

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 completed 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	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Accessibility Modifications	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	20	34	170.00%	10	6	60.00%
Accessibility Modifications	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	30	93	310.00%			
Administration	Program Administration	CDBG: \$ / HOME: \$	Other	Other	10	8	80.00%	3	2	66.67%

Blighted Property Acquisition and Maintenance	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$	Homeowner Housing Added	Household Housing Unit	0			0	0	
Blighted Property Acquisition and Maintenance	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0			0	0	
Blighted Property Acquisition and Maintenance	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	400	397	99.25 %			
Blighted Property Acquisition and Maintenance	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	0	0		80	50	62.50 %

Design and Technical Assistance	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	4		0	4	
Design and Technical Assistance	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	11		0	4	
Design and Technical Assistance	Non-Housing Community Development	CDBG: \$	Other	Other	60	70	116.67%	13	9	69.23%
Down payment and Closing Cost Assistance	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	28	31	110.71%	0	0	
Down payment and Closing Cost Assistance	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	28	31	110.71%	10	4	40.00%
Down payment and Closing Cost Assistance	Affordable Housing	HOME: \$	Other	Other	0	0				

Emergency Home Repair	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	400	557	139.25%	200	139	69.50%
Energy Efficiency Improvements	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	125	137	109.60%			
Energy Efficiency Improvements	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		15	35	233.33%
Minor Home Repair	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0		48	20	41.67%
Minor Home Repair	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	150	183	122.00%			
New Affordable Housing Construction	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	20	26	130.00%			
New Affordable Housing Construction	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	22	32	145.45%	10	4	40.00%
Owner Occupied Housing Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	75	49	65.33%	15	6	40.00%

Public Facility Improvement	Non-Housing Community Development	CDB G: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	126		52	126	242.31%
Public Facility Improvement	Non-Housing Community Development	CDB G: \$	Homeless Person Overnight Shelter	Persons Assisted	52	126	242.31%	0	126	
Public Facility Improvement	Non-Housing Community Development	CDB G: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDB G: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40	244	610.00%	31	68	219.35%

Rental Housing Rehabilitation and Development	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	0	27		35	27	77.14 %
Rental Housing Rehabilitation and Development	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	20	26	130.00%	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 at-risk 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 Available	Amount Expended 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 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 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 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 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

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	757,592	0	0	226,645	0	530,947
Number	11	0	0	3	0	8
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	757,592	0	757,592			
Number	11	0	11			
Sub-Contracts						
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	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-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 Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 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 increasing 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 non-congregate "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 AIs 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 received 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

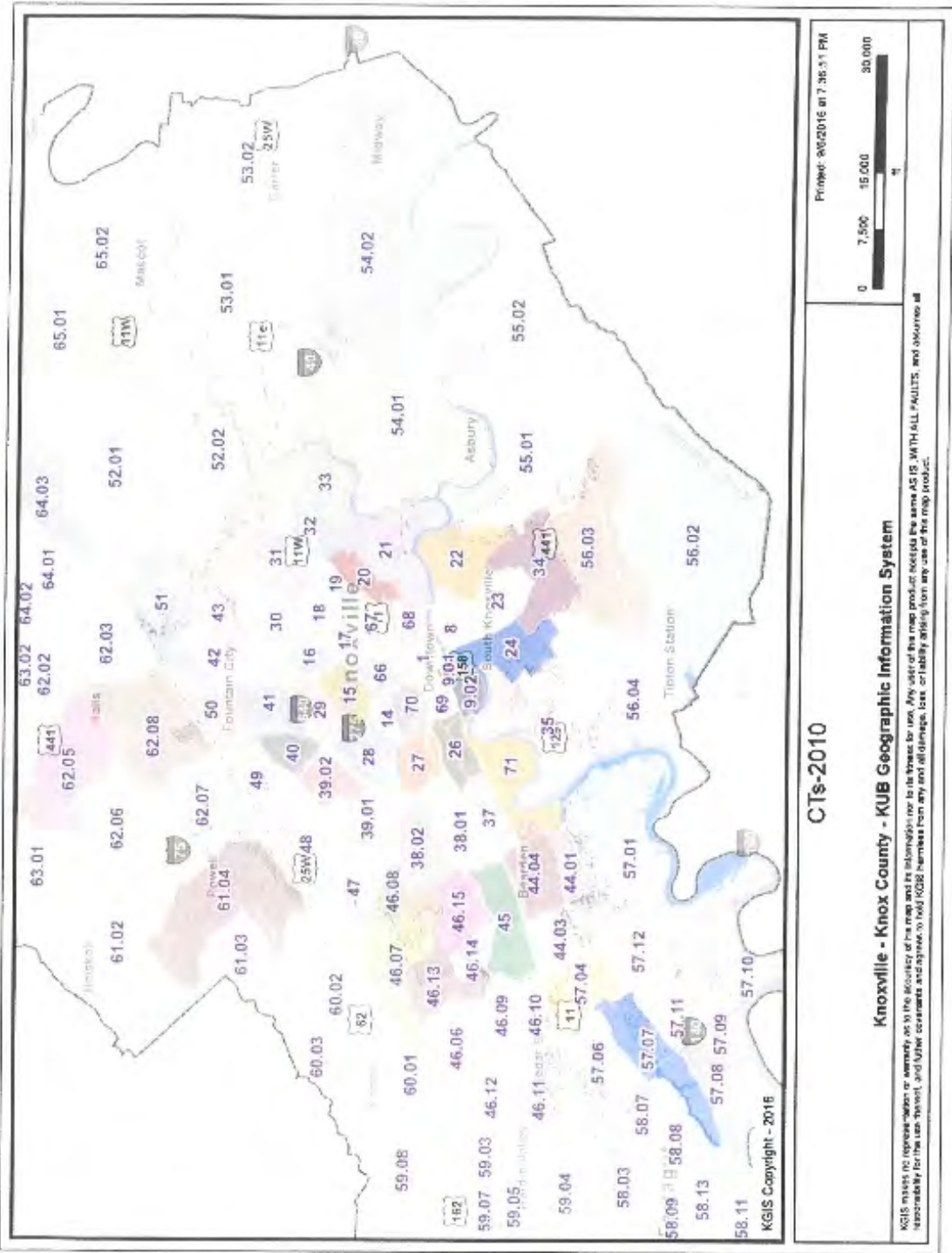
1. CR-05

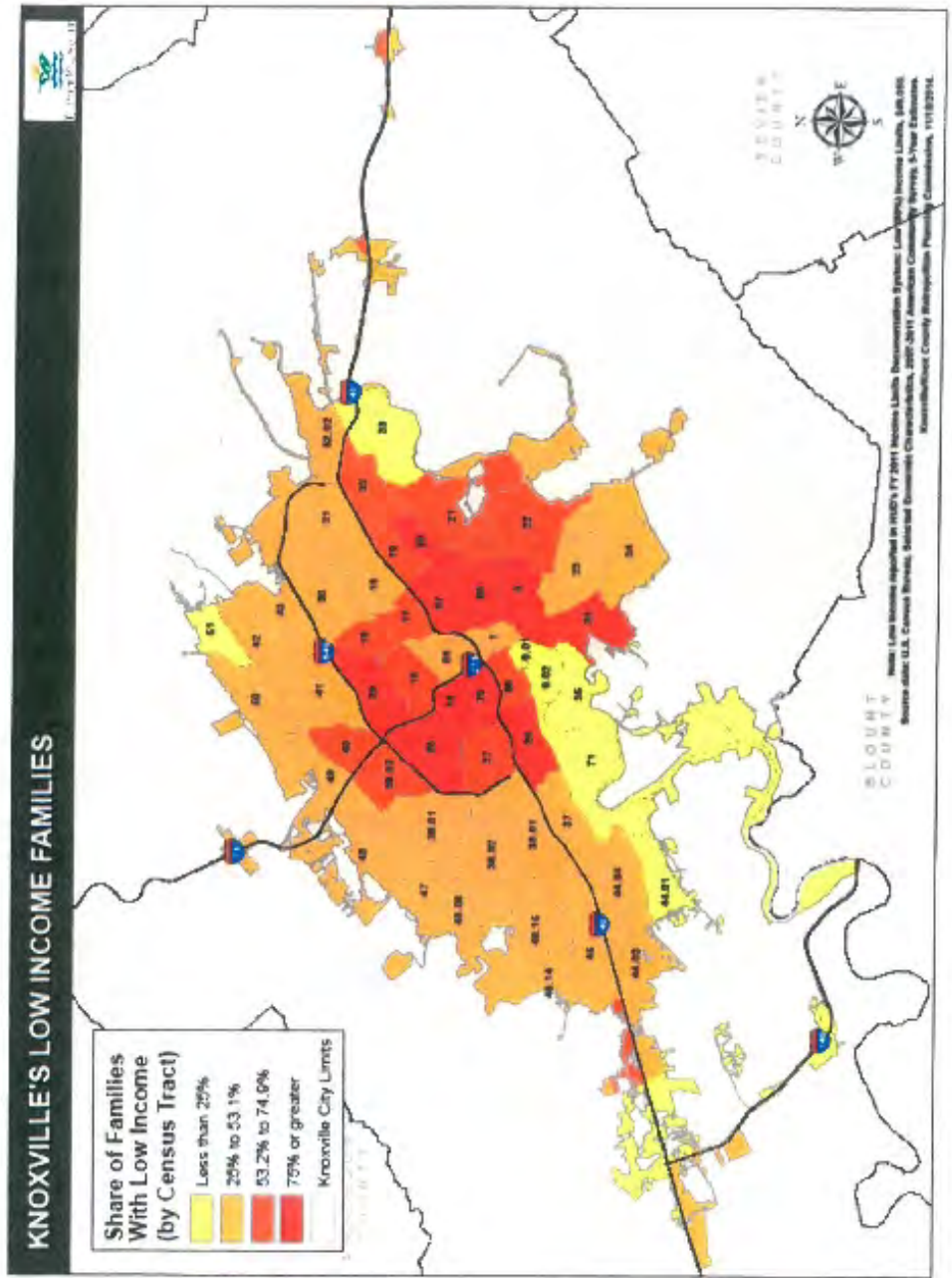
Goals and Objectives	Priority Level	Federal Objectives
<p>Goal: Strengthen Neighborhoods</p> <p><u>Objective:</u> Improve and promote Quality of Life in neighborhoods through programs to help eliminate blighted and vacant/underused properties through:</p> <ol style="list-style-type: none"> 1. Acquisition 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. <p><u>Objective:</u> Support the Quality, Up-Keep, and Affordability of Housing in Neighborhoods through:</p> <ol style="list-style-type: none"> 1. Housing Rehabilitation (both owner-occupied and rental); 2. Emergency and Minor Home Repairs (inc. Accessibility Modifications); and 3. Energy Efficiency and Weatherization Programs. <p><u>Objective:</u> Support Public Facilities - Neighborhood/Community Centers</p> <p><u>Objective:</u> Support Public Infrastructure - Street Improvements</p>	<p>High</p> <p>High</p> <p>Low</p> <p>Low</p>	<p>Create a Suitable Living Environment (SL)</p> <p>Provide Decent Housing (DH)</p> <p>SL</p> <p>SL</p>
<p>Goal: Promote Economic Development</p> <p><u>Objective:</u> Support Job Creation and Small Business Loans through the Commercial Façade Program; Section 3 construction activities; and Section 108 Loans.</p> <p><u>Objective:</u> Support Minority- and Women- Owned Businesses through Section 3 construction activities.</p> <p><u>Objective:</u> Support Green Job Initiatives through Energy Efficiency Program.</p>	<p>High</p> <p>High</p> <p>High</p>	<p>Create Economic Opportunities (EO)</p> <p>EO</p> <p>EO</p>
<p>Goal: Reduce and End Homelessness</p> <p><u>Objective:</u> Support Employment and Economic Stability through Case Management/Supportive Services Emphasizing Employment/Economic Stability.</p> <p><u>Objective:</u> Support Homelessness Prevention through:</p> <ol style="list-style-type: none"> 1. Case Management and Supportive Services and 2. Affordable Housing programs (Housing Rehabilitation, Emergency and Minor Home Repairs, and Accessibility Modifications). <p><u>Objective:</u> Support Case Management and Supportive Services, HMIS, Rapid Re-Housing, and Housing Counseling.</p> <p><u>Objective:</u> Support Emergency Shelter/Services and Transitional Housing/Services</p> <p><u>Objective:</u> Develop and Maintain Affordable Permanent Housing through:</p> <ol style="list-style-type: none"> 1. New Affordable Housing Construction (inc. PSH and Special Needs Housing); 2. Housing Rehabilitation (both owner-occupied and rental); 3. Emergency and Minor Home Repairs (inc. Accessibility Modifications); and 4. Energy Efficiency Improvements/Weatherization. <p><u>Objective:</u> Support Public Service (Health Services) Activities.</p>	<p>High</p> <p>High</p> <p>High</p> <p>High</p> <p>High</p> <p>Low</p>	<p>Create a Suitable Living Environment (SL)</p> <p>SL</p> <p>Provide Decent Housing (DH)</p> <p>SL</p> <p>SL</p> <p>Provide Decent Housing (DH)</p> <p>SL</p>
<p>Goal: Promote Affordable Housing</p> <p><u>Objective:</u> Support Energy Efficiency and Housing Rehabilitation through:</p> <ol style="list-style-type: none"> 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. <p><u>Objective:</u> Support the Development of Supportive Housing for Special Needs populations and Independent Living for the Elderly.</p> <p><u>Objective:</u> Support Development of New Affordable Housing Construction through:</p> <ol style="list-style-type: none"> 1. Partnering with Community Housing Development Organizations (CHDOs) and 2. Down Payment and Closing Cost Assistance to CHDO home buyers. 	<p>High</p> <p>High</p> <p>High</p>	<p>Provide Decent Housing (DH)</p> <p>DH</p> <p>DH</p>

CR-15

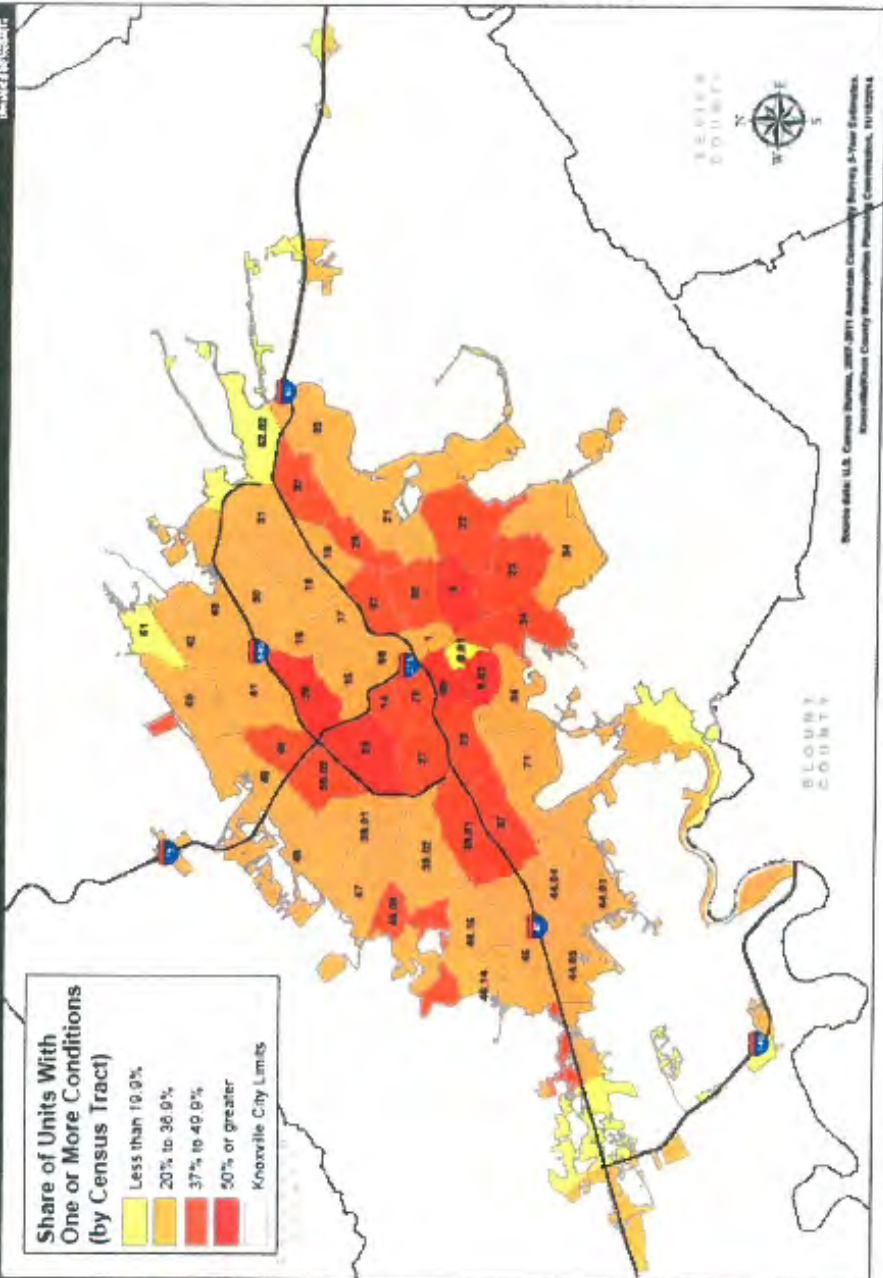
Census Tract	Total Dollars	HUD Dollars Spent	Low Income Families	Housing Conditions	Poverty Level	Overlap/Priority Areas	ARDF Dollars Spent
	\$3,480,260		\$2,705,502 78%	\$2,322,153 67%	\$1,606,769 46%	\$1,349,329 39%	\$1,623,430 47%
		\$1,856,830 53%	\$1,469,572 79%	\$1,086,223 58%	\$750,840 40%	\$543,393 29%	
27	\$818,893	\$12,956	\$818,893	\$818,893	\$818,893	\$818,893	\$805,937
32	\$735,065	\$355,065	\$735,065	\$735,065			\$380,000
57.06	\$237,500	\$0					\$237,500
20	\$167,716	\$167,716	\$167,716	\$167,716	\$167,716	\$167,716	
17	\$156,595	\$156,595	\$156,595				
46.13	\$150,000	\$0					\$150,000
8	\$136,428	\$86,436	\$136,428	\$136,428	\$136,428		\$49,993
16	\$123,487	\$123,487	\$123,487		\$123,487		
41	\$117,105	\$117,105					
67	\$107,052	\$107,052	\$107,052	\$107,052	\$107,052	\$107,052	
28	\$104,932	\$104,932	\$104,932	\$104,932	\$104,932	\$104,932	
39.02	\$95,509	\$95,509	\$95,509	\$95,509			
30	\$60,650	\$60,650					
15	\$46,380	\$46,380	\$46,380				
19	\$42,513	\$42,513	\$42,513		\$42,513	\$42,513	
21	\$37,969	\$37,969	\$37,969			\$37,969	
38.02	\$30,848	\$30,848					
22	\$27,430	\$27,430	\$27,430	\$27,430			
23	\$23,595	\$23,595		\$23,595			
68	\$20,364	\$20,364	\$20,364	\$20,364	\$20,364	\$20,364	
14	\$19,399	\$19,399	\$19,399	\$19,399	\$19,399	\$19,399	
39.01	\$19,187	\$19,187					
40	\$18,955	\$18,955	\$18,955	\$18,955	\$18,955		
70	\$16,323	\$16,323	\$16,323	\$16,323	\$16,323		
33	\$15,513	\$15,513					
29	\$15,511	\$15,511	\$15,511	\$15,511	\$15,511	\$15,511	
24	\$14,981	\$14,981	\$14,981	\$14,981	\$14,981	\$14,981	
31	\$14,551	\$14,551					
50	\$14,397	\$14,397					
51	\$13,006	\$13,006					
37	\$11,103	\$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					

3. CR-15 Maps

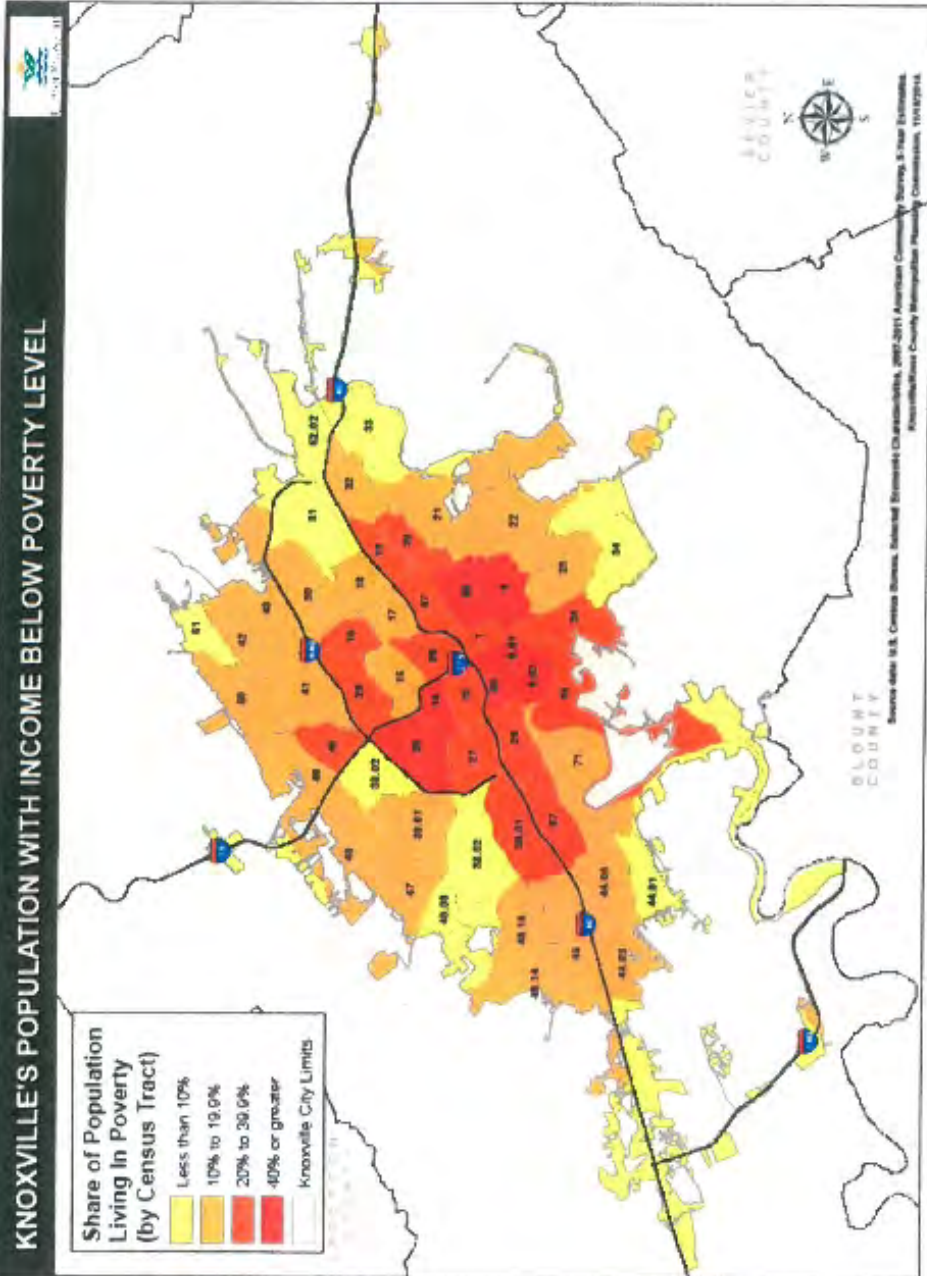




KNOXVILLE'S HOUSING UNITS WITH PHYSICAL AND FINANCIAL CONDITIONS

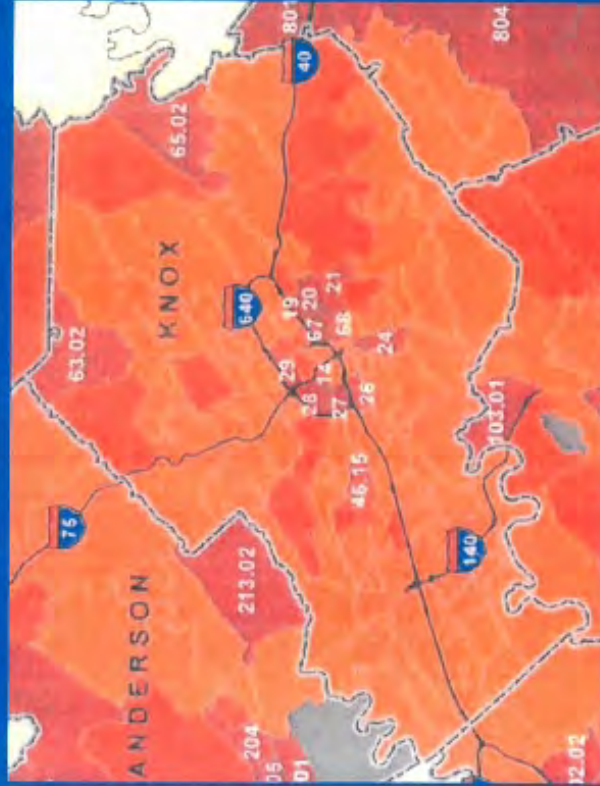


Source: U.S. Census Bureau, 2007-2011 American Community Survey, 5-Year Estimates, Knoxville City Limits, Knoxville County Metropolitan Planning Commission, 11/10/2014



Overlap/Priority Areas

- Opportunity: poverty, income, public assistance, living-wage jobs, unemployment, housing/transportation costs, free/reduced lunch eligibility, education attainment, college 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



Priority

Tract Number	Very High	High	Moderate	No Population
	Dark Red	Orange-Red	Orange	Grey

Note: Only Very High census tract numbers are listed on the map.

Attachment 2



CITY OF KNOXVILLE COMMUNITY DEV.
 P O BOX 1831
 KNOXVILLE, TN 37901

State of Wisconsin }
 County of Brown }

Before me, the undersigned, a Notary Public in and for said county, this day personally came said legal clerk first duly sworn, according to law, says that he/she is a duly authorized representative of The Knoxville News-Sentinel, a daily newspaper published at Knoxville, in said county and state, and that the advertisement of

(The Above-Referenced)

of which the annexed is a copy, was published in said paper on the following date(s):

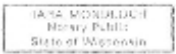
11/14/2020

and that the statement of account herewith is correct to the best of his/her knowledge, information, and belief.

Larry Stegman
 Legal Clerk

Subscribed and sworn to before me this November 14, 2020

Greg M. Mitchell
 Notary Public



My commission expires August 6, 2021

**CITY OF KNOXVILLE
 HOUSING AND NEIGHBORHOOD
 DEVELOPMENT DEPARTMENT
 NOTICE OF PUBLIC REVIEW
 AND COMMENT
 CONSOLIDATED ANNUAL PER-
 FORMANCE AND EVALUATION
 REPORT**

A copy of the City of Knoxville's 2020-2021 Consolidated Annual Performance and Evaluation Report will be available for citizen review and comment for a period of fifteen days beginning November 16, 2020. The report describes how the City of Knoxville uses Community Development Block Grant and HOME Investment Partnerships Act funding received from the U.S. Department of Housing and Urban Development during the 2020 fiscal year that ended June 30, 2021. The report will be available for review in the City's Housing and Neighborhood Development Office, 400 Main Street and on the City's website at www.knox.gov/hnd and will be reviewed under "Records and Information" with the following exceptions. The draft report will also be mailed to interested parties upon request by calling Clerk Henderson at 865.215.2182.

Questions and comments may be submitted to Linda East at 865.215.2337, leat@knoxville.gov or mailed to City of Knoxville, Housing and Neighborhood Development Department, P.O. Box 1831, Knoxville TN 37901. All comments must be received no later than October 5, 2021.



Publication Cost: \$108.00
 Ad No: 0004486338
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Reports and Plans

Housing and Neighborhood Development Director

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

400 Main St.,
Room 532
Knoxville, TN
37902



Current Plans

[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](#)

[2018-2019 Annual Action Plan \[PDF\]](#)

[PY2017-2018 CAPER \[PDF\]](#)

[2017-2018 Annual Action Plan \[PDF\]](#)

[2016-2017 Consolidated Annual 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

[November 16, 2020
PARC Meeting
Cancelled, To Be
Rescheduled](#)

Events

[November 16,
2020
Downtown
Knoxville
Alliance
\(formerly CBID\)](#)

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our chatbot
below.



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400 Main
Street
Knoxville,
TN 37902
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Attachment 3

Date: 09-Dec-2020
 Time: 21:38
 Page: 1

U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2019
 KNOXVILLE

PGM Year: 1994
 Project: 0002 - CONVERTED CDBG ACTIVITIES
 IDIS Activity: 2 - CDBG COMMITTED FUNDS ADJUSTMENT

Status: Open 8/21/2001 12:00:00 AM
 Location:

Objective:
 Outcome:

Matrix Code: Planned Repayment of Section 108
 National Objective:

Initial Funding Date: 07/08/1997

Description:

DRAWDOWN WAS SECOND PAYMENT FOR SECTION 108 ANNUAL REPAYMENT AMOUNT-SEE ACTIVITY #657 (PY2000, PROJECT 20)

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
	Pre-2015		\$17,354,875.30	\$0.00	\$0.00
	1999	B80MC470005		\$0.00	\$2,278,000.00
	1990	B80MC470005		\$0.00	\$2,183,000.00
	1991	B81MC470005		\$0.00	\$2,417,000.00
	1992	B82MC470005		\$0.00	\$2,528,000.00
	1993	B83MC470005		\$0.00	\$2,832,000.00
	1994	B84MC470005		\$0.00	\$2,862,000.00
	1995	B85MC470005		\$0.00	\$1,931,541.54
	2000	B00MC470005		\$0.00	\$549,333.76
Total	Total		\$17,354,875.30	\$0.00	\$17,354,875.30

Proposed Accomplishments
 Actual Accomplishments

Number assisted:	Owner		Renter		Total	
	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0
Asian:	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0
Asian/White:	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0
Total:	0	0	0	0	0	0

Female-headed Households: 0

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low/Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mid				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2015
 Project: 0018 - Section 108 Loan Guarantee/Farragut Hotel
 IDIS Activity: 2146 - Farragut Hotel

Status: Open
 Location: 520 S Gay St Knoxville, TN 37902-1501
 Objective: Create economic opportunities
 Outcome: Availability/accessibility
 Matrix Code: GI Building Acquisition Construction, National Objective: LMUP

Initial Funding Date: 09/09/2016
 Description:

Financing

Fund Type	Grant Year	Grant	Funded Amount:	Drawn In Program Year	Drawn Thru Program Year
CDBG	SL	2015 B15MC470005	\$2,900,000.00	\$0.00	\$2,900,000.00
Total			\$2,900,000.00	\$0.00	\$2,900,000.00

Proposed Accomplishments

Jobs : 61

Actual Accomplishments

Number assisted:

	Owner		Renter		Total	
	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0
Asian:	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0
Total:	0	0	0	0	0	0

Female-headed Households: 0 0 0

Income Category: 0 0 0

	Owner	Renter	Total	Person
Extremely Low	0	0	0	5
Low Mod	0	0	0	37
Moderate	0	0	0	13
Non Low Moderate	0	0	0	9
Total	0	0	0	64
Percent Low/Mod				85.9%

Annual Accomplishments

Years Accomplishment Narrative

2015 The City of Knoxville contracted with Dover Development (a local small women owned business) as the general contractor for the redevelopment of 0 Benefiting

PGM Year: 2017

Project: 0009 - Rental Housing Rehabilitation and Development
 IDIS Activity: 2208 - Premier Properties/3508 Kaley Springs Way

Status: Open
 Location: 3308 Kaley Springs Way Knoxville, TN 37917-2381
 Objective: Provide decent affordable housing
 Outcome: Affordability
 Matrix Code: Rehab; Multi-Unit Residential (14B) National Objective: LMH

Initial Funding Date: 12/28/2017

Description:

Moderate rehabilitation of a 40 unit complex consisting of 32 duplexes and 2 4-plexes

Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	Pre-2015		\$217,568.74	\$0.00	\$0.00
	2014 B14MC470005			\$0.00	\$217,568.74
	2016 B16MC470005		\$717.16	\$0.00	\$717.16
Total			\$289,542.80	\$32,948.14	\$41,680.04
Proposed Accomplishments				\$32,948.14	\$259,946.94

Housing Units : 40

Actual Accomplishments

Number assisted:

	Owner		Renter		Total	
	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0
Asian:	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0

Asian/Pacific Islander: 0 0 0 0 0 0 0 0
 Hispanic: 0 0 0 0 0 0 0 0
 Total: 0 0 0 0 0 0 0 0

Female-headed Households: 0 0 0 0 0 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments
 Years: 2017
 Accomplishment Narrative: 6/30/18: Project is underway and will have a total of 40 rehabilitated units when completed. # Benefiting

PGIM Year: 2017
 Project: 0003 - Owner Occupied Housing Rehabilitation
 IDIS Activity: 2211 - McClain/Davis/1523 Minnesota Ave.

Status: Completed 1/21/2020 12:00:00 AM
 Location: 1523 Minnesota Ave Knoxville, TN 37921-2537
 Objective: Provide decent affordable housing
 Outcome: Affordability
 Matrix Code: Rehab; Single-Unit Residential (14A) National Objective: LMH

Initial Funding Date: 03/19/2018
 Description: Replacement home for a low income family.
 Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	Pre-2015		\$550.00	\$0.00	\$0.00
	2014-2015	B14MCA70005		\$0.00	\$550.00
	2016	B16MCA70005	\$15,326.86	\$1,076.66	\$15,326.86
Total			\$15,876.86	\$11,076.66	\$15,876.86

Proposed Accomplishments
 Housing Units: 1

Actual Accomplishments	Owner		Renter		Total	
	Total	Hispanic	Total	Hispanic	Total	Hispanic
Number assisted:	1	0	0	0	1	0
White:	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0
Asian:	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0

Black/African American & White: 0 0 0 0 0 0 0 0
 American Indian/Alaskan Native & Black/African American: 0 0 0 0 0 0 0 0
 Other multi-racial: 0 0 0 0 0 0 0 0
 Asian/Pacific Islander: 0 0 0 0 0 0 0 0
 Hispanic: 0 0 0 0 0 0 0 0
Total: 1 0 0 0 1 0 1 0

Female-headed Households: 0 0

Income Category: Owner Renter Total Person

Extremely Low 0 0 0 0
 Low Mod 0 0 0 0
 Moderate 1 0 1 0
 Non Low Moderate 0 0 0 0
Total 1 0 1 0
 Percent Low/Mod 100.0% 100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2019	9/4/2019: Replacement house complete. Owner to move back in within 2 weeks.	
PGM Year:	2017	

Project: 0303 - Owner Occupied Housing Rehabilitation
IDIS Activity: 2217 - Donna Johnson/915 Yellowstone
Status: Completed 7/8/2019 12:05:00 AM
Location: 815 Yellowstone Rd Knoxville, TN 37914-8751
Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Rehab: Single-Unit Residential (14A)
National Objective: LMH

Initial Funding Date: 05/09/2019
Description: Reconstruction of a new 2Br SFR for a low income, elderly family.
Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015	\$0.00	\$0.00	\$0.00
		2014 B14MC470305	\$550.00	\$0.00	\$550.00
Total	Total		\$550.00	\$0.00	\$550.00

Proposed Accomplishments
 Housing Units : 1

Actual Accomplishments

Number assisted:	Owner		Renter		Total	
	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0
Black/African American:	0	0	0	0	0	0
Asian:	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0

American Indian/Alaskan Native & White: 0 0 0 0 0 0 0 0
 Asian White: 0 0 0 0 0 0 0 0
 Black/African American & White: 0 0 0 0 0 0 0 0
 American Indian/Alaskan Native & Black/African American: 0 0 0 0 0 0 0 0
 Owner multi-racial: 0 0 0 0 0 0 0 0
 Asian/Pacific Islander: 0 0 0 0 0 0 0 0
 Hispanic: 0 0 0 0 0 0 0 0
 Total: 1 0 0 0 0 0 1 0

Females-headed Households: 1 0 0 0 0 0 1 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low/Mod	1	0	1	0
Moderate	0	0	0	0
Non Low/Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

2018 Accomplishment Narrative: 1/3/18: Construction is close to 75% complete. Should be no more delays
 PGM Year: 2018 # Benefiting

Project: 0003 - Owner-occupied Housing Rehabilitation
 IDIS Activity: 2228 - 2019 Audrey West/1606 Wilder Place

Status: Completed 9/19/2018 12:00:00 AM
 Location: 1606 Wilder Pl Knoxville, TN 37915-3127

Objective: Provide decent affordable housing
 Outcome: Affordability
 Matrix Code: Rehab: Single-Unit Residential (14A) National Objective: LMH

Initial Funding Date: 08/22/2018

Description:

Substantial rehab and minor LBP remediation for a low income, elderly household.
 Financing

COBG	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
EN	EN	2018	B18MCA70005	\$11,917.30	\$0.00	\$11,917.30
Total	Total			\$11,917.30	\$0.00	\$11,917.30

Proposed Accomplishments

Housing Units : 1

Actual Accomplishments

Number assisted:

	Owner Total	Hispanic	Renter Total	Hispanic	Person Total	Hispanic
White:	0	0	0	0	0	0
Black/African American:	1	0	0	0	1	0
Asian:	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0

Native Hawaiian/Other Pacific Islander: 0 0 0 0 0 0
 American Indian/Alaskan Native & White: 0 0 0 0 0 0
 Asian White: 0 0 0 0 0 0
 Black/African American & White: 0 0 0 0 0 0
 American Indian/Alaskan Native & Black/African American: 0 0 0 0 0 0
 Other multi-racial: 0 0 0 0 0 0
 Asian/Pacific Islander: 0 0 0 0 0 0
 Hispanic: 0 0 0 0 0 0
Total: 1 0 0 0 1 0

Female-headed Households: 1 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	1	0	1	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

2018 Accomplishment Narrative

B1918: Rehab complete, homeowner to move back in within 30 days.

PGM Year: 2018

Project: 0001 - General Administration

IDIS Activity: 2231 - CDBG General Admin

Status: Completed 9/10/2019 12:00:00 AM

Location:

Objective:
Outcome:

Matrix Code: General Program Administration (21A)

National Objective:

Initial Funding Date: 08/10/2018

Description:

General administration expenses for CDBG program.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	FN	2018 B18MC470005		\$316,565.84	\$0.00	\$316,565.84
Total				\$316,565.84	\$0.00	\$316,565.84

Proposed Accomplishments

Actual Accomplishments

Number assisted:

White:

Black/African American:

Asian:

American Indian/Alaskan Native:

Owner	Renter	Total	Person
Total	Hispanic	Total	Hispanic
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0

Native Hawaiian/Other Pacific Islander: 0 0 0 0
 American Indian/Alaskan Native & White: 0 0 0 0
 Asian White: 0 0 0 0
 Black/African American & White: 0 0 0 0
 American Indian/Alaskan Native & Black/African American: 0 0 0 0
 Other multi-racial: 0 0 0 0
 Asian/Pacific Islander: 0 0 0 0
 Hispanic: 0 0 0 0
 Total: 0 0 0 0

Female-headed Households: 0

Income Category: Owner Renter Total Person
 Extremely Low 0
 Low Mod 0
 Moderate 0
 Non Low Moderate 0
 Total 0 0 0 0
 Percent Low/Mod 0

No data returned for this view. This might be because the applied filter excludes all data.

Annual Accomplishments

PGM Year: 2018
 Project: 0002 - Housing Administration
 IDIS Activity: 2232 - Housing Admin

Status: Completed 5/10/2019 12:00:00 AM
 Location: 420 W Main St Knoxville, TN 37902-2405

Objective: Provide decent affordable housing
 Outcome: Availability/accessibility
 Matrix Code: Rehabilitation Administration (14H)

National Objective: LMH

Initial Funding Date: 08/10/2018

Description:

Financing

CDBG	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
EN	2018	B18MC470005		\$322,000.05	\$0.00	\$322,000.05
Total				\$322,000.05	\$0.00	\$322,000.05

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total	
	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0
Asian:	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0

American Indian/Alaskan Native & White: 0 0 0 0 0 0 0
 Asian White: 0 0 0 0 0 0 0
 Black/African American & White: 0 0 0 0 0 0 0
 American Indian/Alaskan Native & Black/African American: 0 0 0 0 0 0 0
 Other multi-racial: 0 0 0 0 0 0 0
 Asian/Pacific Islander: 0 0 0 0 0 0 0
 Hispanic: 0 0 0 0 0 0 0
 Total: 0 0 0 0 0 0 0

Female-headed Households: 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years Accomplishment Narrative

2018 This is a rehabilitation/housing services activity that supports housing activities. Accomplishments are reported in each housing activity.

Benefiting

PGM Year: 2018

Project: 0003 - Owner-occupied Housing Rehabilitation
 IDIS Activity: 2240 - 1124 Adcock Ave/Stevens

Status: Completed 8/13/2020 12:00:00 AM
 Location: 1124 Adcock Ave Knoxville, TN 37521-801

Objective: Provide decent affordable housing
 Outcome: Affordability

Matrix Code: Rehab; Single-Unit Residential (14A) National Objective: LMH

Initial Funding Date: 09/24/2018

Description:

Rehabilitated single family residence for low income homeowner.

Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	2017	B17MC470005	\$20,000.00	\$1,162.15	\$20,000.00
	2018	B18MC470005	\$34,694.75	\$32,374.75	\$34,694.75
Total			\$54,694.75	\$33,536.90	\$54,694.75

Proposed Accomplishments

Housing Units : 1

Actual Accomplishments

Number assisted:

	Owner	Renter	Total	Hispanic	Total	Hispanic	Total	Person	Hispanic
	Total	Total	Total	Hispanic	Total	Hispanic	Total	Total	Hispanic

White: 0 0 0 0 0 0 0 0
 Black/African American: 1 0 0 0 0 0 0 0
 Asian: 0 0 0 0 0 0 0 0
 American Indian/Alaskan Native: 0 0 0 0 0 0 0 0
 Native Hawaiian/Other Pacific Islander: 0 0 0 0 0 0 0 0
 American Indian/Alaskan Native & White: 0 0 0 0 0 0 0 0
 Asian White: 0 0 0 0 0 0 0 0
 Black/African American & White: 0 0 0 0 0 0 0 0
 American Indian/Alaskan Native & Black/African American: 0 0 0 0 0 0 0 0
 Other multi-racial: 0 0 0 0 0 0 0 0
 Asian/Pacific Islander: 0 0 0 0 0 0 0 0
 Hispanic: 0 0 0 0 0 0 0 0
 Total: 1 0 0 0 0 0 0 0
 Female-headed Households: 1 0 0 0 0 0 0 0
 Income Category: Owner Renter Total Person
 Extremely Low 0 0 0 0
 Low Mod 1 0 1 1
 Moderate 0 0 0 0
 Non Low Moderate 0 0 0 0
 Total 1 0 1 1
 Percent Low/Mod 100.0% 100.0%

Annual Accomplishments

2018 Accomplishment Narrative

Rehabilitated single family residence for low income homeowner.

PGM Year: 2018

Project: 0003 - Owner-occupied Housing Rehabilitation

IDIS Activity: 2243 - Daniel Calton/123 E. Columbia Ave.

Status: Completed 6/30/2020 12:30:00 AM

Location: 123 E Columbia Ave Knoxville, TN 37917-5315

Initial Funding Date: 09/28/2018

Description:

Substantial rehabilitation for a disabled homeowner.

Benefiting

Objective: Provide decent affordable housing
 Outcome: Affordability
 Matrix Code: Rehab: Single-Unit Residential (14A)
 National Objective: LMH

Financing	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	FN	2016 R16MC470005		\$49,378.18	\$0.00	\$49,378.18
		2018 B18MC470005		\$13,479.82	\$0.00	\$4,230.00
Total				\$62,858.00	\$0.00	\$53,608.18

Proposed Accomplishments
Housing Units : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0

Female-headed Households: 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	1	0	1	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2018	2/20/18: Project is underway. Should be completed within 80 days.	
2019	8/1/19: Final inspection - project is complete and homeowner will move back in within 30 days.	
PGM Year:	2018	

Project: 0003 - Owner-occupied Housing Rehabilitation
IDIS Activity: 2247 - Vicky Parker/3659 Speedway Circle

Status: Completed 6/30/2020 12:00:00 AM
Location: 3659 Speedway Cir Knoxville, TN 37914-4056

Initial Funding Date: 1/21/2018

Description:

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Rehab: Single-Unit Residential (14A)

National Objective: LMH

Substantial rehab for a low income household.

Financing	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2018	B18MC470005	\$33,413.70	\$14,394.13	\$33,413.70
Total				\$33,413.70	\$14,394.13	\$33,413.70

Proposed Accomplishments

Housing Units : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian/White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0
Female-headed Households:	0	0	0	0	0	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	1	0	1	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2019	11/15/15 - Rehab complete.	
PGM Year:	2018	

Project: 5003 - Owner-occupied Housing Renovation
 IDIS Activity: 2250 - Fair/2351 Parkview Ave.

Status: Completed 7/8/2019 12:00:00 AM
 Location: 2351 Parkview Ave Knoxville TN 37917-3230

Objective: Provide decent affordable housing
 Outcome: Affordability

Matrix Code: Rehab; Single-Unit Residential (14A) National Objective: LMH

Initial Funding Date: 1/28/2018

Description:

Substantial rehab for a low income homeowner.

Financing

CDBG	EN	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
			2018	B18MC470005	\$19,061.80	\$0.00	\$19,061.80
Total	Total				\$19,061.80	\$0.00	\$19,061.80

Proposed Accomplishments

Housing Units : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0

Female-headed Households:

1

Income Category:

	Owner	Renter	Total	Person
Extremely Low	1	0	1	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2018	4,9319; Project completed	
PGM Year:	2018	

Project: 0003 - Owner-occupied Housing Rehabilitation
 IDIS Activity: 2252 - 3347 Sunset Ave/McKinney

Status: Completed 1/21/2020 12:00:00 AM

Objective: Provide decent affordable housing

Location: 3347 Sunset Ave Knoxville, TN 37814-5643 Outcome: Affordability National Objective: LMH
 Mix: Rehab; Single-Unit Residential (14A)

Initial Funding Date: 01/17/2019

Description: Rehabilitated single family residence for low income homeowner.
 Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
EN	2019	B18MC47005	\$36,960.92	\$28,604.89	\$36,960.92
Total			\$36,960.92	\$28,604.89	\$36,960.92

Proposed Accomplishments

Housing Units : 1

Actual Accomplishments

Number assisted: 1

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0

Female-headed Households: 1

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	1	0	1	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years

Accomplishment Narrative

2018 Rehabilitated single family residence for low income homeowner.

PGM Year: 2018

Project: 0008 - Emergency Home Repairs and Weatherization-Related

IDIS Activity: 2253 - HomeSource ETN Normandy Chateau Weatherization

Benefiting

Status: Completed 1/28/2020 12:00:00 AM
 Location: 4501 Jenkins Rd Knoxville, TN 37918-2223
 Objective: Provide decent affordable housing
 Outcome: Affordability
 Matrix Code: Energy Efficiency Improvements (14F) National Objective: LMH

Initial Funding Date: 03/05/2019

Description: Weatherization/energy efficiency improvements for 36 affordable rental units at Home Source East Tennessee's Normandy Chateau, Jenkins Road.

Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2018 B18MC470205	\$112,000.00	\$112,000.00	\$112,000.00
Total			\$112,000.00	\$112,000.00	\$112,000.00

Proposed Accomplishments

Housing Units : 36

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	17	1	17	1	0	0
Black/African American:	0	0	18	0	18	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	35	1	35	1	0	0

Female-headed Households:

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	5	6	0
Low Mod	0	18	18	0
Moderate	0	11	11	0
Non Low Moderate	0	0	0	0
Total	0	35	35	0
Percent Low/Mod		100.0%		100.0%

Annual Accomplishments

Years

Accomplishment Narrative

2019 The Normandy Chateau CDBG weatherization project successfully implemented weatherization improvements to 36 rental units designated for

PGM Year: 2018 # Benefitting

Project: 0003 - Owner-occupied Housing Rehabilitation

IDIS Activity: 2254 - 3511 Ashland Ave/Knight

Status: Completed 8/14/2018 12:00:00 AM
 Location: 3511 Ashland Ave Knoxville, TN 37914-4038
 Objective: Provides decent affordable housing
 Outcome: Affordability
 Matrix Code: Rehab: Single-Unit Residential (14A); National Objective: LMH

Initial Funding Date: 04/11/2018

Description: Rehabilitation of single family residence of low income homeowner.
 Financing

CDDBG	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
EN	EN	2018	R18MNC47005	\$16,909.02	\$0.00	\$16,909.02
Total	Total			\$16,909.02	\$0.00	\$16,909.02

Proposed Accomplishments
 Housing Units : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0

Female-headed Households: 1 0

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	1	0	1	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2018	Rehabilitation of single family residence for low income homeowner.	
PGM Year: 2018		
Project: 0003 - Owner-occupied Housing Rehabilitation		

IDIS Activity: 2255 - 2408 Woodbine Ave/Downs

Status: Completed 4/20/2020 12:05:00 AM
 Location: 2408 Woodbine Ave Knoxville, TN 37917-8216

Objective: Provide decent affordable housing
 Outcome: Affordability
 Matrix Code: Rehab, Single-Unit Residential (14A) National Objective: LMH

Initial Funding Date: 05/03/2019

Description:
 Rehabilitation of single family residence for low income homeowner.
 Financing

CDBG	EN	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
			2019	B18MC470005	\$1,578.15	\$876.15	\$1,578.15
Total					\$1,578.15	\$876.15	\$1,578.15

Proposed Accomplishments

Housing Units: 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0
Female-headed Households:	1		0		1		0	

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	1	0	1	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years Accomplishment Narrative

2018 Rehabilitation of single family residence for low income homeowner.
 2019 New replacement home completed 1/17/2020

Benefiting

PGM Year: 2018
 Project: 0103 - Owner-occupied Housing Rehabilitation
 IDIS Activity: 2263 - 2525 Upland Ave,Lehigh

Status: Completed 8/13/2020 12:00:00 AM
 Location: 2525 Upland Ave Knoxville, TN 37917-2376
 Objective: Provide decent affordable housing
 Outcome: Affordability
 Matrix Code: Rehab- Single-Unit Residential (14A)
 National Objective: LMH

Initial Funding Date: 07/25/2018
 Description: Energy star replacement home for owner occupied, low income household.
 Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
EN	2018	B18MC470035	\$4,550.00	\$2,450.00	\$4,550.00
Total			\$4,550.00	\$2,450.00	\$4,550.00

Proposed Accomplishments
 Housing Units: 1

Actual Accomplishments
 Number assisted:

	Owner		Renter		Total	
	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0
Black/African American:	0	0	0	0	0	0
Asian:	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0
Total:	1	0	0	0	1	0

Female-headed Households: 1

Income Category:

Income Category	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	1	0	1	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments
 Years: Accomplishment Narrative # Benefiting

2019 Energy star replacement home for owner occupied, low income household.
 PGM Year: 2019
 Project: 0003 - Owner-occupied Housing Rehabilitation
 IDIS Activity: 2266 - Woodard/1115 Overton Place

Status: Completed 9/11/2020 12:00:00 AM
 Location: 1115 Overton Pl Knoxville, TN 37917-5778
 Objective: Provide decent affordable housing
 Outcome: Affordability
 Matrix Code: Rehab: Single-Unit Residential (%AA) National Objective: LMH

Initial Funding Date: 05/04/2019
 Description: Substantial rehab for a low income, elderly household.
 Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	2015	B15MC470005	\$29,687.95	\$29,687.95	\$29,687.95
	2016	B16MC470005	\$29,699.80	\$29,699.80	\$29,699.80
	2017	B17MC470005	\$6,533.64	\$6,533.64	\$6,533.64
Total			\$66,515.39	\$66,515.39	\$66,515.39

Proposed Accomplishments
 Housing Units : 1
 Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0

Female-headed Households:

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	1	0	1	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments
 Years: 2019
 Accomplishment Narrative: 3/25/2020: Project complete; homeowner will move back in within 2 weeks.
 PGM Year: 2019
 # Benefiting

Project: 0002 - Housing Administration
 IDIS Activity: 2267 - Housing Admin
 Status: Completed 10/1/2020 12:00:00 AM
 Location: 400 W Main St Knoxville, TN 37902-2405
 Objective: Provide decent affordable housing
 Outcome: Affordability
 Matrix Code: Rehabilitation Administration (14H)
 National Objective: LMH

Initial Funding Date: 06/04/2019
 Description: Administration expenses for housing programs.
 Financing

CDBG	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
EN		2019	816MC470005	\$279,857.72	\$175,273.66	\$175,273.66
Total				\$279,857.72	\$175,273.66	\$175,273.66

Proposed Accomplishments
 Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households:

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Percent Low/Mod

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2019
 Project: 0001 - CDBG General Administration
 IDIS Activity: 2289 - CDBG General Administration
 Status: Completed 6/30/2020 12:00:00 AM
 Location:

Objective:
 Outcome:
 Matrix Code: General Program Administration (21A) National Objective:

Initial Funding Date: 10/15/2018

Description:
 Administrative expenses for CDBG program.

Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2019 B19MCA70005	\$269,856.59	\$169,609.41	\$169,609.41
Total			\$269,856.59	\$169,609.41	\$169,609.41

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households:

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2019
 Project: 0004 - Design and Technical Assistance
 IDIS Activity: 2270 - East Tennessee Community Design Center

Status: Completed 6/30/2020 12:00:00 AM
 Location: 1300 N Broadway St Knoxville, TN 37917-6501
 Objective: Create economic opportunities
 Outcome: Availability/accessibility
 Matrix Code: ED Technical Assistance (148B)
 National Objective: LMA

Initial Funding Date: 10/15/2019
 Description:

Financing	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2019	619MC470005	\$38,172.50	\$33,999.06	\$33,999.06
Total				\$38,172.50	\$33,999.06	\$33,999.06

Proposed Accomplishments
 Businesses : 13
 Total Population in Service Area: 2,410
 Census Tract Percent Low / Mod: 92.32

Annual Accomplishments
 Years
 Accomplishment Narrative
 2019
 The East Tennessee Community Design Center's Technical Assistance Program provided technical assistance for 11 public or non-profit agencies
 PGM Year: 2019 # Benefiting

Project: 0008 - Public Service Activity - Workforce Development
 IDIS Activity: 2271 - Neighborhood Housing Inc. Workforce Development

Status: Completed 6/30/2020 12:00:00 AM
 Location: 319 N Gay St Knoxville, TN 37917-7526
 Objective: Create economic opportunities
 Outcome: Availability/accessibility
 Matrix Code: Employment Training (05H)
 National Objective: LMC

Initial Funding Date: 10/15/2019
 Description:

Financing	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2019	619MC470005	\$119,000.00	\$96,687.97	\$96,687.97
Total				\$119,000.00	\$96,687.97	\$96,687.97

Proposed Accomplishments
 People (General) : 31
 Actual Accomplishments

Number assisted:	Owner		Renter		Total	
	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0
	0	0	0	0	0	0
	0	0	0	0	28	1
	0	0	0	0	37	0

Asian: 0 0 0 0 0 0 0 0
 American Indian/Alaskan Native: 0 0 0 0 0 0 0 0
 Native Hawaiian/Other Pacific Islander: 0 0 0 0 0 0 0 0
 American Indian/Alaskan Native & White: 0 0 0 0 0 0 0 0
 Asian White: 0 0 0 0 0 0 0 0
 Black/African American & White: 0 0 0 0 0 0 0 0
 American Indian/Alaskan Native & Black/African American: 0 0 0 0 0 0 0 0
 Other multi-racial: 0 0 0 0 0 0 0 0
 Asian/Pacific Islander: 0 0 0 0 0 0 0 0
 Hispanic: 0 0 0 0 0 0 0 0
Total: 0 0 0 0 0 0 0 0

Female-headed Households: 0 0 0 0 0 0 0 0

Income Category: Owner Renter Total Person

Extremely Low 0 0 0 46

Low Mod 0 0 0 12

Moderate 0 0 0 10

Non Low Moderate 0 0 0 0

Total 0 0 0 68

Percent Low/Mod 100.0%

Annual Accomplishments

2019 **Accomplishment Narrative** # Benefiting

The program provides pre-apprenticeship training which targets Knoxville's disadvantaged young adults from inner city neighborhoods surrounding

PGM Year: 2019
 Project: 0008 - Emergency Home Repairs
 IDIS Activity: 2272 - Knoxville Knox County CAC

Status: Completed 8/30/2020 12:00:00 AM
 Location: 4416 Sevierville Pike Knoxville, TN 37920-4900

Objective: Provide decent affordable housing
 Outcome: Sustainability
 Matrix Code: Rehab. Single-Unit Residential (14A) National Objective: LMH

Initial Funding Date: 10/16/2019
 Description:

Financing	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2019	B19MCA70005	\$464,852.55	\$394,410.14	\$394,410.14
	PI			\$170,281.45	\$92,356.51	\$92,356.51
Total	Total			\$635,144.00	\$486,766.65	\$486,766.65

Proposed Accomplishments
 Housing Units : 200

Actual Accomplishments

Number assisted:

Owner	Renter	Total	Hispanic	Total	Hispanic	Person	Total	Hispanic

	68	0	0	0	69	0	0	0
White:	68	0	0	0	69	0	0	0
Black/African American:	56	1	0	0	56	1	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	2	0	0	0	2	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	127	1	0	0	127	1	0	0

Female-headed Households: 56

Income Category:

	Owner	Renter	Total	Person
Extremely Low	50	0	50	0
Low Mod	43	0	43	0
Moderate	34	0	34	0
Non Low/Moderate	0	0	0	0
Total	127	0	127	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years: 2019

Accomplishment Narrative

GAC has used CDBG funds for emergency/inner home repairs to 127 owner-occupied homes.

PGM Year: 2019

Project: 0000 - Minor Home Repairs and Accessibility Improvements

IDIS Activity: 2273 - Neighborhood Housing, Inc. Operator Back Yard

Status: Completed 6/30/2020 12:00:00 AM

Location: 3200 McPherson St Knoxville, TN 37921-1775

Objective: Provide decent, affordable housing

Outcome: Sustainability

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

National Objective: LMH

Initial Funding Date: 10/6/2019

Description:

Financing

Fund Type: Grant Year: Grant

CDBG: EN 2019 B18MCA70005

Total: \$186,341.00

Proposed Accomplishments: \$157,020.33

Housing Units: 58

Actual Accomplishments: \$167,020.33

Number assisted:

Total Owner: Total Renter: Total Hispanic: Total Person

Total Hispanic: Total Hispanic: Total Hispanic

Total Hispanic: Total Hispanic: Total Hispanic

Total Hispanic: Total Hispanic: Total Hispanic

Total Hispanic: Total Hispanic: Total Hispanic

Total Hispanic: Total Hispanic: Total Hispanic

Total Hispanic: Total Hispanic: Total Hispanic

Total Hispanic: Total Hispanic: Total Hispanic

Total Hispanic: Total Hispanic: Total Hispanic

	28	0	4	0	32	0	0
White:	28	0	4	0	32	0	0
Black/African American:	25	0	2	0	27	0	0
Asian:	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0
Total:	53	0	6	0	59	0	0
Female-headed Households:	0	0	0	0	0	0	0

Income Category:	Owner	Renter	Total	Person
Extremely Low	25	5	30	0
Low/Mid	17	1	18	0
Moderate	11	0	11	0
Non Low/Moderate	0	0	0	0
Total	53	6	59	0
Percent Low/Mid	100.0%	100.0%	100.0%	

Annual Accomplishments
 Years: 2019
 Accomplishment Narrative: NeighborFood Housing, Inc's Operation Backyard Minor Home Repair Program performed accessibility modifications to 39 households and minor # Benefiting

PGM Year: 2019
 Project: 0011 - Bighted Property Maintenance
 IDIS Activity: 2274 - Bighted Property Maintenance

Status: Completed 6/30/2020 12:00:00 AM
 Location: 400 W Main St Knoxville, TN 37902-2405
 Objective: Create suitable living environments
 Outcome: Sustainability
 Matrix Code: Acquisition of Real Property (01) National Objective: SBS

Initial Funding Date: 10/16/2018
 Description:

Financing	Fund Type	Grant Year	Grant	Funded Amount:	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2016 B18MC470305		\$11,351.60	\$11,351.60	\$11,351.60
Total	Total			\$11,351.60	\$11,351.60	\$11,351.60

Proposed Accomplishments
 Housing Units : 80
 Annual Accomplishments

Years: Accomplishment Narrative # Benefiting
 2018 Fifty parcels were improved/maintained to keep them from further deteriorating.
 PGM Year: 2018

Project: 0003 - Owner-occupied Housing Rehabilitation
 IDIS Activity: 2278 - O/O and R/R General Expenses

Status: Completed 6/30/2020 12,000.00 AMM Objective: Provide decent affordable housing
 Location: 400 W Main St Knoxville, TN 37502-2405 Matrix Code: Renab, Single-Unit Residential (14A) National Objective: LMH

Initial Funding Date: 01/08/2020

Description: Project delivery costs such as appraisals, title, etc.

Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
EN	2018 B18MC470005		\$7,707.21	\$4,370.01	\$4,370.01
Total			\$7,707.21	\$4,370.01	\$4,370.01

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households: 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2019
 Project: 0003 - Owner-occupied Housing Rehabilitation
 IDIS Activity: 2276 - OVO and R/R LBP Expenses

Status: Completed 6/30/2020 12:00:00 AM
 Location: 400 W Main St Knoxville, TN 37902-2405
 Objective: Provide decent affordable housing
 Outcome: Affordability
 Matrix Code: Rehab, Single-Unit Residential (14A) National Objective: LMH

Initial Funding Date: 01/08/2020
 Description: Lease based paint expenses such as inspection/clearance for Owner Occupied and Rental Rehab projects.
 Financing

CDBG	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
EN		2018	616MC470005	\$548,81	\$215.02	\$215.02
Total				\$548,81	\$215.02	\$215.02

Proposed Accomplishments
 Actual Accomplishments

Number assisted:	Owner		Renter		Total	
	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0
Asian:	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0
Total:	0	0	0	0	0	0

Female-headed Households:	Owner		Renter		Total	
	Total	Person	Total	Person	Total	Person
Income Category:	0	0	0	0	0	0
Extremely Low	0	0	0	0	0	0
Low Mod	0	0	0	0	0	0
Moderate	0	0	0	0	0	0
Non Low Moderate	0	0	0	0	0	0
Total:	0	0	0	0	0	0
Percent Low/Mod						

Annual Accomplishments
 Years Accomplishment Narrative # Benefiting

2019 PGM Year: 2019 This activity paid for lead based paint inspection and/or clearance for owner occupied and rental housing rehabilitation.

Project: 0012 - Public Facility - Catholic Charities Samaritan Place
 IDIS Activity: 2280 - Catholic Charities Samaritan Place

Status: Completed 6/30/2020 12:00:00 AM
 Location: 3008 Lake Brook Blvd Knoxville, TN 37909-1138

Objective: Create suitable living environments
 Outcome: Availability/Accessibility
 Matrix Code: Homeless Facilities (not operating) National Objective: LMC

Initial Funding Date: 01/29/2020

Description: Renovation of 27 bathrooms at a homeless facility for seniors/elderly
 Financing

Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
EN	2019 B19MC470305		\$52,418.00	\$0.00	\$0.00
Total			\$52,418.00	\$0.00	\$0.00

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	104	1
Black/African American:	0	0	0	0	0	0	21	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	1	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	126	1

Female-headed Households:

Female-headed Households:	0	0	0	0	0	0	0	0
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Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	126
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	126
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2018	Catholic Charities of East Tennessee used CDBG funds to renovate the showers in 27 classrooms at their Samaritan Place facility. This facility offers	
	Total Funded Amount:	\$23,218,055.31
	Total Drawn Thru Program Year:	\$2,125,262.77
	Total Drawn In Program Year:	\$1,435,795.97

PR03 - KNOXVILLE



PART I: SUMMARY OF COBG RESOURCES		
01 UNRECORDED COBG FUNDS AT END OF PREVIOUS PROGRAM YEAR		277,695.00
02 ENTITLEMENT GRANT		1,694,012.00
03 SURPLUS UNRAV RENEWAL		0.00
04 SECTION 108 GUARANTEED LOAN FUNDS		0.00
05 CURRENT YEAR PROGRAM INCOME		116,797.66
06 CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SETTOP)		0.00
07 FUNDS RETURNED TO THE LHM BY CREDIT		0.00
08 FUNDS RETURNED TO THE LOCAL COBG ACCOUNT		0.00
09 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE		85,036.00
10 TOTAL AVAILABLE (SUM, LINES 01-09)		2,103,522.66
PART II: SUMMARY OF COBG EXPENDITURES		
01 DISBURSED IN OTHER THAN SECTION 108 RENEWALS AND PLANNING/ADMINISTRATION		1,096,100.00
02 ADJUSTMENT TO COMPUTE TOTAL ANNUAL SUBJECT TO LOW/MOD SOLVENT		373,506.56
03 (1) ANNUAL SUBJECT TO LOW/MOD SOLVENT (LINE 02 + LINE 08)		1,541,291.12
04 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION		140,600.41
05 DISBURSED IN IDIS FOR SECTION 108 RENEWALS		0.00
06 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES		99,217.16
07 TOTAL EXPENDITURES (SUM, LINES 01-06)		1,908,592.73
08 UNRECORDED BALANCE (LINE 07 - LINE 10)		194,929.93
PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD		
09 EXPENSE FOR LOW/MOD HOUSING IN SPECIAL AREAS		0.00
10 EXPENSE FOR LOW/MOD MULTIFAMILY HOUSING		144,548.19
11 DISBURSED FOR OTHER LOW/MOD ACTIVITIES		1,120,886.80
12 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD SUBJECT		373,506.56
13 (TOTAL LOW/MOD CREDIT (SUM, LINES 12-14))		1,478,241.55
14 PERCENT LOW/MOD CREDIT (LINE 12/LINE 13)		90.33%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS		
15 PROGRAM YEAR(S) COVERED BY CERTIFICATION		
16 (MULTIPLIATIVE NET EXPENSE) UNDER SUBJECT TO LOW/MOD BENEFIT CALCULATION	PP: PY: PY:	0.00
17 (MULTIPLIATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS)		0.00
18 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 17/LINE 20)		0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS		
19 DISBURSED IN IDIS FOR PUBLIC SERVICES		56,887.00
20 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR		0.00
21 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR		0.00
22 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS		22,017.00
23 TOTAL PS OBLIGATIONS (LINE 22 + LINE 20 + LINE 21 + LINE 19)		115,000.00
24 ENTITLEMENT GRANT		1,694,012.00
25 PRIOR YEAR PROGRAM INCOME		116,797.66
26 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP		119,140.00
27 TOTAL SUBJECT TO PS CAP (SUM, LINES 22-24)		1,904,058.59
28 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 23/LINE 27)		6.13%
PART V: PLANNING AND ADMINISTRATION (PA) CAP		
29 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION		140,600.41
30 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR		0.00
31 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR		0.00
32 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS		97,217.16
33 TOTAL PA OBLIGATIONS (LINE 32 + LINE 30 + LINE 31 + LINE 29)		264,886.93
34 ENTITLEMENT GRANT		1,694,012.00
35 CURRENT YEAR PROGRAM INCOME		116,797.66
36 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP		0.00
37 TOTAL SUBJECT TO PA CAP (SUM, LINES 32-34)		1,810,711.96
38 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 33/LINE 37)		14.05%

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17
 Report retained to 2024.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Plan Year	IDIS Project	IDIS Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	9	2256	Waters Properties/2000 Kerry Springs Way	14B	LPH	\$12,948.14
2018	5	2253	HomeSource (TN HomeNet) Cross-City BusinessCenter	14F	LPH	\$12,000.00
Total				14F	Matrix Code	\$14,948.14

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount	Fill in New Draw after 7/1/2021
2013	6	2271	633755	Neighborhood Housing Inc. Workforce Development	05H	LPC	\$25,225.05	
2013	6	2271	636250	Neighborhood Housing Inc. Workforce Development	05H	LPC	\$12,251.58	
2013	6	2271	638114	Neighborhood Housing Inc. Workforce Development	05H	LPC	\$16,359.27	
2013	6	2271	638634	Neighborhood Housing Inc. Workforce Development	05H	LPC	\$42,903.17	
					05H	Matrix Code	\$96,687.97	\$96,687.97
2017	3	2211	6337896	McLellan Way/1571 Hennessee Ave.	14A	LPH	\$11,076.00	
2018	3	2210	6337896	1124 Adcock Ave/Stevens	14A	LPH	\$10,315.30	
2018	3	2210	6341247	1124 Adcock Ave/Stevens	14A	LPH	\$5,408.13	
2018	1	2210	6341210	1124 Adcock Ave/Stevens	14A	LPH	\$5,033.38	
								\$9,049.81
2018	1	2217	6337895	Wiley Parker/2079 Speedway Circle	14A	LPH	\$14,291.23	
2018	3	2262	6337895	3547 Sunset Ave/McGhee	14A	LPH	\$26,804.47	
2018	3	2257	6337896	2108 Woodlawn Ave/Dwain	14B	LPH	\$632.15	
2018	3	2257	6340247	2108 Woodlawn Ave/Dwain	14B	LPH	\$190.00	
2018	3	2263	6337896	2525 Upland Ave/Letigo	14B	LPH	\$1,750.00	
2018	3	2263	6341114	2725 Upland Ave/Letigo	14A	LPH	\$250.00	
2018	2	2261	6335298	2525 Upland Ave/Letigo	14A	LPH	\$150.00	
2019	3	2256	6363250	Was and 1115 Overton Place	14A	LPH	\$31,620.60	
2019	1	2256	6363250	Was and 1115 Overton Place	14A	LPH	\$34,875.88	
2019	1	2276	6346347	070 and 1746 So. 2nd Expansions	14A	LPH	\$1,271.43	
2019	3	2275	6340347	070 and 1746 So. 2nd Expansions	14A	LPH	\$21.67	
2019	4	2292	6337896	Knoxville Knox County CAC	14A	LPH	\$107,773.62	\$333.89
2019	4	2292	6340347	Knoxville Knox County CAC	14A	LPH	\$26,994.11	
2019	0	2272	6341260	Knoxville Knox County CAC	14A	LPH	\$126,212.00	
2019	8	2272	6341114	Knoxville Knox County CAC	14A	LPH	\$261,626.00	
2019	9	2273	6337556	Neighborhood Housing, Inc. Operation Back Yard	14A	LPH	\$77,502.55	\$140,377.05
2019	9	2273	6341260	Neighborhood Housing, Inc. Operation Back Yard	14A	LPH	\$25,522.27	
2019	5	2271	6341114	Neighborhood Housing, Inc. Operation Back Yard	14A	LPH	\$48,664.54	
2019	2	2271	6341260	Neighborhood Housing, Inc. Operation Back Yard	14A	LPH	\$4,267.47	
					14A	Matrix Code	\$803,926.13	\$994,545.06
2019	2	2297	6381862	Housing Action	14H	LPH	\$275,773.60	\$104,384.06
					14H	Matrix Code	\$175,773.60	\$279,657.72
2019	4	2291	6337896	East Tennessee Community Design Center	183	LPA	\$10,468.00	
2019	4	2291	6341260	East Tennessee Community Design Center	183	LPA	\$7,051.06	
2019	4	2291	6341114	East Tennessee Community Design Center	182	LPA	\$9,549.00	
2019	4	2270	6335298	East Tennessee Community Design Center	181	LPA	\$7,717.26	
					180	Matrix Code	\$32,999.96	\$38,172.99
Total				Catholic Charities/Operation Back Yard			\$1,109,888.82	\$1,483,793.38

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	6	2271	6337556	Neighborhood Housing Inc. Workforce Development	05H	LPC	\$25,225.05
2019	6	2271	636250	Neighborhood Housing Inc. Workforce Development	05H	LPC	\$12,251.58
2019	6	2271	638114	Neighborhood Housing Inc. Workforce Development	05H	LPC	\$16,359.27
2019	6	2271	638634	Neighborhood Housing Inc. Workforce Development	05H	LPC	\$42,903.17
					05H	Matrix Code	\$96,687.97
Total							\$96,687.97

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	1	2299	6381862	Local General Administration	21A	LPH	\$12,029.41
					21A	Matrix Code	\$109,609.41
Total							\$121,638.82

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

KNOXVILLE, TN

Fiscal Year	Match %	Total Disbursements	Amounts Requiring Match	Liability Amount
1998	12.5 %	\$1,091,927.30	\$927,020.91	\$115,977.60
1999	12.5 %	\$436,016.30	\$292,039.33	\$143,956.63
2000	25.0 %	\$921,046.93	\$728,777.31	\$192,194.32
2001	25.0 %	\$1,590,159.63	\$1,363,539.63	\$226,689.90
2002	25.0 %	\$1,194,081.91	\$954,701.41	\$239,699.65
2003	12.5 %	\$1,420,655.74	\$1,149,018.78	\$271,677.34
2004	12.5 %	\$1,517,122.95	\$1,305,462.95	\$211,677.85
2005	12.5 %	\$782,363.45	\$572,110.09	\$210,253.75
2006	12.5 %	\$1,867,222.77	\$1,660,379.20	\$206,847.40
2007	12.5 %	\$1,167,546.27	\$950,047.03	\$217,530.87
2008	12.5 %	\$1,589,585.24	\$1,346,263.02	\$243,322.87
2009	12.5 %	\$1,315,494.79	\$1,152,073.01	\$163,439.22
2010	12.5 %	\$1,630,401.65	\$1,455,711.59	\$174,690.95
2011	12.5 %	\$1,447,529.51	\$1,236,754.45	\$210,799.30
2012	12.5 %	\$1,646,503.53	\$1,632,066.52	\$14,437.01
2013	12.5 %	\$952,701.29	\$447,925.65	\$502,775.71
2014	12.5 %	\$563,857.47	\$305,807.31	\$258,050.16
2015	12.5 %	\$1,415,904.21	\$1,298,058.22	\$117,845.99
2016	12.5 %	\$984,310.19	\$822,652.03	\$161,658.16
2017	12.5 %	\$1,375,301.59	\$1,171,695.49	\$203,606.10
2018	12.5 %	\$1,013,876.70	\$875,658.85	\$138,217.85
2019	12.5 %	\$1,085,451.75	\$935,543.89	\$149,907.86



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

Reporting Period		Program Area Code	Program Area Name
From	To		
10/1/19	9/30/20	CDB1	Community Devel Block Grants

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.	
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.



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

Reporting Period		Program Area Code	Program Area Name
From	To		
10/1/19	9/30/20	HOME	HOME Program

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	1	1	0	0	0
Professional	2	2	0	0	0

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 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 completed 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 / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Accessibility Modifications	Affordable Housing Non-Homeless Special Needs	CDBG: \$17,430.88	Rental units rehabilitated	Household Housing Unit	20	34	170.00%	10	6	60.00%
Accessibility Modifications	Affordable Housing Non-Homeless Special Needs	CDBG: \$69,977.61	Homeowner Housing Rehabilitated	Household Housing Unit	30	93	310.00%	28	33	118.00%

Administration	Program Administration	CDBG: \$268,856.59 / HOME: \$139,064.34	Other	Other	10	8	80.00%	3	2	67.00%
Blighted Property Acquisition and Maintenance	Affordable Housing Non-Housing Community Development	CDBG: \$11,351.60 / HOME: \$0 / ESG: \$0	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	400	397	99.00%	80	50	63.00%
Design and Technical Assistance	Non-Housing Community Development	CDBG: \$38,172.60	Other	Other	60	70	117.00%	13	11	100.00%
Down payment and Closing Cost Assistance	Affordable Housing	HOME: \$68,594	Homeowner Housing Added	Household Housing Unit	28	31	111.00%	10	4	40.00%
Emergency Home Repair	Affordable Housing	CDBG: \$635,144	Homeowner Housing Rehabilitated	Household Housing Unit	400	557	139.00%	200	139	64.00%
Energy Efficiency Improvements	Affordable Housing	CDBG: \$112,000	Rental units rehabilitated	Household Housing Unit	125	137	110.00%	15	35	233.00%

Minor Home Repair	Affordable Housing	CDBG: \$186,341	Homeowner Housing Rehabilitated	Household Housing Unit	150	183	122.00%	48	20	110.00%
New Affordable Housing Construction	Affordable Housing	HOME: \$361,470	Homeowner Housing Added	Household Housing Unit	22	32	145.00%	10	4	40.00%
Owner Occupied Housing Rehabilitation	Affordable Housing	CDBG: \$137,060.06 / HOME: \$376,194.39	Homeowner Housing Rehabilitated	Household Housing Unit	75	49	65.00%	15	6	120.00%
Public Facility Improvement	Non-Housing Community Development	CDBG: \$52,418	Homeless Person Overnight Shelter	Persons Assisted	52	126	242.31%	52	126	242.31%
Public Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$119,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40	244	610.00%	31	68	219.35%

Rental Housing Rehabilitation and Development	Affordable Housing	CDBG: \$ / HOME: \$75,242.88	Rental units constructed	Household Housing Unit	0	27		35	27	77.14%
Rental Housing Rehabilitation and Development	Affordable Housing	CDBG: \$32,948.14 / HOME: \$	Rental units rehabilitated	Household Housing 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 at-risk 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	Resources Made Available	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

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
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	1,200,000.00						1,200,000.00

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 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 \$
559,124.92	731,580.40	236,260.85	0	1,054,444.47

Table 20 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	11	0	0	3	0	8
Dollar Amount	757,591.50			226,645.00		530,946.50
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number	11	0	11			
Dollar Amount	757,591.50		757,591.50			

Sub-Contracts			
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				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-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 number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced		6		45,449.85		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-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 increasing 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 non-congregate "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 AIs 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 received

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.

