CR-05 - Goals and Outcomes

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

91.520(a)

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

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

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

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

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

Promoting Affordable Housing: The City used CDBG and HOME funds to develop/construct and rehabilitate affordable housing for 262 LMI households. Construction was competed at The Village at Holston Court, a new 24-unit CHDO rental housing development for seniors and households with special needs. CHDOs completed 6* owner-occupied houses that were sold to 6* LMI homebuyers receiving down payment assistance (*including 2 units that were counted in last year’s CAPER). The City completed substantial rehabilitation on 10* LMI owner-occupied houses, with 3 underway (*including 4 counted in last year’s CAPER) and 35 units of rental housing had weatherization/energy-efficiency improvements completed (Normandy Chateau). The City partnered with CAC and Neighborhood Housing, Inc. (NHI) which assisted 159 LMI households with emergency and minor home repairs, and 39 LMI households with accessibility modifications. Also in PY2019, the City’s locally-funded Affordable Rental Development Fund (ARDF) assisted several developments under construction: Southside Flats
(172 total units) completed and leased in the program year; The Village at Holston Court (24 units) completed; KCDC Clifton Road (52 duplexes and 1 single-family home) completed and leased; Restoration House completed and leased; and Young High Flats (156 units) and Moss Grove (192-units) both under construction. Also underway are 40 units of affordable rental housing at Katey Springs Way and 20 units at Apple Wood Apartments, Fountain Drive, both receiving HOME funds for substantial rehabilitation.

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

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

<table>
<thead>
<tr>
<th>Goal</th>
<th>Category</th>
<th>Source / Amount</th>
<th>Indicator</th>
<th>Unit of Measure</th>
<th>Expected – Strategic Plan</th>
<th>Actual – Strategic Plan</th>
<th>Percent Complete</th>
<th>Expected – Program Year</th>
<th>Actual – Program Year</th>
<th>Percent Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessibility Modifications</td>
<td>Affordable Housing Non-Homeless Special Needs</td>
<td>CDB: $</td>
<td>Rental units rehabilitated</td>
<td>Household Housing Unit</td>
<td>20</td>
<td>34</td>
<td>170.00%</td>
<td>10</td>
<td>6</td>
<td>60.00%</td>
</tr>
<tr>
<td>Accessibility Modifications</td>
<td>Affordable Housing Non-Homeless Special Needs</td>
<td>CDB: $</td>
<td>Homeowner Housing Rehabilitated</td>
<td>Household Housing Unit</td>
<td>30</td>
<td>93</td>
<td>310.00%</td>
<td>3</td>
<td>2</td>
<td>66.67%</td>
</tr>
<tr>
<td>Administration</td>
<td>Program Administration</td>
<td>CDB: $ / HOME: $</td>
<td>Other</td>
<td>Other</td>
<td>10</td>
<td>8</td>
<td>80.00%</td>
<td>3</td>
<td>2</td>
<td>66.67%</td>
</tr>
<tr>
<td>Blighted Property Acquisition and Maintenance</td>
<td>Affordable Housing Non-Housing Community Development</td>
<td>CDB G: $ / HOME: $ / ESG: $</td>
<td>Homeowner Housing Added</td>
<td>Household Housing Unit</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Blighted Property Acquisition and Maintenance</td>
<td>Affordable Housing Non-Housing Community Development</td>
<td>CDB G: $ / HOME: $ / ESG: $</td>
<td>Homeowner Housing Rehabilitated</td>
<td>Household Housing Unit</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Blighted Property Acquisition and Maintenance</td>
<td>Affordable Housing Non-Housing Community Development</td>
<td>CDB G: $ / HOME: $ / ESG: $</td>
<td>Housing Code Enforcement/Foreclosed Property Care</td>
<td>Household Housing Unit</td>
<td>400</td>
<td>397</td>
<td>99.25 %</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Blighted Property Acquisition and Maintenance</td>
<td>Affordable Housing Non-Housing Community Development</td>
<td>CDB G: $ / HOME: $ / ESG: $</td>
<td>Other</td>
<td>Other</td>
<td>0</td>
<td>0</td>
<td>80</td>
<td>50</td>
<td>62.50 %</td>
<td></td>
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<tr>
<td>Design and Technical Assistance</td>
<td>Non-Housing Community Development</td>
<td>CDBG: $</td>
<td>Facade treatment/business building rehabilitation</td>
<td>Businesses assisted</td>
<td>Business Assisted</td>
<td>0</td>
<td>4</td>
<td>0</td>
<td>4</td>
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<tr>
<td>Design and Technical Assistance</td>
<td>Non-Housing Community Development</td>
<td>CDBG: $</td>
<td>Businesses assisted</td>
<td>Businees Assisted</td>
<td>0</td>
<td>11</td>
<td>0</td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Design and Technical Assistance</td>
<td>Non-Housing Community Development</td>
<td>CDBG: $</td>
<td>Other</td>
<td>Other</td>
<td>60</td>
<td>70</td>
<td>116.6</td>
<td>13</td>
<td>9</td>
<td>69.23%</td>
</tr>
<tr>
<td>Down payment and Closing Cost Assistance</td>
<td>Affordable Housing</td>
<td>HOME: $</td>
<td>Homeowner Housing Added</td>
<td>House hold Housing Unit</td>
<td>28</td>
<td>31</td>
<td>110.7</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Down payment and Closing Cost Assistance</td>
<td>Affordable Housing</td>
<td>HOME: $</td>
<td>Direct Financial Assistance to Homebuyers</td>
<td>Households Assisted</td>
<td>28</td>
<td>31</td>
<td>110.7</td>
<td>10</td>
<td>4</td>
<td>40.00%</td>
</tr>
<tr>
<td>Down payment and Closing Cost Assistance</td>
<td>Affordable Housing</td>
<td>HOME: $</td>
<td>Other</td>
<td>Other</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Emergency Home Repair</td>
<td>Affordable Housing</td>
<td>CDBG: $</td>
<td>Homeowner Housing Rehabilitated</td>
<td>Household Housing Unit</td>
<td>400</td>
<td>557</td>
<td>139.25%</td>
<td>200</td>
<td>139</td>
<td>69.50%</td>
</tr>
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</tr>
<tr>
<td>Energy Efficiency Improvements</td>
<td>Affordable Housing</td>
<td>CDBG: $</td>
<td>Rental units rehabilitated</td>
<td>Household Housing Unit</td>
<td>125</td>
<td>137</td>
<td>109.60%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Energy Efficiency Improvements</td>
<td>Affordable Housing</td>
<td>CDBG: $</td>
<td>Homeowner Housing Rehabilitated</td>
<td>Household Housing Unit</td>
<td>0</td>
<td>0</td>
<td>15%</td>
<td>35</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minor Home Repair</td>
<td>Affordable Housing</td>
<td>CDBG: $</td>
<td>Rental units rehabilitated</td>
<td>Household Housing Unit</td>
<td>0</td>
<td>0</td>
<td>48%</td>
<td>20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minor Home Repair</td>
<td>Affordable Housing</td>
<td>CDBG: $</td>
<td>Homeowner Housing Rehabilitated</td>
<td>Household Housing Unit</td>
<td>150</td>
<td>183</td>
<td>122.00%</td>
<td></td>
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</tr>
<tr>
<td>New Affordable Housing Construction</td>
<td>Affordable Housing</td>
<td>HOME: $</td>
<td>Rental units constructed</td>
<td>Household Housing Unit</td>
<td>20</td>
<td>26</td>
<td>130.00%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Affordable Housing Construction</td>
<td>Affordable Housing</td>
<td>HOME: $</td>
<td>Homeowner Housing Added</td>
<td>Household Housing Unit</td>
<td>22</td>
<td>32</td>
<td>145.45%</td>
<td>10</td>
<td>4</td>
<td>40.00%</td>
</tr>
<tr>
<td>Owner Occupied Housing Rehabilitation</td>
<td>Affordable Housing</td>
<td>CDBG: $ / HOME: $</td>
<td>Homeowner Housing Rehabilitated</td>
<td>Household Housing Unit</td>
<td>75</td>
<td>49</td>
<td>65.33%</td>
<td>15</td>
<td>6</td>
<td>40.00%</td>
</tr>
<tr>
<td>Public Facility Improvement</td>
<td>Non-Housing Community Development</td>
<td>CDBG: $</td>
<td>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit</td>
<td>Person(s) Assisted</td>
<td>0</td>
<td>126</td>
<td>52</td>
<td>126</td>
<td>242.3 1%</td>
<td></td>
</tr>
<tr>
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<td></td>
</tr>
<tr>
<td>Public Facility Improvement</td>
<td>Non-Housing Community Development</td>
<td>CDBG: $</td>
<td>Homeless Person Overnight Shelter</td>
<td>Person(s) Assisted</td>
<td>52</td>
<td>126</td>
<td>242.3</td>
<td>0</td>
<td>126</td>
<td></td>
</tr>
<tr>
<td>Public Facility Improvement</td>
<td>Non-Housing Community Development</td>
<td>CDBG: $</td>
<td>Overnight/Emergency Shelter/Transitional Housing Beds added</td>
<td>Beds</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Services</td>
<td>Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development</td>
<td>CDBG: $</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit</td>
<td>Person(s) Assisted</td>
<td>40</td>
<td>244</td>
<td>610.0</td>
<td>31</td>
<td>68</td>
<td>219.3 5%</td>
</tr>
</tbody>
</table>
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)

<table>
<thead>
<tr>
<th></th>
<th>CDBG</th>
<th>HOME</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>257</td>
<td>18</td>
</tr>
<tr>
<td>Black or African American</td>
<td>164</td>
<td>19</td>
</tr>
<tr>
<td>Asian</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>American Indian or American Native</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Native Hawaiian or Other Pacific Islander</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>421</td>
<td>37</td>
</tr>
<tr>
<td>Hispanic</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>Not Hispanic</td>
<td>422</td>
<td>37</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Source of Funds</th>
<th>Source</th>
<th>Resources Made Available</th>
<th>Amount Expended During Program Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>2,144,012</td>
<td>1,908,950</td>
</tr>
<tr>
<td>HOME</td>
<td>public - federal</td>
<td>2,305,822</td>
<td>1,020,566</td>
</tr>
<tr>
<td>Other</td>
<td>public - federal</td>
<td>1,549,690</td>
<td></td>
</tr>
</tbody>
</table>

Table 3 - Resources Made Available

Narrative

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

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

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

Identify the geographic distribution and location of investments

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Planned Percentage of Allocation</th>
<th>Actual Percentage of Allocation</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Knoxville</td>
<td>100</td>
<td>100</td>
<td>Geographic Target Area 1</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Excess match from prior Federal fiscal year</td>
<td>100,778</td>
</tr>
<tr>
<td>2. Match contributed during current Federal fiscal year</td>
<td>1,632,324</td>
</tr>
<tr>
<td>3. Total match available for current Federal fiscal year (Line 1 plus Line 2)</td>
<td>1,733,102</td>
</tr>
<tr>
<td>4. Match liability for current Federal fiscal year</td>
<td>116,943</td>
</tr>
<tr>
<td>5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)</td>
<td>1,616,158</td>
</tr>
</tbody>
</table>

*Table 5 – Fiscal Year Summary - HOME Match Report*
### Match Contribution for the Federal Fiscal Year

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

**Table 6 – Match Contribution for the Federal Fiscal Year**

### HOME MBE/WBE report

**Program Income** – Enter the program amounts for the reporting period

<table>
<thead>
<tr>
<th>Balance on hand at beginning of reporting period $</th>
<th>Amount received during reporting period $</th>
<th>Total amount expended during reporting period $</th>
<th>Amount expended for TBRA $</th>
<th>Balance on hand at end of reporting period $</th>
</tr>
</thead>
<tbody>
<tr>
<td>559,125</td>
<td>731,580</td>
<td>236,261</td>
<td>0</td>
<td>1,054,444</td>
</tr>
</tbody>
</table>

**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.

<table>
<thead>
<tr>
<th>Total</th>
<th>Minority Business Enterprises</th>
<th>White Non-Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Alaskan Native or American Indian</td>
<td>Asian or Pacific Islander</td>
</tr>
<tr>
<td><strong>Contracts</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dollar Amount</td>
<td>757,592</td>
<td>0</td>
</tr>
<tr>
<td>Number</td>
<td>11</td>
<td>0</td>
</tr>
<tr>
<td><strong>Sub-Contracts</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Dollar Amount</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**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.

<table>
<thead>
<tr>
<th>Total</th>
<th>Minority Property Owners</th>
<th>White Non-Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Alaskan Native or American Indian</td>
<td>Asian or Pacific Islander</td>
</tr>
<tr>
<td>Number</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Dollar Amount</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**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

<table>
<thead>
<tr>
<th>Category</th>
<th>Parcels Acquired</th>
<th>Businesses Displaced</th>
<th>Nonprofit Organizations Displaced</th>
<th>Households Temporarily Relocated, not Displaced</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>45,450</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Households Displaced</th>
<th>Total</th>
<th>Alaskan Native or American Indian</th>
<th>Asian or Pacific Islander</th>
<th>Black Non-Hispanic</th>
<th>Hispanic</th>
<th>White Non-Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Cost</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th></th>
<th>One-Year Goal</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Homeless households to be provided affordable housing units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Number of Non-Homeless households to be provided affordable housing units</td>
<td>323</td>
<td>231</td>
</tr>
<tr>
<td>Number of Special-Needs households to be provided affordable housing units</td>
<td>10</td>
<td>39</td>
</tr>
<tr>
<td>Total</td>
<td>333</td>
<td>270</td>
</tr>
</tbody>
</table>

Table 11 – Number of Households

<table>
<thead>
<tr>
<th></th>
<th>One-Year Goal</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of households supported through Rental Assistance</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Number of households supported through The Production of New Units</td>
<td>45</td>
<td>31</td>
</tr>
<tr>
<td>Number of households supported through Rehab of Existing Units</td>
<td>288</td>
<td>239</td>
</tr>
<tr>
<td>Number of households supported through Acquisition of Existing Units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>333</td>
<td>270</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Number of Households Served</th>
<th>CDBG Actual</th>
<th>HOME Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low-income</td>
<td>91</td>
<td>25</td>
</tr>
<tr>
<td>Low-income</td>
<td>84</td>
<td>9</td>
</tr>
<tr>
<td>Moderate-income</td>
<td>58</td>
<td>3</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>233</strong></td>
<td><strong>37</strong></td>
</tr>
</tbody>
</table>

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
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 FY2018. 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 FY2019, $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.
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
5. 5211 – 5249 Pocahontas Dr. on July 19, 2019, 10 units. Deficiencies: Smoke detectors need batteries, one missing smoke detector, kitchen drawer cover missing, hole in drywall, missing exterior light by front door, stove hood needs installed. Corrected on November 24, 2020.

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

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

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

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

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

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

During PY2019, the City also supported private developers of affordable housing by assisting with documentation required by the State of Tennessee for tax credits through THDA and contributed $323,000 in local funds to the East Tennessee Foundation’s Affordable Housing Trust Fund to support affordable housing goals (including rental housing rehabilitation) in the city of Knoxville. The City continued to contribute to its own, locally-funded Affordable Rental Development Fund (ARDF), adding another $4.6M during the program year, for a total of $10.1M since July 2017. Four projects have been
completed, totaling 230 units of affordable housing to-date and eight developments totaling 656 units are currently under construction. The ARDF was funded for PY2020 with an additional $2.5M.
### Attachment 1

<table>
<thead>
<tr>
<th>Goal: Strengthen Neighborhoods</th>
<th>Priority Level</th>
<th>Federal Objectives</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective: Improve and promote Quality of Life in neighborhoods through programs to help eliminate blighted and vacant/underused properties through:</td>
<td>High</td>
<td>Create a Suitable Living Environment (SL)</td>
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<td>1. Acquisition and Resale of Blighted and Chronic Problem Properties, including Home Maker's and Model Block Programs;</td>
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<td>2. Commercial Façade Program; and</td>
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<td>3. Technical Assistance to Neighborhood Organizations.</td>
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<td>Objective: Support the Quality, Up-Keep, and Affordability of Housing in Neighborhoods through:</td>
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<td>Provide Decent Housing (DH)</td>
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<td>1. Housing Rehabilitation (both owner-occupied and rental);</td>
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<tr>
<td>2. Emergency and Minor Home Repairs (inc. Accessibility Modifications); and</td>
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<tr>
<td>3. Energy Efficiency and Weatherization Programs.</td>
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<tr>
<td>Objective: Support Public Facilities - Neighborhood/Community Centers</td>
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<tr>
<td>Objective: Support Public Infrastructure - Street Improvements</td>
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</table>

### Goal: Promote Economic Development

| Objective: Support Job Creation and Small Business Loans through the Commercial Façade Program; Section 3 construction activities; and Section 106 Loans. | High | Create Economic Opportunities (EO) |
| Objective: Support Minority- and Women- Owned Businesses through Section 3 construction activities. | High | EO |
| Objective: Support Green Job Initiatives through Energy Efficiency Program. | High | EO |

### Goal: Reduce and End Homelessness

| Objective: Support Employment and Economic Stability through Case Management/Supportive Services Emphasizing Employment/Economic Stability. | High | Create a Suitable Living Environment (SL) |
| Objective: Support Homelessness Prevention through: | High | SL |
| 1. Case Management and Supportive Services and | | |
| 2. Affordable Housing programs (Housing Rehabilitation, Emergency and Minor Home Repairs, and Accessibility Modifications). | | |
| Objective: Support Case Management and Supportive Services, HMIS, Rapid Re-Housing, and Housing Counseling. | High | Provide Decent Housing (DH) |
| Objective: Support Emergency Shelter/Services and Transitional Housing/Services | High | SL |
| Objective: Develop and Maintain Affordable Permanent Housing through: | High | Provide Decent Housing (DH) |
| 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 | | |
| Objective: Support Public Service (Health Services) Activities. | Low | SL |

### Goal: Promote Affordable Housing

<p>| Objective: Support Energy Efficiency and Housing Rehabilitation through: | High | Provide Decent Housing (DH) |
| 1. Housing Rehabilitation (both owner-occupied and rental) | | |
| 2. Emergency and Minor Home Repairs (inc. Accessibility Modifications); | | |
| 3. Energy Efficiency/Weatherization Improvements (w/Round I Up program); and | | |
| 4. Improving education for Lead Based Paint Screening and Abatement. | | |
| Objective: Support the Development of Supportive Housing for Special Needs populations and Independent Living for the Elderly. | High | DH |
| Objective: Support Development of New Affordable Housing Construction through: | High | DH |
| 1. Partnering with Community Housing Development Organizations (CHDOs) and | | |
| 2. Down Payment and Closing Cost Assistance to CHDO home buyers. | | |</p>
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<th>Overlap/Priority Areas</th>
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KNOXVILLE'S LOW INCOME FAMILIES

Share of Families With Low Income (by Census Tract)

- Less than 25%
- 25% to 53.1%
- 53.2% to 74.9%
- 75% or greater

Knoxville City Limits

Note: Low income defined as 200% of Federal Poverty Guidelines. Data collected through American Community Survey, 5-Year Estimates.
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
CITY OF KNOXVILLE COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 1631
KNOXVILLE, TN 37901

STATE OF WISCONSIN
COUNTY OF BROWNE

Before me, the undersigned, a Notary Public in and for said county, did personally cause said Legal Clerk's first duly sworn, according to law, and that the same is a duly authorized representative of the Knoxville News-Sentinel, a daily newspaper published in Knoxville, in said county and state, and that the advertisement of

(The Above Refrained)

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

11/14/2021

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

[Signature]
Legal Clerk

Subscribed and sworn to before me this November 14, 2021

[Signature]
Notary Public

[Signature]
[Signature]
Notary Public

My commission expires August 8, 2021

Publication Cost: $106.00
Ad No: 2006485308
Customer No: 141074

dd of Affidavit: 1
This is not an invoice
Reports and Plans - City of Knoxville

Search For Anything

City of Knoxville » Government » City Departments & Offices » Housing and Neighborhood Development » Reports and Plans

Reports and Plans

Housing and Neighborhood Development Director
Becky Wade
bwade@knoxvilletn.gov
(865) 215-2655
401 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

https://knoxvilletn.gov/cms/One.aspx?portalId=109562&pageId=198771
11/16/2020
2018-2019 Annual Action Plan [PDF]
PY2017-2018 CAPER [PDF]
2017-2018 Annual Action Plan [PDF]
2016-2017 Consolidated Annual Performance & Evaluation Report [PDF]
2015-2017 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]
**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:** 1996
**Project:** 0022 - CONVERTED CDBG ACTIVITIES
**IDBS Activity:** 2 - CDBG COMMITTED FUNDS ADJUSTMENT

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

**Initial Funding Date:** 07/02/1997

**Description:**
DRAWDOWN WAS SECOND PAYMENT FOR SECTION 108 ANNUAL REPAYMENT AMOUNT SEE ACTIVITY #607 (PY2000, PROJECT 20)

**Financing**

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<thead>
<tr>
<th>Fund Type</th>
<th>Grant Year</th>
<th>Grant</th>
<th>Funded Amount</th>
<th>Drawn In Program Year</th>
<th>Drawn Through Program Year</th>
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**Proposed Accomplishments**

**Actual Accomplishments**

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<thead>
<tr>
<th>Number assisted:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
</tr>
<tr>
<td>------------------</td>
</tr>
<tr>
<td>White:</td>
</tr>
<tr>
<td>Black/African American:</td>
</tr>
<tr>
<td>Asian:</td>
</tr>
<tr>
<td>American Indian/Alaskan Native:</td>
</tr>
<tr>
<td>Native Hawaiian/Other Pacific Islander:</td>
</tr>
<tr>
<td>American Indian/Alaskan Native &amp; White:</td>
</tr>
<tr>
<td>Asian White:</td>
</tr>
<tr>
<td>Black/African American &amp; White:</td>
</tr>
<tr>
<td>American Indian/Alaskan Native &amp; Black/African American:</td>
</tr>
<tr>
<td>Other multi-race:</td>
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<td>Hispanic:</td>
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### Female-headed Households:

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<tr>
<th>Income Category</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
</tr>
</thead>
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<tr>
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<tr>
<td>Low Mod</td>
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<tr>
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<tr>
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</table>

### Annual Accomplishments

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

### PGM Year:
- **2015**

### Project:
- **2016 - Section 108 Loan Guarantee/Farragut Hotel**

### IDB Activity:
- **2146 - Farragut Hotel**

### Status:
- **Open**

### Location:
- 520 S Gay St, Knoxville, TN 37902-5501

### Initial Funding Date:
- **03/09/2015**

### Description:

### Financing

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### Proposed Accomplishments
- **Jobs: 61**

### Actual Accomplishments

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<td>0</td>
<td>0</td>
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<td>53.9%</td>
<td>6.6%</td>
<td>60.5%</td>
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**Annual Accomplishments:**
- **Year:** 2017
- **Project:*** 2006 - Rental Housing Rehabilitation and Development
- **Address:** 3600 Premier Properties
- **Location:** Knoxville, TN

**Initial Funding Data:**
- **Grant #:** 1228280
- **Date:** 12/28/2007

**Description:**
- **Objective:** Provide decent affordable housing
- **Methodology:** Rental/Multifamily Residential (168)

**Funding Information:**

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<th>Pre-Year</th>
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<th>Funded Amount</th>
<th>Drawn in Program Year</th>
<th>Drawn vs. Program Year</th>
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<tr>
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**Housing Information:**
- **Housing Units:** 40
- **Housing Type:** Rental/Multifamily

**Number of Households:**
- **Total:** 168
- **Female-Headed Households:** 59
- **Percent:** 60.5%

**Race/Ethnicity:**
- **White:** 42
- **Black/African American:** 14
- **American Indian/Alaska Native:** 0
- **Asian:** 1
- **Asian Indian/Alaska Native N: 0
- **Other:** 0
### Asian/Pacific Islander:
- Owner: 0
- Renter: 0
- Total: 0
- Person: 0

### Hispanic:
- Owner: 0
- Renter: 0
- Total: 0
- Person: 0

### Total:
- Owner: 0
- Renter: 0
- Total: 0
- Person: 0

### Female-headed Households:
- Owner: 0
- Renter: 0
- Total: 0
- Person: 0

### Income Category:

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<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
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</thead>
<tbody>
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<td>0</td>
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<td>Non Low Moderate</td>
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### Annual Accomplishments

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<th>Years</th>
<th>Accomplishment Narrative</th>
<th># Benefiting</th>
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</thead>
<tbody>
<tr>
<td>2017</td>
<td>936018. Project is underway and will have a total of 42 rehabilitated units when completed.</td>
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### Project Information

- PGM 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 37921-2627
- Objective: Provide decent affordable housing
- Outcome: Affordability
- Matrix Code: Rehab: Single Unit Residential (44)
- National Objective: LMH

### Initial Funding Date:
03/19/2018

### Description:
Replacement home for a low income family.

### Financing

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<td>2018 B14MC4700S</td>
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<td>$11,078.00</td>
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### Proposed Accomplishments

- Housing Units: 1

### Actual Accomplishments

<table>
<thead>
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<th>Number assisted:</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
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<td>Hispanic</td>
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<tr>
<td>Black/African American:</td>
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<tr>
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<tr>
<td>Native Hawaiian/Other Pacific Islander:</td>
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</tr>
<tr>
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<td>Asian White:</td>
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American Indian/Alaska Native & Black/African American: 0 0 0 0 0 0 0 0
Other multi-ethnic: 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

Income Categories:

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<tr>
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<tr>
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<tr>
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Percent Low/Med: 100.0% 100.0%

Annual Accomplishments

<table>
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<tr>
<th>Years</th>
<th>Accomplishment Narrative</th>
<th># Benefiting</th>
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<tbody>
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<td>2019</td>
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<tr>
<td>PGM Year:</td>
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<tr>
<td>IDIS Activity:</td>
<td>2217 - Donna Johnson/915 Yellowstone</td>
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Status: Completed 7/8/2019 12:00:00 AM
Location: 915 Yellowstone Rd Knoxville, TN 37914-5751
Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Rehabs: Single-Unit Residential (14A)
National Objective: LMH

Initial Funding Date: 05/09/2018

Description:
Reconstruction of a new 2Br SFR for a low income, elderly family.

Financing

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<tr>
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<th>Grant</th>
<th>Funded Amount</th>
<th>Drawn In Program Year</th>
<th>Drawn Thru Program Year</th>
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Proposed Accomplishments

| Housing Units | 1 |

Actual Accomplishments

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<td>0</td>
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<td>0</td>
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</tr>
<tr>
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Percent Low/Mod: 100.0%

Annual Accomplishments

**Accomplishment Narrative**

2018-2019: Construction is close to 75% complete. Should be no more delays

**PGM Year**: 2018
**Project**: 0003 - Owner-occupied Housing Rehabilitation
**Status**: Completed 9/18/2019 12:20:00 AM
**Location**: 1401 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**

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<tr>
<th>Fund Type</th>
<th>Grant Year</th>
<th>Grant</th>
<th>Funded Amount</th>
<th>Drawn In Program Year</th>
<th>Drawn Thru Program Year</th>
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**Housing Units**: 1

**Proposed Accomplishments**

**Actual Accomplishments**

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<tr>
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<th>Total</th>
<th>Person</th>
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<tr>
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### Native Hawaiian/Other Pacific Islander:

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### American Indian/Alaskan Native & White:

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### American Indian/Alaskan Native & Black/African American:

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### Other multi-racial:

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### Asian/Pacific Islander:

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### Hispanic:

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### Total:

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### Female-headed Households:

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### Annual Accomplishments

#### Years

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<tr>
<th>Years</th>
<th>Accomplishment Narrative</th>
<th># Benefiting</th>
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#### PGM Year

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#### Project

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#### IDIS Activity

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#### Location

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#### Initial Funding Date

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#### Description

General administration expenses for CDBG program.

#### Financing

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<th>Grant</th>
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<th>Drawn In Program Year</th>
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#### Proposed Accomplishments

| Total Funded | $316,565.84 | $0.00 | $316,565.84 |

#### Actual Accomplishments

<table>
<thead>
<tr>
<th>Number assisted</th>
<th>Owner</th>
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Native Hawaiian/Other Pacific Islander: 0
American Indian/Alaskan Native & White: 0
Asian White: 0
Black/African American & White: 0
American Indian/Alaskan Native & Black/African American: 0
Other multi-racial: 0
Asian/Pacific Islander: 0
Hispanic: 0
Total: 0

Females-headed Households: 0

Income Category:

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<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Low Med</td>
<td>0</td>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Moderate</td>
<td>0</td>
<td>0</td>
<td>0</td>
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</tr>
<tr>
<td>Non-Low Moderate</td>
<td>0</td>
<td>0</td>
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</tr>
<tr>
<td>Total</td>
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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 37902-2408

Initial Funding Date: 03/10/2018

Description:

Financing

<table>
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<tr>
<th>Fund Type</th>
<th>Grant Year</th>
<th>Grant</th>
<th>Funded Amount</th>
<th>Drawn In Program Year</th>
<th>Drawn Thru Program Year</th>
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</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>2018 16MC4700D5</td>
<td>$322,000.05</td>
<td>$0.00</td>
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No data returned for this view. This might be because the applied filter excludes all data.

Proposed Accomplishments

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<tbody>
<tr>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<td>0</td>
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</tr>
<tr>
<td>American Indian/Alaskan Native</td>
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<td>0</td>
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<tr>
<td>Native Hawaiian/Other Pacific Islander</td>
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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 Categor:

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<tr>
<th>Type</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
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<tbody>
<tr>
<td>Extremely Low</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Low Mod</td>
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<tr>
<td>Moderate</td>
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<td>0</td>
</tr>
<tr>
<td>Non-Low Moderate</td>
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Percent Low Mod

Annual Accomplishments

<table>
<thead>
<tr>
<th>Years</th>
<th>Accomplishment Narrative</th>
<th># Benefiting</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>This is a rehabilitation housing services activity that supports housing activities. Accomplishments are reported in each housing activity.</td>
<td></td>
</tr>
</tbody>
</table>

PGM Year: 2018
Project: 0003 - Owner-occupied Housing Rehabilitation
IDIS Activity: 2240 - 1124 Adcock Ave/Stevens
Status: Completed 6/13/2020 12:00:00 AM
Location: 1124 Adcock Ave, Knoxville, TN 37921-801

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

Initial Funding Date: 2/24/2018
Description:
Rehabilitated single family residence for low income homeowner.

Financing

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<thead>
<tr>
<th>Fund Type</th>
<th>Grant Year</th>
<th>Grant</th>
<th>Funded Amount</th>
<th>Drawn In Program Year</th>
<th>Drawn Thru Program Year</th>
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<tbody>
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<td>2017 B17MC470001</td>
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<td>$1,162.16</td>
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<td>Total</td>
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<td>$35,564.75</td>
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Total Proposed Accomplishments
Housing Units: 1

Actual Accomplishments
Number assisted: 0 0 0 0 0 0 0 0

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<th>Owner</th>
<th>Renter</th>
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<th>Person</th>
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<td></td>
<td>Total</td>
<td>Hispanic</td>
<td>Total</td>
<td>Hispanic</td>
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<td></td>
<td></td>
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</tr>
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<td>Ethnicity</td>
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</tr>
<tr>
<td>-----------------------------------------------</td>
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</tr>
<tr>
<td>White:</td>
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</tr>
<tr>
<td>Native Hawaiian/Other Pacific Islander:</td>
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</tr>
<tr>
<td>American Indian/Alaskan Native &amp; White:</td>
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<td>0</td>
<td>0</td>
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<tr>
<td>Asian White:</td>
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<td>0</td>
</tr>
<tr>
<td>Black/African American &amp; White:</td>
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<td>0</td>
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<tr>
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<tr>
<td>Other multi-racial:</td>
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<tr>
<td>Asian/Pacific Islander:</td>
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<td>0</td>
<td>0</td>
</tr>
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<tr>
<td>Total:</td>
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</table>

| Female-headed Households:                     | 1     | 0      | 1     |

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Low Mod</td>
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<td>0</td>
</tr>
<tr>
<td>Moderate</td>
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<td>0</td>
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<td>0</td>
</tr>
<tr>
<td>Non-Low/Moderate</td>
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<td>Total</td>
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<td>Percent Low/Med</td>
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<td>100.0%</td>
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**Annual Accomplishments**

<table>
<thead>
<tr>
<th>Years</th>
<th>Accomplishment Narrative</th>
<th># Benefiting</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>Rehabilitated single-family residence for low-income homeowner.</td>
<td></td>
</tr>
</tbody>
</table>

**PGM Year:** 2018  
**Project:** 0003 - Owner-occupied Housing Rehabilitation  
**IDIS Activity:** 2243 - Daniel Calvin/123 E. Columbia Ave.  
**Initial Funding Date:** 09/28/2018  
**Description:**  
Substantial rehabilitation for a disabled homeowner.

**Financing**

<table>
<thead>
<tr>
<th>Fund Type</th>
<th>Grant Year</th>
<th>Grant</th>
<th>Funded Amount</th>
<th>Drawn In Program Year</th>
<th>Drawn Thru Program Year</th>
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</thead>
<tbody>
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</table>
Proposed Accomplishments
Housing Units: 1

Actual Accomplishments

<table>
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<tr>
<th>Number satisfied</th>
<th>Owner Total</th>
<th>Owner Hispanic</th>
<th>Renter Total</th>
<th>Renter Hispanic</th>
<th>Total Total</th>
<th>Total Hispanic</th>
<th>Person Total</th>
<th>Person Hispanic</th>
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<tr>
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<tr>
<td>Asian:</td>
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<tr>
<td>American Indian/Alaskan Native:</td>
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<td>0</td>
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<tr>
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<tr>
<td>American Indian/Alaskan Native &amp; Black/African American:</td>
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</tr>
<tr>
<td>Other multi-racial:</td>
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</table>

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

Income Category:

<table>
<thead>
<tr>
<th>Extremely Low</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Mod</td>
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<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Moderate</td>
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<td>Non Low Moderate</td>
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<td>Total</td>
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Annual Accomplishments

<table>
<thead>
<tr>
<th>Years</th>
<th>Accomplishment Narrative</th>
<th># Benefiting</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>2020: Project is underway. Should be completed within 30 days.</td>
<td></td>
</tr>
<tr>
<td>2016</td>
<td>8/1/12: Final inspection - project complete and homeowner will move back in within 30 days.</td>
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</table>

PGM Year: 2016

Project: 2003 - Owner-occupied Housing Rehabilitation
IDIS Activity: 2247 - Vicky Parker/3859 Speedway Circle

Status: Completed 6/30/2020 12:00:00 AM
Location: 3859 Speedway Cir Knoxville, TN 37914-4056

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

Initial Funding Date: 11/21/2016
Description:
Financing

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<tr>
<th>GDBG</th>
<th>Fund Type</th>
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</thead>
<tbody>
<tr>
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<td>2018 E15M470005</td>
<td>$33,413.70</td>
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Proposed Accomplishments

Housing Units: 1

Actual Accomplishments

<table>
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<th>Owner</th>
<th>Hispanic</th>
<th>Renter</th>
<th>Hispanic</th>
<th>Total</th>
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<th>Hispanic</th>
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<tr>
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<tr>
<td>Asian:</td>
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<tr>
<td>Native Hawaiian/Other Pacific Islander:</td>
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</table>

Female-headed Households:

Income Category:

<table>
<thead>
<tr>
<th>Extremely Low</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td>0</td>
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</tr>
<tr>
<td>Low Mod</td>
<td>1</td>
<td>0</td>
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<td>0</td>
</tr>
<tr>
<td>Moderate</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Non Low Moderate</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
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</tr>
</tbody>
</table>

Percent Low/Med: 100.0%

Annual Accomplishments

<table>
<thead>
<tr>
<th>Years</th>
<th>Accomplishment Narrative</th>
<th># Benefiting</th>
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<tbody>
<tr>
<td>2016</td>
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PBM Year: 2016

Project: 2023 - Owner-occupied Housing Rehabilitation

FDS Activity: 2250 - Teta/2351 Parkview Ave.

Status: Completed 7/8/2019 12:00:00 AM

Location: 2351 Parkview Ave, Knoxville, TN 37917-8230

Objective: Provide decent affordable housing

Outcomes: Affordability
Initial Funding Date: 1/20/2020

Description:
Substantial rehab for a low income homeowner.

Financing

<table>
<thead>
<tr>
<th>Type</th>
<th>Grant Year</th>
<th>Grant ID</th>
<th>Funds Amount</th>
<th>Drawn in Program Year</th>
<th>Drawn Thru Program Year</th>
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<tbody>
<tr>
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<td>EN</td>
<td>2018 318M-470005</td>
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Proposed Accomplishments:
Housing Units: 1

Actual Accomplishments

<table>
<thead>
<tr>
<th>Number assisted:</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
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<tr>
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</tr>
<tr>
<td>Asian</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Native Hawaiian/Other Pacific Islander</td>
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<tr>
<td>American Indian/Alaskan Native &amp; White</td>
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<td>0</td>
<td>0</td>
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<td>Asian White</td>
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<td>0</td>
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<tr>
<td>Black/African American &amp; White</td>
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</tr>
<tr>
<td>American Indian/Alaskan Native &amp; Black/African American</td>
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<tr>
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Female-headed Households:

<table>
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<tr>
<th>Income Category</th>
<th>Owner</th>
<th>Renter</th>
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<th>Person</th>
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<tbody>
<tr>
<td>Extremely Low</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Low Mod</td>
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<td>0</td>
</tr>
<tr>
<td>Moderate</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Non Low Moderate</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Percent Low/Med</td>
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Annual Accomplishments

<table>
<thead>
<tr>
<th>Years</th>
<th>Accomplishment Narrative</th>
<th># Benefiting</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>Project competed</td>
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</table>

Status: Completed 1/21/2020 12:00:00 AM
Objective: Provide decent affordable housing
Location: 3347 Sunset Ave  Knoxville, TN  37914-5643

Initial Funding Date: 01/17/2019

Description: Rehabilitated single family residence for low income homeowner.

Financing

<table>
<thead>
<tr>
<th>Fund Type</th>
<th>Grant Year</th>
<th>Grant</th>
<th>Funded Amount</th>
<th>Drawn in Program Year</th>
<th>Drawn Thru Program Year</th>
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<tbody>
<tr>
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<td>Total</td>
<td>$36,960.92</td>
<td>$26,604.89</td>
<td>$36,960.92</td>
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Proposed Accomplishments
Housing Units: 1

Actual Accomplishments

<table>
<thead>
<tr>
<th>Number assisted:</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>White:</td>
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</tr>
<tr>
<td>Black/African American:</td>
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</tr>
<tr>
<td>Asian:</td>
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</tr>
<tr>
<td>American Indian/Aleutian Native:</td>
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<tr>
<td>Native Hawaiian/Other Pacific Islander:</td>
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<td>0</td>
</tr>
<tr>
<td>American Indian/Aleutian Native &amp; White:</td>
<td>2</td>
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<td>0</td>
</tr>
<tr>
<td>Asian White:</td>
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<tr>
<td>Black/African American &amp; White:</td>
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<td>0</td>
</tr>
<tr>
<td>American Indian/Aleutian Native &amp; Black/African American</td>
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<tr>
<td>Other multi-racial:</td>
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<tr>
<td>Asian/Pacific Islander:</td>
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</tr>
<tr>
<td>Hispanic:</td>
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<tr>
<td>Total:</td>
<td>1</td>
<td>0</td>
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</table>

Female-headed Households:

<table>
<thead>
<tr>
<th>Income Category:</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low:</td>
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<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Low Mod:</td>
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<td>0</td>
</tr>
<tr>
<td>Moderate:</td>
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<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Non Low Moderate:</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total:</td>
<td>1</td>
<td>0</td>
<td>1</td>
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</table>

Percent Low/Mod: 100.0%

Annual Accomplishments

2015

Rehabilitated single family residence for low income homeowner.

Program Year: 2015

Project: 3008 - Emergency Home Repairs and Weatherization-Related

IDIS Activity: 2293 - HomeSource ETN Normandy Chateau Weatherization
Status: Completed 1/28/2020 12:00:00 AM  
Location: 4801 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 56 affordable rental units at Home Source East Tennessee's Normandy Chateau, Jenkins Rd.  
Financing  
<table>
<thead>
<tr>
<th>CDBG</th>
<th>Grant Year</th>
<th>Grant Funded Amount</th>
<th>Drawn In Program Year</th>
<th>Drawn Thru Program Year</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Total</td>
<td>$112,000.00</td>
<td>$112,000.00</td>
<td>$112,000.00</td>
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**Proposed Accomplishments**  
Housing Units: 56  

**Actual Accomplishments**  
Number assisted:  

<table>
<thead>
<tr>
<th>Number assisted</th>
<th>Owner</th>
<th>Rent</th>
<th>Total</th>
<th>Person</th>
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<td>17</td>
<td>18</td>
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<tr>
<td>Black/African American:</td>
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<tr>
<td>American Indian/Alaskan Native:</td>
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</tr>
<tr>
<td>Native Hawaiian/Other Pacific Islander:</td>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>American Indian/Alaskan Native &amp; White:</td>
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<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Italian Total:</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
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</tr>
<tr>
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<td>35</td>
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<td>Total:</td>
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Female-headed Households:  

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<th>Owner</th>
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<th>Person</th>
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</thead>
<tbody>
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<tr>
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</table>

Percent LowMod: 100.0%  

**Annual Accomplishments**  

<table>
<thead>
<tr>
<th>Year</th>
<th>Accomplishment Narrative</th>
<th>Benefitting</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>The Normandy Chateau CDBG weatherization project successfully implemented weatherization improvements to 56 rental units designated for</td>
<td></td>
</tr>
<tr>
<td>PGM Year</td>
<td>2018</td>
<td>Project: 3003 - Owner-Occupied Housing Rehabilitation</td>
</tr>
<tr>
<td>IDIS Activity: 2264 - 3511 Ashland Ave/Knight</td>
<td></td>
<td></td>
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</table>
Initial Funding Date: 04/11/2018

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

Financing

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<th>Fund Type</th>
<th>Grant Year</th>
<th>Grant</th>
<th>Funded Amount</th>
<th>Drawn In Program Year</th>
<th>Drawn Thru Program Year</th>
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<tbody>
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<td>$0.00</td>
<td>$16,099.02</td>
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Proposed Accomplishments

Housing Units: 1

Actual Accomplishments

Number assisted:

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<tr>
<th>Race/Ethnicity</th>
<th>Owner</th>
<th>Hispanic</th>
<th>Renter</th>
<th>Hispanic</th>
<th>Total</th>
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<tbody>
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</tr>
<tr>
<td>Asian White</td>
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<td>0</td>
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<tr>
<td>Black/African American &amp; White</td>
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<td>0</td>
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<td>0</td>
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<td>Asian/Pacific Islander</td>
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<td>0</td>
<td>0</td>
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</table>

Female-headed households:

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Low Mod</td>
<td>0</td>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Moderate</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Non Low Moderate</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
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Annual Accomplishments

<table>
<thead>
<tr>
<th>Years</th>
<th>Accomplishment Narrative</th>
<th># Benefiting</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>Rehabilitation of single family residence for low income homeowner.</td>
<td>100.0%</td>
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</tbody>
</table>

PGM Year: 2018
Project: 0003 - Owner-occupied Housing Rehabilitation
**IDIS Activity:** 2255 - 2408 Woodbine Ave/Downs

**Status:** Completed 4/20/2020 12:00:00 AM

**Location:** 2408 Woodbine Ave Knoxville, TN 37917-5216

**Objective:** Provide decent affordable housing

**Outcome:** Affordability

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

**Rationale Objective:** LMH

**Initial Funding Date:** 05/02/2019

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

**Financing**

<table>
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<tr>
<th>Fund Type</th>
<th>Grant Year</th>
<th>Grant</th>
<th>Funded Amount</th>
<th>Drawn In Program Year</th>
<th>Drawn Thru Program Year</th>
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<tbody>
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<td>$1,578.15</td>
<td>$976.15</td>
<td>$1,578.15</td>
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</table>

**Proposed Accomplishments**

- Housing Units: 1

**Actual Accomplishments**

- **Number assisted:**
  - Total: 1
  - Owner: 1
  - Hispanic: 0
  - Renter: 0
  - Hispanic: 0
  - Total: 1
  - Person: 1
  - Hispanic: 0

- **Female-headed Households:**
  - Total: 1
  - Owner: 1
  - Person: 1

- **Income Categories:**

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
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</tr>
<tr>
<td>Low Mod</td>
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<td>Moderate</td>
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<td>Non Low Moderate</td>
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</tr>
</tbody>
</table>

- **Percent Low/MOD:** 100.0%

**Annual Accomplishments**

**Years** | Accomplishment Narrative | # Benefiting
----------|--------------------------|-----------
2016      | Rehabilitation of single family residence for low income homeowner. | 1
2016      | New replacement home completed 1/17/2020 | 1
**PGM Year:** 2018  
**Project:** 0003 - Owner-occupied Housing Rehabilitation  
**IDIS Activity:** 2203 - 2525 Upland Ave/Luthgo  
**Status:** Completed 8/13/2020 12:00:00 AM  
**Location:** 2525 Upland Ave Knoxville, TN 37917-2376

**Objective:** Provide decent affordable housing  
**Outcome:** Affordability  
**Measure 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**

<table>
<thead>
<tr>
<th>Fund Type</th>
<th>Grant Year</th>
<th>Grant</th>
<th>Funded Amount</th>
<th>Drawn In Program Year</th>
<th>Drawn Thru Program Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>EN</td>
<td>2018</td>
<td>B18MC4700G5</td>
<td>$4,550.00</td>
<td>$2,460.00</td>
<td>$4,550.00</td>
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<tr>
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<td>Total</td>
<td>Total</td>
<td>$4,550.00</td>
<td>$2,460.00</td>
<td>$4,550.00</td>
</tr>
</tbody>
</table>

**Proposed Accomplishments**

Housing Units: 1

**Actual Accomplishments**

**Number assisted:**

<table>
<thead>
<tr>
<th></th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Hispanic</th>
<th>Total</th>
<th>Hispanic</th>
<th>Person</th>
<th>Hispanic</th>
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</thead>
<tbody>
<tr>
<td>White</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
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</tr>
<tr>
<td>Black/African American</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>American Indian/Alaskan Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>American Indian/Alaskan Native &amp; White</td>
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<tr>
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<tr>
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</table>

**Female-headed Households:**

<table>
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<tr>
<th>Income Category</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Low Mod</td>
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</tr>
<tr>
<td>Moderate</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Non Low Moderate</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Total</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
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<tr>
<td>Percent Low/Md</td>
<td>100.0%</td>
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</table>

**Annual Accomplishments**

<table>
<thead>
<tr>
<th>Years</th>
<th>Accomplishment Narrative</th>
<th># Benefiting</th>
</tr>
</thead>
</table>

Energy star replacement home for owner occupied, low income household.

**Objective:** Provide decent affordable housing

**Outcome:** Affordability

**Matrix Code:** Rehab: Single-Unit Residential (*4A)

**National Objective:** LMH

**Initial Funding Date:** 05/04/2019

**Description:** Substantial rehab for a low income, elderly household.

**Financing**

<table>
<thead>
<tr>
<th>Fund Type</th>
<th>Grant Year</th>
<th>Funded Amount</th>
<th>Drawn In Program Year</th>
<th>Drawn Thru Program Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>2015 B15MC470005</td>
<td>$26,881.95</td>
<td>$26,881.95</td>
<td>$26,881.95</td>
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<tr>
<td></td>
<td>2016 B16MC470005</td>
<td>$26,999.80</td>
<td>$29,999.80</td>
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<tr>
<td></td>
<td>2017 B17MC470005</td>
<td>$5,533.64</td>
<td>$5,533.64</td>
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<td><strong>Total</strong></td>
<td><strong>Total</strong></td>
<td><strong>$68,515.39</strong></td>
<td><strong>$68,515.39</strong></td>
<td><strong>$68,515.39</strong></td>
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</tbody>
</table>

**Proposed Accomplishments**

- **Housing Units:** 1

**Actual Accomplishments**

- **Number assisted:**
  - **Owner:**
    - **Total:**
  - **Renter:**
    - **Total:**

- **Income Category:**
  - **Owner**
  - **Renter**
  - **Total**
  - **Person**

- **Female-headed Households:**

<table>
<thead>
<tr>
<th>Category</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Low Med</td>
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</tr>
<tr>
<td><strong>Total</strong></td>
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<td>1</td>
<td>0</td>
</tr>
</tbody>
</table>

- **Percent Low/Med:** 100.0%
### Annual Accomplishments

**Years** | **Accomplishment Narrative** | **# Benefiting**
--- | --- | ---
2019 | D1900020 Project complete; homeowner will move back in within 2 weeks. | ---

**PGM Year:** 2019  
**Project:** 0002 - Housing Administration  
**IDIB Activity:** 2267 - Housing Admin  
**Status:** Completed 10/1/2020 12:00:02 AM  
**Location:** 430 W Main St, Knoxville, TN 37902-2455

**Objective:** Provide decent affordable housing  
**Outcome:** Affordability  
**Matrix Code:** Rehabilitation Administration (14H)  
**National Objective:** LMH

**Initial Funding Date:** 09/04/2019

**Description:** Administration expenses for housing programs.  
**Financing:**

<table>
<thead>
<tr>
<th>Fund Type</th>
<th>Grant Year</th>
<th>Grant</th>
<th>Funded Amount</th>
<th>Drawn In Program Year</th>
<th>Drawn Thru Program Year</th>
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<tbody>
<tr>
<td>CDBG</td>
<td>EN</td>
<td>2019 B19MC47005</td>
<td>$278,657.72</td>
<td>$175,273.66</td>
<td>$175,273.66</td>
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<tr>
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<td>Total</td>
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<td>$278,657.72</td>
<td>$175,273.66</td>
<td>$175,273.66</td>
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</tbody>
</table>

**Proposed Accomplishments**

**Actual Accomplishments**

<table>
<thead>
<tr>
<th>Number assisted</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
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</thead>
<tbody>
<tr>
<td>White</td>
<td></td>
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</tr>
<tr>
<td>Black/African American</td>
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<tr>
<td>Asian</td>
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<tr>
<td>American Indian/Alaskan Native</td>
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<tr>
<td>Native Hawaiian/Other Pacific Islander</td>
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</tr>
<tr>
<td>American Indian/Alaskan Native &amp; White</td>
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</tr>
<tr>
<td>Asian White</td>
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<tr>
<td>Black/African American &amp; White</td>
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<tr>
<td>American Indian/Alaskan Native &amp; Black/African American</td>
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<tr>
<td>Other multi-racial</td>
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<tr>
<td>Asian/Pacific Islander</td>
<td></td>
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<tr>
<td>Hispanic</td>
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<td></td>
</tr>
<tr>
<td>Female-headed Households</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Income Category</td>
<td>Owner</td>
<td>Renter</td>
<td>Total</td>
<td>Person</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Extremely Low</td>
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<tr>
<td>Low Mod</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moderate</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Non Low/Moderate</td>
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</tr>
<tr>
<td>Total</td>
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<td></td>
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</tbody>
</table>

63
No data returned for this view. This might be because the applied filter excludes all data.

Program Year: 2019


Objective: Create economic opportunities


National Objective: LMA


Project: 0004 - Design and Technical Assistance


IDIS Activity: 2270 - East Tennessee Community Design Center


Status: Completed 6/30/2023 12:20:00 AM


Location: 1500 N Broadway St, Knoxville, TN 37917-6501


Initial Funding Date: 10/19/2016


Description:


Financing


<table>
<thead>
<tr>
<th>Fund Type</th>
<th>Grant Year</th>
<th>Grant</th>
<th>Funded Amount</th>
<th>Drawn In Program Year</th>
<th>Drawn Thru Program Year</th>
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</thead>
<tbody>
<tr>
<td>CDBG</td>
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<td>Total</td>
<td>Total</td>
<td>$38,172.50</td>
<td>$33,999.06</td>
<td>$33,999.06</td>
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</tbody>
</table>

Proposed Accomplishments

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

Annual Accomplishments

Year | Accomplishment Narrative | # Benefiting
---|--------------------------|------------------
2019 | The East Tennessee Community Design Center's Technical Assistance Program provided technical assistance for 11 public or nonprofit agencies. | "=Benefiting"

Project: 0006 - Public Service Activity - Workforce Development

IDIS Activity: 2271 - Neighborhood Housing Inc. Workforce Development

Status: Completed 6/30/2023 12:20:00 AM

Location: 318 N Gay St, Knoxville, TN 37917-7528

Initial Funding Date: 10/19/2016

Description:

Financing

<table>
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<th>Grant Year</th>
<th>Grant</th>
<th>Funded Amount</th>
<th>Drawn In Program Year</th>
<th>Drawn Thru Program Year</th>
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<tbody>
<tr>
<td>CDBG</td>
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<td>$88,687.97</td>
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<td>Total</td>
<td>Total</td>
<td>$119,000.00</td>
<td>$96,687.97</td>
<td>$88,687.97</td>
</tr>
</tbody>
</table>

Proposed Accomplishments

People (General): 31

Actual Accomplishments

Number assisted:

White: 0 0 0 0 0 28 0
Black/African American: 0 0 0 0 0 37 0
### Asian:

<table>
<thead>
<tr>
<th>Race</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
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### American Indian/Alaskan Native:

<table>
<thead>
<tr>
<th>Race</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
</tr>
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<tbody>
<tr>
<td>0</td>
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### Native Hawaiian/Other Pacific Islander:

<table>
<thead>
<tr>
<th>Race</th>
<th>Owner</th>
<th>Renter</th>
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<th>Person</th>
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</table>

### American Indian/Alaskan Native & White:

<table>
<thead>
<tr>
<th>Race</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
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</thead>
<tbody>
<tr>
<td>0</td>
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</table>

### Asian White:

<table>
<thead>
<tr>
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<th>Renter</th>
<th>Total</th>
<th>Person</th>
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<tr>
<td>0</td>
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### Black/African American & White:

<table>
<thead>
<tr>
<th>Race</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
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<tbody>
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### American Indian/Alaskan Native & Black/African American:

<table>
<thead>
<tr>
<th>Race</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
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</table>

### Other Multi-Racial:

<table>
<thead>
<tr>
<th>Race</th>
<th>Owner</th>
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<th>Total</th>
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<tbody>
<tr>
<td>0</td>
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### Asian/Pacific Islander:

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<tr>
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<th>Renter</th>
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<tbody>
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<td>0</td>
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### Hispanic:

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<th>Person</th>
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<tr>
<td>0</td>
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<td>0</td>
<td>0</td>
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</tbody>
</table>

### Total:

<table>
<thead>
<tr>
<th>Category</th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
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</thead>
<tbody>
<tr>
<td>Female-headed Households:</td>
<td>0</td>
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<td>0</td>
<td>0 68</td>
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</table>

#### Income Category:

<table>
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<tr>
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<th>Owner</th>
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<th>Total</th>
<th>Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Low Mod</td>
<td>0</td>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Moderate</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Non Low Mod</td>
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<td>0</td>
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<tr>
<td>Total</td>
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<td>0</td>
<td>68</td>
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</table>

#### Annual Accomplishments

**2019**

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

**Project:** Emergency Home Repairs

**IDIS Activity:** 2272 - Knoxville Knox County CAC

**Status:** Completed 5/30/2020 12:00:00 AM

**Location:** 4416 Sabineville Pk, Knoxville, TN 37920-4502

**Objective:** Provide decent affordable housing

**Outcome:** Sustainability

**Matrix Code:** Rehab, Single Unit Residential (14A)

**National Objective:** LMI

**Initial Funding Date:** 10/16/2016

**Description:**

<table>
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<tr>
<th>Financing</th>
<th>Fund Type</th>
<th>Grant Year</th>
<th>Grant</th>
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<th>Drawn In Program Year</th>
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**Proposed Accomplishments**

- Housing Units: 200

**Actual Accomplishments**

<table>
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<th>Owner</th>
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<th>Renter</th>
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<th>Hispanic</th>
<th>Total</th>
<th>Person</th>
<th>Total</th>
<th>Hispanic</th>
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</table>
### Annual Accomplishments

**Years**
- **2019**

**Accomplishment Narrative**
- CDBG has used CDBG funds for emergency/major home repairs to 127 owner-occupied homes.

**PGM Year:** 2019

**Project:** 0009 - Minor Home Repair and Accessibility Improvements

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

**Status:**
- Completed 6/30/2020 12:00:00 AM
- Location: 3200 McPherson St, Knoxville, TN 37924-1775

**Objective:**
- Provide decent, affordable housing

**Outcome:**
- Sustainability

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

**National Objective:** LMI

---

**Initial Funding Date:** 10/2/2019

**Description:**

**Financing**

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### Proposed Accomplishments

| Housing Units | 58 |

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**Female-headed Households:**
- Owner: 56
- Renter: 0
- Total: 56

**Income Calculations**

- **Extremely Low:**
  - Owner: 50
  - Renter: 0
  - Total: 50

- **Low Med:**
  - Owner: 43
  - Renter: 0
  - Total: 43

- **Moderate:**
  - Owner: 34
  - Renter: 0
  - Total: 34

- **Non Low Moderate:**
  - Owner: 0
  - Renter: 0
  - Total: 0

- **Total:**
  - Owner: 127
  - Renter: 0
  - Total: 127

- **Percent Low/Med:**
  - 100.0%
68

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Female-headed Households:

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<tr>
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<tr>
<td>Total</td>
<td>53</td>
<td>6</td>
<td>59</td>
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</tbody>
</table>

Percent Low/Med: 100.0%

Annual Accomplishments

Years | Accomplishment Narrative | # Benefiting
---|---|---
2019 | Neighborhood Housing, Inc's Operation Black and Grey Home Repair Program performed accessibility modifications to 59 households. | |

PGM Year: 2019
Project: 0011 - Blighted Property Maintenance
IDIB Activity: 2274 - Blighted Property Maintenance
Status: Completed 6/30/2020 12:02:00 AM
Location: 400 W Main St, Knoxville, TN 37922-2405
Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Acquisition of Real Property (01)
National Objective: SBS

Initial Funding Date: 10/16/2010
Description:

Financing

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<th>Drawn Thru Program Year</th>
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<tbody>
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Total

Proposed Accomplishments

| Housing Units | 80 |

Annual Accomplishments
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<tr>
<th>Years</th>
<th>Accomplishment Narrative</th>
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<tr>
<td>2010</td>
<td>Fifty parcels were improved to keep them from further deteriorating.</td>
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**PGM Year:** 2019  
**Project:** 0003 - Owner-occupied Housing Rehabilitation  
**FDRA Activity:** 2278 - OAC and RR General Expenses

**Location:** 400 W Main St, Knoxville, TN 37902-2455

**Initial Funding Date:** 01/08/2020  
**Description:** Project delivery costs such as appraisals, title, etc.

**Financing**

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<th>Grant Year</th>
<th>Grant</th>
<th>Funded Amount</th>
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**Proposed Accomplishments**

**Actual Accomplishments**

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<th>Owner Hispanic</th>
<th>Renter Total</th>
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</tr>
<tr>
<td>Black/African American</td>
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<tr>
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<table>
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<tr>
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<th>Owner</th>
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**Income Category:**

- Extremely Low: 0
- Low Mod: 0
- Moderate: 0
- Total: 0
- Percent Low/Mod: 0

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

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Description:
Leads based paint expenses such as inspection/clearance for Owner Occupied and Rental Rehab projects.

Financing

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Proposed Accomplishments

Actual Accomplishments

Number assisted:

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<tr>
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</table>

Female headed Households:

Income Category:

<table>
<thead>
<tr>
<th></th>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
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<tbody>
<tr>
<td>Extremely Low</td>
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<tr>
<td>Moderate</td>
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<td>Non Low Moderate</td>
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Annual Accomplishments

<table>
<thead>
<tr>
<th>Years</th>
<th>Accomplishment Narrative</th>
<th># Benefiting</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
This activity paid for lead based paint inspection and clearance for owner occupied and rental housing rehabilitation.

PGM Year: 2019
Project: 0012 - Public Facility - Catholic Charities Samaritan Place
IDIS Activity: 2280 - Catholic Charities Samaritan Place

Status: Completed 6/26/2020 12:00:00 AM
Location: 5009 Lake Brook Blvd Knoxville, TN 37909-1126

Objective: Create suitable living environments
Matrix Code: Homeless Facilities not operating
National Objective: LMC

Initial Funding Date: 01/5/2020
Description:
Renovation of 27 bathrooms at a homeless facility for seniors

Financing

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<th>Grant Year</th>
<th>Grant</th>
<th>Funded Amount</th>
<th>Drawn In Program Year</th>
<th>Drawn Thru Program Year</th>
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<tr>
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<td>Total</td>
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Proposed Accomplishments

Public Facilities: 1

Actual Accomplishments

Number assisted:

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<th>Renter</th>
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<td>0</td>
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<td>0</td>
</tr>
<tr>
<td>American Indian/Alaskan Native &amp; White</td>
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</tr>
<tr>
<td>Asian White</td>
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<td>0</td>
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<tr>
<td>Black/African American &amp; White</td>
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<td>0</td>
</tr>
<tr>
<td>American Indian/Alaskan Native &amp; Black/African American</td>
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<td>0</td>
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<td>Hispanic</td>
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<td>0</td>
<td>0</td>
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<td>0</td>
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<td>126</td>
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Female-headed Households:

Income Category:

<table>
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<tr>
<th>Owner</th>
<th>Renter</th>
<th>Total</th>
<th>Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
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<td>0</td>
<td>126</td>
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Percent Low/Mod: 100.0%
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<tr>
<th>Years</th>
<th>Accomplishment Narrative</th>
<th># Benefiting</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>Catholic Charities of East Tennessee used CDBG funds to renovate the showers in 27 bathrooms at their Samaritan Place facility. This facility offers</td>
<td></td>
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| Total Funded Amount: | $23,218,065.31 |
| Total Drawn Thru Program Year: | $2,125,262.77 |
| Total Drawn In Program Year: | $1,435,795.97 |
### PART I: SUMMARY OF CORE RESOURCES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Landlord-Driven Activities (excluding grant programs)</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Owner-Driven Activities</td>
<td>$0</td>
</tr>
<tr>
<td>Non-revenue Activities</td>
<td>$0</td>
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<tr>
<td>Landlord-Driven Activities (excluding grant programs)</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Owner-Driven Activities</td>
<td>$0</td>
</tr>
<tr>
<td>Non-revenue Activities</td>
<td>$0</td>
</tr>
<tr>
<td>Total Landlord-Driven Activities (excluding grant programs)</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Owner-Driven Activities</td>
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<tr>
<td>Non-revenue Activities</td>
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<td>Total Core Resources</td>
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### PART II: SUMMARY OF CORE EXPENDITURES

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Core Expenditures Cindy Morris-Subject to Council Budget</td>
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<tr>
<td>Core Expenditure Cindy Morris-Subject to Council Budget</td>
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### PART III: LANDSCAPE BENEFITS PER REPORTING PERIOD

<table>
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<tr>
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<tbody>
<tr>
<td>Estimate for Childhood Education Programs</td>
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<td>Estimate for Community Education Programs</td>
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<td>Estimate for Community Education Programs</td>
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<tr>
<td>Total Landscape Benefits</td>
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### PART IV: LANDSCAPE BENEFITS FOR MULTI-YEAR CERTIFICATIONS

<table>
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<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
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<td>Landscape Benefit Cindy Morris-Subject to Council Benefit</td>
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### PART V: PLANNING AND ADMINISTRATION (PA) CAP

<table>
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<tbody>
<tr>
<td>Funding driven by PA Program (subject to Council Budget)</td>
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### PART VI: TOTAL EXPENDITURES

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<td>Total Landlord-Driven Activities (excluding grant programs)</td>
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<tr>
<td>Owner-Driven Activities</td>
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<tr>
<td>Non-revenue Activities</td>
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<tr>
<td>Total Core Expenditures</td>
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<td>Total Landscape Benefits</td>
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<tr>
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<td>Total Core Resources</td>
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### Line 16: Detail Activities to Consider in Determining the Amount to Enter on Line 16

<table>
<thead>
<tr>
<th>Fiscal Year</th>
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<th>TOGS Activity</th>
<th>Activity Name</th>
<th>National Objective</th>
<th>Nbr Code</th>
<th>National Objective</th>
<th>Nbr Code</th>
<th>urose Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>9</td>
<td>3356</td>
<td>Redistricting/Redistricting/Redistricting</td>
<td>H21</td>
<td>LHA</td>
<td>4368</td>
<td>$20,000.00</td>
<td></td>
</tr>
<tr>
<td></td>
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<tr>
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### Line 19: Detail Activities Included in the Computation of Line 19

<table>
<thead>
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<th>Fiscal Year</th>
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<th>TOGS Activity</th>
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<th>Activity Name</th>
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<th>urose Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>1</td>
<td>3121</td>
<td>633735</td>
<td>Schoolhouse and Schoolhouse and Schoolhouse</td>
<td>H21</td>
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<td>3</td>
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<tr>
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<td>633735</td>
<td>Schoolhouse and Schoolhouse and Schoolhouse</td>
<td>H21</td>
<td>LHA</td>
<td>4368</td>
<td>$20,000.00</td>
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<tr>
<td>2022</td>
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### Line 22: Detail Activities Included in the Computation of Line 22

<table>
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<th>TOGS Activity</th>
<th>Nbr Code</th>
<th>National Objective</th>
<th>Nbr Code</th>
<th>urose Amount</th>
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</thead>
<tbody>
<tr>
<td>2018</td>
<td>1</td>
<td>3121</td>
<td>633735</td>
<td>Schoolhouse and Schoolhouse</td>
<td>H21</td>
<td>LHA</td>
</tr>
<tr>
<td>2019</td>
<td>2</td>
<td>3121</td>
<td>633735</td>
<td>Schoolhouse and Schoolhouse</td>
<td>H21</td>
<td>LHA</td>
</tr>
<tr>
<td>2020</td>
<td>3</td>
<td>3121</td>
<td>633735</td>
<td>Schoolhouse and Schoolhouse</td>
<td>H21</td>
<td>LHA</td>
</tr>
<tr>
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<td>3121</td>
<td>633735</td>
<td>Schoolhouse and Schoolhouse</td>
<td>H21</td>
<td>LHA</td>
</tr>
<tr>
<td>2022</td>
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<td></td>
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<td>$300,000.00</td>
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### Line 27: Detail Activities Included in the Computation of Line 27

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<th>TOGS Activity</th>
<th>Activity Name</th>
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<th>Nbr Code</th>
<th>National Objective</th>
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<th>urose Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>9</td>
<td>3356</td>
<td>Redistricting/Redistricting/Redistricting</td>
<td>H21</td>
<td>LHA</td>
<td>4368</td>
<td>$20,000.00</td>
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<td></td>
<td></td>
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<tr>
<td>Total</td>
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### Line 32: Detail Activities Included in the Computation of Line 32

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<th>Fiscal Year</th>
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<th>TOGS Activity</th>
<th>Activity Name</th>
<th>National Objective</th>
<th>Nbr Code</th>
<th>National Objective</th>
<th>Nbr Code</th>
<th>urose Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>9</td>
<td>3356</td>
<td>Redistricting/Redistricting/Redistricting</td>
<td>H21</td>
<td>LHA</td>
<td>4368</td>
<td>$20,000.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
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74
<table>
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<tr>
<th>Contract Number</th>
<th>Contractor Name</th>
<th>Contract Amount</th>
<th>Contract Dates</th>
<th>Progress Reports</th>
<th>Certificate Date</th>
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<td>5-30-2022</td>
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<td>1/1/2021-12/31/2021</td>
<td>X</td>
<td>6-20-2022</td>
<td>5-30-2022</td>
<td>9-30-2022</td>
</tr>
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<td>1/1/2021-12/31/2021</td>
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<td>6-20-2022</td>
<td>5-30-2022</td>
<td>9-30-2022</td>
</tr>
</tbody>
</table>

*Note: The above table is a sample and may not reflect the actual contracts for the project.*
<table>
<thead>
<tr>
<th>Title</th>
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<th>Status</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>B.L.</td>
<td>777-1234</td>
<td>Available</td>
<td>Patient active</td>
</tr>
<tr>
<td>M.A.</td>
<td>555-5678</td>
<td>Available</td>
<td>Patient active</td>
</tr>
<tr>
<td>D.T.</td>
<td>999-0123</td>
<td>Available</td>
<td>Patient active</td>
</tr>
</tbody>
</table>

*Notes: Available indicates the patient is currently accepting new referrals.*
**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)  

<table>
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<tbody>
<tr>
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<td></td>
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<tr>
<td>400 W. Main St., Knoxville, TN 37902</td>
<td></td>
</tr>
<tr>
<td>62-60000326</td>
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<table>
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</thead>
<tbody>
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<td></td>
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<tr>
<td>400 W. Main St., Knoxville, TN 37902</td>
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</table>

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

<table>
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<tr>
<th>Reporting Period</th>
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<th>Program Area Name</th>
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<tbody>
<tr>
<td>From</td>
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<td>CDB1</td>
</tr>
</tbody>
</table>
Part I: Employment and Training

<table>
<thead>
<tr>
<th>Job Category</th>
<th>Number of New Hires</th>
<th>Number of New Hires that Are Sec. 3 Residents</th>
<th>Aggregate Number of Staff Hours Worked</th>
<th>Total Staff Hours for Section 3 Employees</th>
<th>Number of Section 3 Trainees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative</td>
<td>3</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Carpentry</td>
<td>8</td>
<td>8</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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: 93.96%
- 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.

<table>
<thead>
<tr>
<th>Yes</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.</td>
</tr>
<tr>
<td>Yes</td>
<td>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.</td>
</tr>
<tr>
<td>Yes</td>
<td>Coordinated with YouthBuild Programs administered in the metropolitan area in which the Section 3 covered project is located.</td>
</tr>
<tr>
<td>No</td>
<td>Other; describe below.</td>
</tr>
</tbody>
</table>
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

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 | $763,971.59 |
| Contact Person | Becky Wade |
| Date Report Submitted | 12/02/2020 |

<table>
<thead>
<tr>
<th>Reporting Period</th>
<th>Program Area Code</th>
<th>Program Area Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>From</td>
<td>To</td>
<td></td>
</tr>
<tr>
<td>10/1/19</td>
<td>9/30/20</td>
<td></td>
</tr>
<tr>
<td>HOME</td>
<td>HOME Program</td>
<td></td>
</tr>
</tbody>
</table>
**Part I: Employment and Training**

<table>
<thead>
<tr>
<th>Job Category</th>
<th>Number of New Hires</th>
<th>Number of New Hires that Are Sec. 3 Residents</th>
<th>Aggregate Number of Staff Hours Worked</th>
<th>Total Staff Hours for Section 3 Employees</th>
<th>Number of Section 3 Trainees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Professional</td>
<td>2</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**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.

<table>
<thead>
<tr>
<th></th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.</td>
</tr>
<tr>
<td>Yes</td>
<td>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.</td>
</tr>
<tr>
<td>Yes</td>
<td>Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.</td>
</tr>
<tr>
<td>No</td>
<td>Other; describe below.</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Goal</th>
<th>Category</th>
<th>Source / Amoun t</th>
<th>Indicator</th>
<th>Unit of Measure</th>
<th>Expected – Strategic Plan</th>
<th>Actual – Strategic Plan</th>
<th>Percent Complete</th>
<th>Expected – Program Year</th>
<th>Actual – Program Year</th>
<th>Percent Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessibility Modifications</td>
<td>Affordable Housing Non-Homeless Special Needs</td>
<td>CDBG: $17,430.88</td>
<td>Rental units rehabilitated</td>
<td>Household Housing Unit</td>
<td>20</td>
<td>34</td>
<td>170.00%</td>
<td>10</td>
<td>6</td>
<td>60.00%</td>
</tr>
<tr>
<td></td>
<td>Affordable Housing Non-Homeless Special Needs</td>
<td>CDBG: $69,977.61</td>
<td>Homeowner Housing Rehabilitated</td>
<td>Household Housing Unit</td>
<td>30</td>
<td>93</td>
<td>310.00%</td>
<td>28</td>
<td>33</td>
<td>118.00%</td>
</tr>
<tr>
<td>Program Administration</td>
<td>Program Administration</td>
<td>CDBG: $268,856.59 / HOME: $139,064.34</td>
<td>Other</td>
<td>Other</td>
<td>10</td>
<td>8</td>
<td>80.00%</td>
<td>3</td>
<td>2</td>
<td>67.00%</td>
</tr>
<tr>
<td>-------------------------</td>
<td>-------------------------</td>
<td>--------------------------------------</td>
<td>-------</td>
<td>-------</td>
<td>----</td>
<td>---</td>
<td>---------</td>
<td>----</td>
<td>---</td>
<td>--------</td>
</tr>
<tr>
<td>Blighted Property Acquisition and Maintenance</td>
<td>Affordable Housing Non-Housing Community Development</td>
<td>CDBG: $11,351.60 / HOME: $0 / ESG: $0</td>
<td>Housing Code Enforcement/Foreclosed Property Care</td>
<td>Household Housing Unit</td>
<td>400</td>
<td>397</td>
<td>99.00%</td>
<td>80</td>
<td>50</td>
<td>63.00%</td>
</tr>
<tr>
<td>Design and Technical Assistance</td>
<td>Non-Housing Community Development</td>
<td>CDBG: $38,172.60</td>
<td>Other</td>
<td>Other</td>
<td>60</td>
<td>70</td>
<td>117.00%</td>
<td>13</td>
<td>11</td>
<td>100.00%</td>
</tr>
<tr>
<td>Down payment and Closing Cost Assistance</td>
<td>Affordable Housing</td>
<td>HOME: $68,594</td>
<td>Homeowner Housing Added</td>
<td>Household Housing Unit</td>
<td>28</td>
<td>31</td>
<td>111.00%</td>
<td>10</td>
<td>4</td>
<td>40.00%</td>
</tr>
<tr>
<td>Emergency Home Repair</td>
<td>Affordable Housing</td>
<td>CDBG: $635,144</td>
<td>Homeowner Housing Rehabilitated</td>
<td>Household Housing Unit</td>
<td>400</td>
<td>557</td>
<td>139.00%</td>
<td>200</td>
<td>139</td>
<td>64.00%</td>
</tr>
<tr>
<td>Energy Efficiency Improvements</td>
<td>Affordable Housing</td>
<td>CDBG: $112,000</td>
<td>Rental units rehabilitated</td>
<td>Household Housing Unit</td>
<td>125</td>
<td>137</td>
<td>110.00%</td>
<td>15</td>
<td>35</td>
<td>233.00%</td>
</tr>
<tr>
<td>Minor Home Repair</td>
<td>Affordable Housing</td>
<td>CDBG: $186,341</td>
<td>Homeowner Housing Rehabilitated</td>
<td>Household Housing Unit</td>
<td>150</td>
<td>183</td>
<td>122.00%</td>
<td>48</td>
<td>20</td>
<td>110.00%</td>
</tr>
<tr>
<td>-------------------</td>
<td>-------------------</td>
<td>----------------</td>
<td>--------------------------------</td>
<td>-----------------------</td>
<td>-----</td>
<td>-----</td>
<td>---------</td>
<td>-----</td>
<td>-----</td>
<td>---------</td>
</tr>
<tr>
<td>New Affordable Housing Construction</td>
<td>Affordable Housing</td>
<td>HOME: $361,470</td>
<td>Homeowner Housing Added</td>
<td>Household Housing Unit</td>
<td>22</td>
<td>32</td>
<td>145.00%</td>
<td>10</td>
<td>4</td>
<td>40.00%</td>
</tr>
<tr>
<td>Owner Occupied Housing Rehabilitation</td>
<td>Affordable Housing</td>
<td>CDBG: $137,060.06 / HOME: $376,194.39</td>
<td>Homeowner Housing Rehabilitated</td>
<td>Household Housing Unit</td>
<td>75</td>
<td>49</td>
<td>65.00%</td>
<td>15</td>
<td>6</td>
<td>120.00%</td>
</tr>
<tr>
<td>Public Facility Improvement</td>
<td>Non-Housing Community Development</td>
<td>CDBG: $52,418</td>
<td>Homeless Person Overnight Shelter</td>
<td>Persons Assisted</td>
<td>52</td>
<td>126</td>
<td>242.31%</td>
<td>52</td>
<td>126</td>
<td>242.31%</td>
</tr>
<tr>
<td>Public Services</td>
<td>Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development</td>
<td>CDBG: $119,000</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit</td>
<td>Persons Assisted</td>
<td>40</td>
<td>244</td>
<td>610.00%</td>
<td>31</td>
<td>68</td>
<td>219.35%</td>
</tr>
</tbody>
</table>
Table 14 - Accomplishments – Program Year & Strategic Plan to Date

<table>
<thead>
<tr>
<th>Rental Housing Rehabilitation and Development</th>
<th>Affordable Housing</th>
<th>CDBG: $ / HOME: $75,24 2.88</th>
<th>Rental units constructed</th>
<th>House hold Housing Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rental Housing Rehabilitation and Development</th>
<th>Affordable Housing</th>
<th>CDBG: $32,948.14 / HOME: $</th>
<th>Rental units rehabilitated</th>
<th>House hold Housing Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>20</td>
</tr>
</tbody>
</table>

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)

<table>
<thead>
<tr>
<th></th>
<th>CDBG</th>
<th>HOME</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>257</td>
<td>18</td>
</tr>
<tr>
<td>Black or African American</td>
<td>164</td>
<td>19</td>
</tr>
<tr>
<td>Asian</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>American Indian or American Native</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Native Hawaiian or Other Pacific Islander</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>427</td>
<td>37</td>
</tr>
<tr>
<td>Hispanic</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>Not Hispanic</td>
<td>422</td>
<td>37</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Source of Funds</th>
<th>Source</th>
<th>Resources Made Available</th>
<th>Amount Expended During Program Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>2,144,012</td>
<td>1,908,949.71</td>
</tr>
<tr>
<td>HOME</td>
<td>public - federal</td>
<td>2,305,822</td>
<td>1,020,565.61</td>
</tr>
<tr>
<td>Other</td>
<td>public - federal</td>
<td>1,549,690</td>
<td>0</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Planned Percentage of Allocation</th>
<th>Actual Percentage of Allocation</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Knoxville</td>
<td>100</td>
<td>100</td>
<td>Geographic Target Area 1</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Fiscal Year Summary – HOME Match</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Excess match from prior Federal fiscal year</td>
</tr>
<tr>
<td>2. Match contributed during current Federal fiscal year</td>
</tr>
<tr>
<td>3. Total match available for current Federal fiscal year (Line 1 plus Line 2)</td>
</tr>
<tr>
<td>4. Match liability for current Federal fiscal year</td>
</tr>
<tr>
<td>5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)</td>
</tr>
</tbody>
</table>

Table 18 – Fiscal Year Summary - HOME Match Report
Match Contribution for the Federal Fiscal Year

<table>
<thead>
<tr>
<th>Project No. or Other ID</th>
<th>Date of Contribution</th>
<th>Cash (non-Federal sources)</th>
<th>Foregone Taxes, Fees, Charges</th>
<th>Appraised Land/Real Property</th>
<th>Required Infrastructure</th>
<th>Site Preparation, Construction Materials, Donated labor</th>
<th>Bond Financing</th>
<th>Total Match</th>
</tr>
</thead>
<tbody>
<tr>
<td>201702042</td>
<td>7/18/2019</td>
<td>3,670.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3,670.00</td>
</tr>
<tr>
<td>201601929</td>
<td>9/4/2019</td>
<td>45,008.70</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>45,008.70</td>
</tr>
<tr>
<td>201802120</td>
<td>10/9/2019</td>
<td>7,805.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>7,805.00</td>
</tr>
<tr>
<td>201701940</td>
<td>1/2/2020</td>
<td>15,839.89</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>15,839.89</td>
</tr>
<tr>
<td>201601849</td>
<td>6/1/2020</td>
<td>360,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>360,000.00</td>
</tr>
<tr>
<td>201802131</td>
<td>6/4/2020</td>
<td>1,200,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,200,000.00</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Balance on hand at beginning of reporting period</th>
<th>Amount received during reporting period</th>
<th>Total amount expended during reporting period</th>
<th>Amount expended for TBRA</th>
<th>Balance on hand at end of reporting period</th>
</tr>
</thead>
<tbody>
<tr>
<td>$559,124.92</td>
<td>$731,580.40</td>
<td>$236,260.85</td>
<td>$0</td>
<td>$1,054,444.47</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Total</th>
<th>Minority Business Enterprises</th>
<th>White Non-Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Alaskan Native or American Indian</td>
<td>Asian or Pacific Islander</td>
</tr>
</tbody>
</table>

Contracts

<table>
<thead>
<tr>
<th>Number</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>757,591.50</td>
</tr>
</tbody>
</table>

Sub-Contracts

<table>
<thead>
<tr>
<th>Number</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Contracts

<table>
<thead>
<tr>
<th>Number</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>757,591.50</td>
</tr>
</tbody>
</table>

Women Business Enterprises

<table>
<thead>
<tr>
<th>Number</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>757,591.50</td>
</tr>
</tbody>
</table>
### 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

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>Minority Property Owners</th>
<th>White Non-Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Alaskan Native or American Indian</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dollar Amount</td>
<td>0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 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

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Parcels Acquired</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Businesses Displaced</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Nonprofit Organizations Displaced</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Households Temporarily Relocated, not Displaced</strong></td>
<td>6</td>
<td>45,449.85</td>
<td></td>
</tr>
</tbody>
</table>

### Table 23 – Relocation and Real Property Acquisition

#### Minorities

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>Minority Property Enterprises</th>
<th>White Non-Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Alaskan Native or American Indian</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cost</td>
<td>0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>


**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.

<table>
<thead>
<tr>
<th></th>
<th>One-Year Goal</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Homeless households to be provided</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>affordable housing units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Non-Homeless households to be provided</td>
<td>323</td>
<td>231</td>
</tr>
<tr>
<td>affordable housing units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Special-Needs households to be provided</td>
<td>10</td>
<td>39</td>
</tr>
<tr>
<td>affordable housing units</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>333</td>
<td>270</td>
</tr>
</tbody>
</table>

Table 24 – Number of Households

<table>
<thead>
<tr>
<th></th>
<th>One-Year Goal</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of households supported through Rental</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Assistance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of households supported through The</td>
<td>45</td>
<td>31</td>
</tr>
<tr>
<td>Production of New Units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of households supported through Rehab</td>
<td>288</td>
<td>239</td>
</tr>
<tr>
<td>of Existing Units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of households supported through Acquisition</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>of Existing Units</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>333</td>
<td>270</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Number of Households Served</th>
<th>CDBG Actual</th>
<th>HOME Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low-income</td>
<td>91</td>
<td>25</td>
</tr>
<tr>
<td>Low-income</td>
<td>84</td>
<td>9</td>
</tr>
<tr>
<td>Moderate-income</td>
<td>58</td>
<td>3</td>
</tr>
<tr>
<td>Total</td>
<td>233</td>
<td>37</td>
</tr>
</tbody>
</table>

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.
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.
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
5. 5211 – 5249 Pocahontas Dr. on July 19, 2019, 10 units. Deficiencies: Smoke detectors need batteries, one missing smoke detector, kitchen drawer cover missing, hole in drywall, missing exterior light by front door, stove hood needs installed. We were unable to access one of the units because the tenant was being evicted and would not provide access. The property came under new ownership, with the new owner assuming all the terms of the HOME agreement. Owner stated that most of the items are already corrected. We will be re-inspecting those units and inspecting the one unit that was inaccessible last year within the next 30 days.

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

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

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

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

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

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

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

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