Neighborhood Housing, Inc. (NHI) Operation Backyard contributed \$110,579.41 in local funds and volunteer labor from several area churches, agencies and businesses to leverage CDBG funds from for minor home repairs and accessibility improvements for LMI homeowners and renters. Leveraged HOME funds for the program year include: \$636,886.43 from CHDO homebuyers; \$485,784.23 in contributions from CHDO housing developers; \$45,008.70 from Owner Occupied Rehabilitation; and \$29,398,398 from rental projects. Finally, the City contributed \$1,623,429.65 in local funds in PY2019 through the Affordable Rental Development Fund (ARDF).

The NHI Workforce Development program leveraged \$441,778.00 in other funds from the Department of Labor's YouthBuild Program, and monetary and in-kind donations. The East Tennessee Community Design Center contributed \$19,994.25 in volunteer labor to support their design and technical assistance program. The developers of the Farragut Hotel contributed \$25M towards the rehabilitation of the hotel (providing 64 full-time equivalent jobs).

The State of Tennessee, through the Tennessee Housing Development Agency (THDA), contributed \$161,250 in HUD ESG funds for rapid re-housing services. The City matched these funds through its contribution of \$201,000 in local homeless general funds in PY2019. These dollars funded agencies providing: homelessness prevention services, case management, street outreach, emergency shelter/services, transitional housing/services, permanent housing and essential services, support for the Coordinated Entry System and Homeless Management Information System (KnoxHMIS). The agencies funded reported leveraging \$1,954,826.34 in other funding.

Fiscal Year Summary – HOME Match							
1. Excess match from prior Federal fiscal year	100,778.00						
2. Match contributed during current Federal fiscal year	1,632,323.59						
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,733,101.59						
4. Match liability for current Federal fiscal year	116,943.23						
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,616,158.36						

Table 18 – Fiscal Year Summary - HOME Match Report

		Ma	tch Contribut	ion for the Fe	deral Fiscal Y	'ear		
Project No. or Other ID	Date of Contributio n	Cash (non- Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastruct ure	Site Preparatio n, Constructio n Materials, Donated labor	Bond Financing	Total Match
201702042	7/18/2019		3,670.00					3.670.00
201601929	9/4/2019	45,008.70						45,008.70
201802120	10/9/2019		7,805.00					7,805.00
201701940	1/2/2020	15,839.89						15,839.89
201601849	6/1/2020	360,000.00						360,000.00
201802131	6/4/2020	1,200,000.0 0						1,200,000.0 0

Table 19 – Match Contribution for the Federal Fiscal Year

# **HOME MBE/WBE report**

Parts of this section are incomplete and will be completed for the final CAPER submitted to HUD.

Program Income – Enter the program amounts for the reporting period							
Balance on hand at begin-ning of	Amount received during reporting	Total amount expended during	Amount expended for TBRA	Balance on hand at end of reporting			
reporting period	period	reporting period	\$	period			
559,124.92	731,580.40	236,260.85	0	1,054,444.47			

Table 20 – Program Income

	Total		Minority Busi	ness Enterprises		White Non-
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	Hispanic	Hispanic
Contracts						
Number	11	0	0	3	0	8
Dollar Amount	757,591.50			226,645.00		530,946.50
<b>Sub-Contracts</b>						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts		•	•	7		
Number	11	0	11	7		
Dollar Amount	757,591.50		757,591.50			

<b>Sub-Contracts</b>		
Number		
Dollar Amount		

**Table 21 - Minority Business and Women Business Enterprises** 

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total
amount of HOME funds in these rental properties assisted

	Total		Minority Property Owners						
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	Hispanic	Hispanic			
Number	0								
Dollar Amount	0								

Table 22 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation								
payments, the nu	mber of pa	rcels acqu	ired, and	the cost of a	acquis	sition		
Parcels Acquired								
Businesses Displa	ced							
Nonprofit Organia	zations Disp	olaced						
Households Temporarily Relocated,		6		45,4	149.85			
not Displaced								
Households	Total		Minority Property Enterprises White Non-					White Non-
Displaced		Alaskan	n Native Asian or Black Non-			Black Non-	Hispanic	Hispanic

Households	Total		Minority Prope	White Non-		
Displaced		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	Hispanic	Hispanic
Number	0					
Cost	0					

Table 23 – Relocation and Real Property Acquisition

# CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided		
affordable housing units	0	0
Number of Non-Homeless households to be		
provided affordable housing units	323	231
Number of Special-Needs households to be		
provided affordable housing units	10	39
Total	333	270

Table 24 - Number of Households

	One-Year Goal	Actual
Number of households supported through Rental		
Assistance	0	0
Number of households supported through The		
Production of New Units	45	31
Number of households supported through Rehab		
of Existing Units	288	239
Number of households supported through		
Acquisition of Existing Units	0	0
Total	333	270

Table 25 – Number of Households Supported

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

The difference between the goal and actual number of "homeless households" to be provided affordable housing units is due to a difference in definition between emergency shelter and an affordable housing unit. The City funded a bathroom renovation at Catholic Charities Samaritan Place, a shelter (not a housing unit) for senior citizens experiencing homelessness. The goal was to serve 52 senior residents, but 127 were actually served in PY2019.

The difference between the goal and actual number of "non-homeless households" to be provided affordable housing units is due to:

- 1) Owner-occupied Housing Rehabilitation. There were actually 10 housing units completed, but 4 of them were counted for the PY2018 CAPER. Of the balance, 3 units were completed in early PY2020, and the remainder are underway. Some time was lost due to the Coronavirus/COVID-19 pandemic. There were actually more accessibility modifications (goal 10, actual was 39) than planned.
- 2) CHDO Development/Down Payment Assistance. There were actually 6 housing units completed, but 2 of them were counted for the PY2018 CAPER. Of the balance (6 units), one completed in early PY2020. Some time was lost due to the Coronavirus/COVID-19 pandemic. The Village at Holston Court (HomeSource East Tennessee is the CHDO) is mostly completed, but has not yet completed in IDIS (goal: 24, actual: 24) and will be included in the PY2020 CAPER.
- 3) Emergency Home Repairs. The balance (8 units) was due primarily to time lost due to the Coronavirus/COVID-19 pandemic in the fourth quarter (Spring) of the program year. CAC's agreement was extended, upon their request, to September 30.
- 4) Rental rehabilitation project. Premier Properties at Katey Springs Way is still underway (goal 40 units, actual 0) and are expected to be reported in the PY2020 CAPER.
- 5) Rental rehab/weatherization project, Normandy Chateau, completed in September 2019 (goal was 22, actual is 35).

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

Construction expenses are rising at a significant rate due to the impact of climate change (wildfires and hurricanes, for example). Raw materials are also incrasing in price. Lumber, for example, increased by more than 50-60% in Knoxville in 2020. Construction is also not a fast or predictable process – obtaining commitments of non-HUD funding, construction bidding, inclement weather, and a lack of applicants/qualified applicants often cause delays or projects to not meet goals during the program year.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	91	25
Low-income	84	9
Moderate-income	58	3
Total	233	37

Table 26 - Number of Households Served

# **Narrative Information**

Please note: 1) The above information is based on numbers of households, not individual persons, 2) Owner Occupied Housing Rehabilitation and Rental Housing Rehabilitation using both CDBG and HOME funds were counted under HOME totals, and 3) CHDO-developed units that were not sold have not yet benefited a household.

Income is defined by the annual household income, adjusted for family size, and as a percentage of the median area income for the MSA.

CDBG funds were used to fund two non-profit, housing providers/sub-recipients in PY2019: the Knoxville-Knox County Community Action Committee (CAC) and Neighborhood Housing, Inc. (NHI). CAC served 55 extremely low-income households, 48 low-income households, and 36 moderate-income households. NHI served 30 extremely low-income, 18 low-income and 11 moderate-income households. HOME funds were used to fund four different programs in PY2019: Owner Occupied Rehabilitation, Rental Housing Rehabilitation and Development, Down Payment Assistance, and CHDO new housing construction programs. The Owner Occupied Housing Rehabilitation program served 1 extremely low-income household, 2 low-income household, and 3 moderate-income households. Rental Housing Rehabilitation (Normandy Chateau) housed 6 extremely low-income households, 18 low-income households, and 11 moderate-income households. Development of new affordable rental housing program (Southside Flats) served 21 extremely low-income households and 6 low-income households. The Down Payment Assistance program assisted 3 extremely low-income households and 1 low-income household – all purchasers of CHDO-developed housing.

During PY2019, the City allocated \$4.6M (and spent \$1,623,430) in local, general funds through the Affordable Rental Development Fund (ARDF) to support development of new affordable rental housing for LMI households. Elmington Capital Group's Southside Flats, E. Martin Mill Pike was started in PY2017 and was completed in PY2019. It includes project-based Section 8 vouchers. Three additional rental developments were under construction during the program year: KCDC's Clifton Road development (53 units, with 12 rent-restricted to households at 30% AMI and 41 households at 60% AMI) and Elmington Capital Group's Young High Flats, Young High Pike (156 units, with 47 rent-restricted to households at 50% AMI) and The Flats at Pond Gap, Hollywood Road (102 units, with 16 rent-restricted to households at 50% AMI), for a total of 311 units. Several new developments were initiated during the program year, including: Elmington Capital Group's Moss Grove, off Kingston Pike in West Knoxville, (192 units, with 46 rent-restricted to households at 50%), that also include project-based assistance through KCDC; Burlington Commons (49 units); Restoration House (an additional 6 units rent-restricted to households at 50% AMI); Helen Ross McNabb's Mineral Springs (50 units rent-restricted to disabled households at 50% AMI); and Volunteer Ministry Center's Caswell Manor, (48 units of permanent supportive housing for people experiencing chronic homelessness), for a total of 345 units. The City anticipates that it will be able to meet funding requests because the Mayor and City Council allocated an additional \$2.5M to support affordable housing for PY2020. HOME funds may also be committed to all or some of the projects, as well.

# CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

# Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Knoxville supported direct outreach to unsheltered homeless persons through a number of initiatives. Using \$135,955 in local funds, the City supported two street outreach social workers at the Volunteer Ministry Center, focusing on unsheltered, chronically homeless persons in the areas near downtown Knoxville. This program specializes in connecting with people who are typically more resistant to shelter and social service programs and, through continued engagement, encourage them to access resources designed to help them quickly access appropriate permanent housing, along with needed supportive services. The City also maintains an outdoor daytime "safe space" in close proximity to emergency shelter and other social service resources. The safe space includes access to portable and permanent restroom facilities, is monitored by security, and serves as a place to connect with social services outreach. CONNECT Ministries was provided \$23,000 in local homeless general funds to provide street outreach and supportive services to 1,585 households mainly in the East Knoxville community.

Also through \$90,452 in local funding, the City supports a Coordinated Entry System (CES), managed by the University of Tennessee's Social Work Office of Research and Public Service, in conjunction with Knoxville's Homeless Management Information System (KnoxHMIS). CES coordinates a multi-agency standardized intake system that is used to assess individual needs and vulnerability, giving priority for housing and other resources to those with the greatest need and vulnerability. CES coordinates regular multi-agency case coordination meetings and street outreach coordination meetings to assure vulnerable unsheltered populations are being reached and directed to permanent supportive housing as well as other appropriate housing and social services.

In early 2020, the COVID-19 pandemic struck, and has had an enormous impact on the unsheltered population and the services to meet their needs. As with other localities, Knoxville followed CDC guidelines and worked to encourage unsheltered persons to socially distance and follow other pandemic-related guidelines. Additional resources for food and sanitation were provided to assist persons choosing to remain outdoors and out of congregate shelters. The City and partner social service agencies worked to adapt shelters and social services to follow pandemic protocols and to carry out their services in this new context. Up to \$95,000 in local funding was put in place to support a noncongregate "Guest House" shelter, operated by Volunteer Ministry Center to provide short-term shelter for homeless persons awaiting COVID-19 test results and for those who need to quarantine while recovering from a positive case of the virus. Knoxville has been fortunate to have thus far seen a very low infection rate among the homeless population.

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

The City of Knoxville, through \$371,000 in local funds, provided for the rehabilitation and conversion of an old Salvation Army thrift store building into *The Foyer*, a low-barrier shelter operated by Volunteer Ministry Center. The Foyer provides up to 40 shelter beds for persons who have been resistant to or unable to access other shelter options in this community. Through referrals from street outreach, people who have been unsheltered, often for extended periods of time, are given the option to come to this smaller shelter space, where they can also be connected to housing-focused case management. The Foyer is even able to accommodate people with pets, often a reason some will not otherwise engage with emergency shelter.

In PY2019, the City used \$160,000 in local general funds to support emergency shelter/services and transitional housing/services through: Catholic Charities Samaritan Place, Salvation Army's Joy Baker Center, VMC's Day Resource Center, dental services, and services at The Foyer, the new low-barrier shelter, and the YWCA. Agencies provided case management, counseling, life skills workshops, educational training, job referrals and networking for housing opportunities. During the program year 1,007 individuals received essential services while in emergency shelter/transitional housing and 409 received direct assistance at the day/walk-in resource center. Also In July 2019, the City committed \$245,000 in local funding to the VMC to rehabilitate a building as a low-barrier shelter that housed 97 individuals referred by street outreach social service workers.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City used \$305,000 in local, general fund dollars, to fund three agencies that provided case management/homelessness prevention services in PY2019. The VMC, Knoxville Leadership Foundation's SE Housing, and CAC provided homelessness prevention activities at Minvilla Manor (a Permanent Supportive Housing/Housing First residential complex which houses 57 at-risk individuals), Flenniken Landing (also a Permanent Supportive Housing/Housing First development that houses 48 at-risk individuals), and individuals at-risk for homelessness living in KCDC housing, respectively. The City also funded VMC's Refuge, with homeless general funds, that provided homelessness prevention services to 117 households.

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

Rapid re-housing services were provided through to CAC's Homeward Bound Program and the Volunteer Ministry Center (VMC). Programs are focused in particular on individuals and families experiencing chronic homelessness, as well as veterans. The City used \$150,000 in HUD ESG set-aside funds from THDA via sub-recipient agreements with CAC and VMC to implement rapid re-housing activities that benefited 93 households. For rapid re-housing programs, 'time to housing' increased from 51 days in PY2018-2019 to 84 days in PY2019, due significantly to the COVID-19 pandemic. Emergency shelter programs increased their 'time to exit' from 37 days in PY2018-2019 to 82 days in PY2018-2019, again affected by the pandemic. Transitional housing 'time to exit' was at 107 days in PY2018-2019 and decreased to 180 days in PY2019. Finally, permanent housing 'length of stay' increased from 1405 days in PY2018 to 1521 days in PY2019.

UT's SWORPS program, that manages *KnoxHMIS*, also facilitates Knoxville's Coordinated Housing Assessment Match Plan (CHAMP), which aims to quickly assess the needs and strengths of those experiencing homelessness to better match them to the most appropriate community resource. Knoxville's CHAMP system uses the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT) to measure individual needs and help with proper housing and services placement.

The lack of sufficient affordable housing stock continues to be a significant barrier to reducing 'time to housing' and ending homelessness. The City is working to address this need through its Rental Housing Rehabilitation program, its CHDO-developed rental housing, and through the development of new affordable rental housing units. Home Source East Tennessee, a CHDO, completed 24 units of affordable rental housing for senior citizens and people with disabilities at the Village at Holston Court. New affordable rental housing at Southside Flats (172 total units) was also completed in PY2019 with the City providing HOME and local Affordable Rental Development Fund (ARDF) funds to assist with the development. More than 650 units are in the construction pipeline at this time. The City of Knoxville also continued to assist KCDC with the development of affordable, rental housing in the Five Points revitalization area. Forty units of existing rental housing are currently being rehabilitated (Prepier Properties) and will be reported in the PY2020 CAPER.

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

## Actions taken to address the needs of public housing

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 either Low-Income Public Housing or Project-Based Rental Assistance Programs; 3,675 Housing Choice Vouchers; and 76 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.

KCDC is beginning the fifth year 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. Properties expected to convert during the upcoming Fiscal Year include: Cagle Terrace and Northgate Terrace, leaving KCDC's only remaining LIPH property as Western Heights.

Beyond the conversion of Austin Homes to PBRA/RAD, KCDC has undertaken a Master Plan for that community. The Master Plan design phase was completed during spring and fall of 2019, and site work began in early 2020. The first phase of this Master Plan is expected to be ready for occupancy in 2021, with a total of over 400 mixed income units being added back to the neighborhood within approximately 3 years.

KCDC completed all of Five Points Neighborhood Redevelopment (formerly Walter P. Taylor Homes) through Phase 4 by the end of June 2020, and had begun occupying the final phase in May. This project put a total of 336 units back online and was financed using a combination of funds from RAD and Low-Income Housing Tax Credits, as well as money from the City of Knoxville.

Project-Based Vouchers (PBV) are another means of providing more affordable housing in Knoxville. KCDC administers a total of 622 PBVs in Knoxville/Knox County. This number includes 325 leased PBVs, an additional 26 not yet leased, 164 PBVs under AHAP, and 107 planned new PBV units. KCDC continues to look at opportunities to expand the PBV program in the Knoxville area.

# Actions taken 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 has surpassed 110 homeowners who have completed KCDC's homeownership program as of June 2020. We anticipate at least an additional 15 participants will buy homes through the program in the coming year.

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.

# Actions taken to provide assistance to troubled PHAs

KCDC is not designated a troubled housing authority.

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

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

The City has undertaken the actions described in the PY2015-2019 Strategic Plan and the PY2019 Action Plan, as described above, including marketing an increasing number of parcels through its locally-funded Homemaker's Program, correcting obstacles before sale to developers, acquiring abandoned property and clearing titles, and offering subsidies to facilitate affordable development. Knoxville City Council passed *ReCode Knoxville*, a complete overhaul of its zoning codes, in August 2019 that took effect on January 1, 2020.

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

Addressing the need for affordable housing was the City's highest priority for its HUD funds in PY2019. The City spent approximately \$436,712 of its HOME funds on the development and new construction of affordable LMI owner-occupied and rental housing. While the City is required by HUD to set aside 15% of its annual HOME allocation for Community Housing Development Organizations (CHDOs), it *budgeted* close to 39% (\$407,143) and *spent* 35% (\$361,470) of the annual allocation through the program year.

The City also supported private developers of affordable housing by assisting with documentation required by the State of Tennessee for tax credits through THDA and contributed \$323,000 in local funds to the East Tennessee Foundation's Affordable Housing Trust Fund to support affordable housing goals (including rental housing rehabilitation) in the city of Knoxville. The City continued to contribute to its own, locally-funded Affordable Rental Development Fund (ARDF), adding another \$4.6M during the program year, for a total of \$10.1M since July 2017. Four projects have been completed, totaling 230 units of affordable housing to-date and eight developments totaling 656 units are currently under construction. The ARDF was funded for PY2020 with an additional \$2.5M.

The City also supported the development of new affordable housing by assisting KCDC, Knoxville's public housing authority, during the program year. KCDC is focusing on the revitalization of the Five Points neighborhood which includes the Walter P. Taylor Homes public housing development. Previous phases of this plan included construction of 20 units of elderly housing and 17 family units on in-fill lots in addition to the development of 85 units of elderly housing at the Residences at Eastport. Funded with low-income housing tax-credits, Phase 1 on the Walter P. Taylor Homes site included 90 units of elderly/disabled housing and was completed in 2016. Phase 2, 84 new family units, was completed in 2018. Phase 3 (80 Family-Style Units) began renting units in PY2018. The groundbreaking for Five Points 4 (82 Family-Style Units) occurred in late spring 2019, with plans for full occupancy of the property by fall of 2020. The City is also providing City Capital funds to KCDC to support the re-development of Austin Homes. In PY2019, \$4,250,000 was provided for new infrastructure including utilities, streets, and

sidewalks for the first phase of housing redevelopment.

The City is attempting to address other unmet, underserved needs through its use of HUD funds, by contributing local funds, and finding innovative ways to partner with other community organizations to: increase the supply of new, affordable housing in all areas of the city, especially for vulnerable populations; help improve the quality of the existing affordable housing stock and prevent displacement of LMI homeowners and renters in neighborhoods (including redevelopment areas) by providing housing rehabilitation, emergency and minor home repairs, weatherization/energy efficiency, accessibility modifications, and lead-based paint education and abatement; ensure quality in its development and revitalization projects that provide opportunities for LMI job-seekers, as well as small and minority- and women-owned businesses; support its partners in preventing and ending homelessness; and generally, to improve the quality of life in the city for all residents.

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

The City of Knoxville received a Lead Hazard Control grant from the HUD Office of Lead Hazard Control and Healthy Homes (HUD OLHCHH) from 2013-2017 and partnered with Knoxville-Knox County CAC to perform targeted outreach and education, as well as the completion of lead hazard control projects, and healthy homes interventions. In early 2019, the HUD OLHCHH awarded the City of Knoxville a 42-month, \$3.6M grant to continue lead-hazard control and healthy homes measures, including outreach and education to at-risk LMI households. During PY2019, 50 lead-based paint inspection/risk assessments were completed and 30 lead hazard control projects were completed and clearance achieved.

The purpose of the program is to identify and control lead-based paint hazards in eligible privately owned rental and owner-occupied housing. Those who qualify may receive a grant for repairs designed to remediate lead-based paint hazards, including replacing old wooden windows with new vinyl windows, vinyl siding and aluminum trim, covering porch floors and ceilings, and fresh paint.

The City performs risk assessments for its housing rehabilitation projects and Homemaker's program properties, as necessary, with four staff who have been licensed by the State of Tennessee and certified by the U.S. Environmental Protection Agency to perform lead-based paint inspections and risk assessments. Each staff person participates in on-going training to keep their licenses up to date. The City and CAC both own an XRF analyzer, which receives maintenance and radiation lead testing according to the required schedule and its use is documented according to State requirements.

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

Initiatives such as: NHI's *KnoxWorx* workforce development program that target at-risk young adults; revitalization and development that creates and/or retains jobs in low- and moderate-income areas (LMAs), including redevelopment areas, through the Commercial Façade Improvement program; housing assistance programs that help keep housing costs affordable; as well as opportunities that come

with construction/development – all help in providing higher income opportunities for individuals and families at poverty-level.

For those who are unable to work or are underemployed, the City carried out the actions described in this document and the PY2015-2019 Consolidated Plan to positively impact and reduce the number of poverty-level families. Most of the HUD funds spent on housing were spent in census tracts where there is a high concentration of families with household incomes below poverty-level (see attachments). In addition to these activities, City of Knoxville general funds and a set aside of State of Tennessee ESG funds were used to provide homelessness prevention and rapid re-housing services to families that are the most vulnerable and lowest-income. The City of Knoxville also invested \$13M in local funds to support KCDC with development of affordable, rental housing in the Five Points revitalization area.

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

The City's Office on Homelessness staffs the quarterly* meetings of the Mayor's Roundtable on Homelessness. Department staff also participate in the coordinating bodies for several agencies that perform community development activities, including Knoxville-Knox County Homeless Coalition, Affordable Housing Trust Fund Advisory Board, Equality Coalition for Housing Opportunity, and the NAACP, etc. Staff also serve on or provide information to task forces related to neighborhood revitalization, such as the Chronic Problem Properties Committee, Abandoned, Blighted and Vacant (ABV) Properties Committee, the Better Building Board and Blighted Properties Redevelopment Program loan review committee, Affordable Housing Trust Fund, East Tennessee Community Design Center Board, and Broadway Corridor Task Force.

During PY2010, the City of Knoxville Community Development Department on behalf of a consortium of partners, applied for and received a Sustainable Communities Regional Planning Grant (SCRPG). The City served as the grantee and fiscal agent for this five county regional planning initiative which includes local governments, agencies and citizens in the development of a plan for sustainable growth in the region. This was the first time such a large scale, coordinated planning effort had been implemented in the East Tennessee Region. The final plan was completed in early 2014. East Tennessee Quality Growth continues to serve as the Regional Convening Organization focused on sustainable, equitable growth.

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

The City's Office on Homelessness staffs and coordinates the Mayor's Roundtable on Homelessness, a quarterly meeting of housing and service providers. City staff regularly meet with affordable housing providers, including non-profit and CHDO housing developers and for-profit affordable housing developers.

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

HUD has required cities and public housing authorities receiving federal funds for housing and community development to Affirmatively Further Fair Housing (AFFH) since the inception of the Fair Housing Act in 1968. The Analysis of Impediments to Fair Housing Choice (AI) is a review of impediments to fair housing choice in the public and private sector, and is a requirement by HUD to ensure that its entitlement jurisdictions are affirmatively furthering fair housing choice through its federally funded programs and projects. The AI provides jurisdictions with information related to policies, procedures, and practices in place that impede fair housing choice for all its citizens. The AI involves: A comprehensive review of a State or Entitlement jurisdiction's laws, regulations, and administrative policies, procedures, and practices that affect the approval of sites and other building requirements used in the approval process for the construction of housing; An assessment of how those laws, etc. affect the location, availability, and accessibility of housing; An assessment of conditions, both public and private, affecting fair housing choice for all protected classes; An assessment of the availability of affordable, accessible housing in a range of unit sizes; Where there is a determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD regarding assisted housing in a recipient's jurisdiction, an analysis of the actions which could be taken by the recipient to remedy the discriminatory condition, including actions involving the expenditure of funds; and the administrative policies concerning community development and housing activities, which affect opportunities of minority households to select housing inside or outside areas of minority concentration.

While the City conducted Als in 2005 and 2010, its PY2015-2019 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.

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 implements fair housing and equal opportunity programming in compliance with civil rights regulations and guidelines. Affirmatively Furthering Fair Housing and identifying actions and strategies that impact equal housing opportunities are two goals for the Community Development department. Fair Housing posters are on display in the City's Housing and Neighborhood Development Department, and the federal equal housing opportunity logo is placed on printed materials. Staff worked with various housing practitioners (lenders, apartment owners, realtors, insurance agencies and landlords) in promoting fair housing and the placement of the logo on materials. The City makes referrals for tenant/landlord matters to Legal Aid of East Tennessee and, for fair housing discrimination complaints, to the Tennessee Human Rights Commission (THRC) which administers the Fair Housing Assistance Program. The City's fair housing brochures, fact sheets, posters, display information, and website explain the Fair Housing Act and the importance of housing equality, and also provide an overview of the seven protected classes. Several materials are translated in Spanish. The City co-sponsors the annual Knoxville Area Fair Housing and Equal Opportunity Conference with the Equality Coalition for Housing

Opportunities*, attended by numerous civic groups, advocacy organizations and housing practitioners.

As part of its research to develop the PY2020-2024 Consolidated Plan in PY2019, the City of Knoxville worked with a consultant to conduct a new Analysis of Impediments to Fair Housing Choice (AI). An important component of the research process involved gathering input regarding fair and affordable housing conditions, perceptions, and needs. This was done using a variety of approaches to achieve meaningful public engagement with residents and other stakeholders, including public meetings, interviews, and web-based surveys. A focus group was also held with the Knoxville Branch of the National Association for the Advancement of Colored People (KNAACP). The discussion included fair and affordable housing needs, neighborhood conditions, and community resources. Two stakeholder meetings were also held to disseminate information and gather valuable community input. A questionnaire was also used to obtain information regarding fair housing choice and barriers to affordable housing. Stakeholders were identified to represent a variety of viewpoints including fair housing, advocacy for fair housing, community development and planning, employment, housing, homelessness, people with disabilities, seniors, LGBTQ persons, neighborhoods, and others representing minority races and ethnicities. The City will continue to reach out to residents, neighborhood and community organizations, the faith community, and businesses, and listening to and addressing their needs. The new Community Empowerment Department within the City of Knoxville will also be available to assist in its role as the liaison between community agencies and the City.

The City remains committed to affirmatively furthering fair housing, understanding disparities in opportunity, and promoting equity in all of its activities.

# CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Housing and Neighborhood Development Department Director and Community Development Administrator oversee the planning and budgeting process to ensure that the projects developed are consistent with grant requirements. This planning process also ensures that each funded project is consistent with the PY2015-2019 Consolidated Plan and makes progress toward identified community development objectives. City staff work with and maintain relationships with Knoxville-Knox County Planning (formerly called the Metropolitan Planning Commission) that manages comprehensive long range planning for the city of Knoxville.

All sub-grantee projects are assigned to a Project Specialist for oversight, monitoring, and technical assistance. The Section Manager drafts contracts with input from the sub-grantee and Project Specialist. The City Law Department finalizes the contracts in order to ensure compliance with applicable laws and regulations. Sub-grantees submit quarterly progress reports and a completion report. Reports are reviewed by the Project Specialist to ensure contract compliance. Funds are typically provided to sub-grantees on a reimbursement basis. Reimbursement requests are submitted to the City on a quarterly or as-needed basis, and contain supporting documentation for all expenses for which reimbursement is requested. Requests are reviewed, revised (if necessary), and approved by the Project Specialist, then reviewed and approved by the Section Manager. The Finance Specialist prepares a check request, which is approved by the Section Manager and Director prior to submission to the City Finance Department. Sub-grantee monitoring is performed on an informal basis through telephone, email, and periodic meetings between City and sub-grantee staff. Formal monitoring is performed on an annual basis (except in the case of low risk sub-grantees or projects). Formal monitoring is conducted by the Project Specialist and Section Manager at the sub-grantee's office, and includes review of agency policies, procedures, financial records, and project documentation. A written report is issued following a formal monitoring session, and any findings or concerns that require sub-grantee action are followed up on by both the sub-grantee and City staff.

For City housing activities, applications for assistance are analyzed by Housing Finance Supervisor and the Housing Manager for compliance with program guidelines. Housing Rehabilitation Specialists provide detailed specifications for ensuring that the activity meets Neighborhood Housing Standards and cost estimates to ensure that construction bids are reasonable and allowable. During the construction process, all activities are monitored by Housing Rehabilitation Specialists for compliance. The Housing Construction Manager reviews, approves work and activities during each step of the rehabilitation process. The Director periodically conducts in-house monitoring. Payment for contractor and other housing activity expenses are processed by the Housing Finance Supervisor, Housing Manager, and approved by the Director prior to payment.

The Administrator and Administrative Technician oversee the Department's overall expenditures and financial status, and assists the Director in drawing funds from HUD on a regular basis. Special regulatory requirements are addressed by several staff members. The environmental review process is overseen by the Director, who has been delegated this authority by the Mayor. For projects requiring procurement and federal labor standards compliance, the assigned project monitor provides technical assistance to the agency performing the project, oversees the bid process, works with contractors, and reviews certified payroll.

# Citizen Participation Plan 91.105(d); 91.115(d)

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

Notice of the availability of the draft CAPER was published in the Knoxville News Sentinel on Saturday, November 14, 2020. The draft of the PY2019 CAPER was made available for public comment for 15 days, from November 16 to December 2, 2020.

A link to the draft CAPER also appeared on the City's website and notice was published in the City Office of Neighborhood's Neighborhood Advisory newsletter during this time. A hard copy of the draft PY2019 CAPER was made available for review in the Housing and Neighborhood Development Department. Hard copies of the draft were also offered to those not having internet access.

# CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The overall goal of HUD's community planning and development programs is to support viable communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons. The City of Knoxville's performance during the reporting period has been consistent with this overall HUD goal and with the objectives and priorities in the City's annual plan and the five year Consolidated Plan strategy. The City's activities for the reporting period improved housing conditions for owner-occupants and renters, created homeownership opportunities, assisted in the provision of housing and services to the homeless, eliminated blighting conditions, and enhanced or improved services, infrastructure and facilities in lower income neighborhoods.

The City has worked to build additional resources to accomplish its community development goals. The City applied for a Section 108 Loan Guarantee Program loan through HUD in September 2015 to assist in the redevelopment of the historic Farragut hotel building in Downtown Knoxville. Approval of the loan was received in April 2016 and \$2.9M was drawn down in PY2016. The \$2.9M loan (total project cost was almost \$28M) was used to fill the gap in development costs and upon completion (late December 2017), the 165-room Hyatt Place created 64 FTE, full time equivalent jobs.

During PY2019, the City of Knoxville contributed a substantial amount of local, general funds to the Community Development budget. Most significantly, the City allocated an additional \$4.6M to the Affordable Rental Development Fund (ARDF) to support the development of new, affordable rental housing. Since the City's direct allocation of ESG funds from HUD were discontinued in PY2014, the City increased its commitment to the provision of services to the homeless by contributing \$1,132,500 in local homeless general funds (\$1,017,500 in the PY2015-2019 Consolidated Plan period). These funds were spent on street outreach, emergency shelter and services, transitional housing and services, homelessness prevention, rapid re-housing and HMIS services. The City also contributed approximately \$500,000 per year to the improvement of commercial facades in redevelopment areas, contributing to job creation and retention. The City continues to support with local funds the acquisition of blighted, vacant property in neighborhoods and provide basic maintenance through its Homemaker's program. The City of Knoxville has also pledged a total of about \$13M in local funds to support KCDC, its local public housing authority, with development of affordable, rental housing in the Five Points revitalization area (\$13M in local dollars has been spent, to-date).

A \$3.6M grant from HUD's Office of Healthy Homes and Lead Hazard Control was also secured during PY2018 and supplemented CDBG and HOME funds spent on minor and major home rehabilitation. The grant period extends through the PY2022. The City continues to fund an Affordable Housing Trust Fund through the East Tennessee Foundation with \$323,000 in local tax revenues which is a flexible funding

source that helps to increase the supply of affordable housing in the region.

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

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

# CR-50 - HOME 91.520(d)

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

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

The City performed the following on-site inspections:

- 1. 2106 Sycamore Dr. on September 6, 2019, 1 unit. Deficiencies: Beeping smoke detector, trees touching house. Status: Corrected on October 18, 2019.
- 2. 2110 Sycamore Dr. on September 6, 2019, 1 unit. Deficiencies: None
- 3. 3425 Bishop St. on September 6, 2019, 1 unit. Deficiencies: Broken front porch handrail, guardrail at rear ramp loose, microwave not working, possible hose bib leak. Status: Corrected on October 18, 2019
- 4. 305 S. Castle St. on Aug. 21, 2019, 1 unit. Deficiencies: Red light blinking on smoke and CO2 detectors. Status: Corrected on September 9, 2019.
- 5. 5211 5249 Pocahontas Dr. on July 19, 2019, 10 units. Deficiencies: Smoke detectors need batteries, one missing smoke detector, kitchen drawer cover missing, hole in drywall, missing exterior light by front door, stove hood needs installed. We were unable to access one of the units because the tenant was being evicted and would not provide access. The property came under new ownership, with the new owner assuming all the terms of the HOME agreement. Owner stated that most of the items are already corrected. We will be re-inspecting those units and inspecting the one unit that was inaccessible last year within the next 30 days.

Landlords are provided with a written list of deficiencies and given a reasonable amount of time to complete them. The properties are re-inspected upon completion. All tenant and rental data are reviewed during inspections. All units were in compliance with HOME income and rent limits.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

This section will be completed for the final CAPER submitted to HUD.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

HOME program income is generated by HOME-funded housing rehabilitation and property acquisition projects. During the program year, a total of \$731,580.40 in HOME program income were receipted

through HUD's Integrated Disbursement and Information System (IDIS) for eligible housing activities. HOME program income in the amount of \$236,260.85 was drawn during the program year: \$113,894.24 to fund 3 units of owner-occupied housing rehabilitation (2 very low-income and 1 low/moderate-income households); \$57,040.47 in prior year administration (PI/PA); \$41,673.00 in Down Payment Assistance for 3 CHDO-homebuyers (2 extremely low and 1 low/moderate-income households); and \$23,653.14 for PY2019 administration (PI/PA).

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

Promoting Affordable Housing is a high priority goal that includes the following objectives: 1) Support Energy Efficiency and Housing Rehabilitation; 2) Support the Development of Supportive Housing for Special Needs Populations and Independent Living for the Elderly; and 3) Support the Development of New, Affordable Housing Construction. The City addresses these objectives in its action plan through its Owner Occupied and Rental Housing Rehabilitation programs with CDBG and HOME funds, and through CDBG funds sub-granted to CAC and NHI for emergency and minor home repairs. The City funded the acquisition of property to Home Source East Tennessee, a CHDO, in PY2016 to build 27 units of affordable rental housing at the Village at Holston Courts. A state-funded group home (3 units) for vulnerable, low income seniors was completed in PY2018. The 24 remaining units were completed in PY2019. The Helen Ross McNabb Center is currently developing 50 units of independent housing for low-income seniors. The City outlined in its action plan that it seeks to fund new special needs (including elderly populations) housing construction through its Rental Housing Rehabilitation program. The City supports CHDO-developed new affordable housing construction in its action plan. The City created its own, locally-funded Affordable Rental Development Fund (ARDF) to assist non-profit and for-profit developers of new, affordable rental housing. Eight million dollars have been committed by the City. The City of Knoxville also invested \$13M in local funds to support KCDC, its public housing authority, with development of affordable, rental housing in the Five Points revitalization area and is supporting, with \$4.25M in City Capital funds, the redevelopment of Austin Homes.

During PY2019, the City also supported private developers of affordable housing by assisting with documentation required by the State of Tennessee for tax credits through THDA and contributed \$323,000 in local funds to the East Tennessee Foundation's Affordable Housing Trust Fund to support affordable housing goals (including rental housing rehabilitation) in the city of Knoxville. The City continued to contribute to its own, locally-funded Affordable Rental Development Fund (ARDF), adding another \$4.6M during the program year, for a total of \$10.1M since July 2017. Four projects have been completed, totaling 230 units of affordable housing to-date and eight developments totaling 656 units are currently under construction. The ARDF was funded for PY2020 with an additional \$2.5M.