



DRAFT

Fourth Program Year CAPER

The CPMP Fourth Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

GENERAL

Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the fourth year.

Program Year 4 CAPER Executive Summary response:

The Consolidated Annual Performance and Evaluation Report (CAPER) is a required report that the City submits to HUD on an annual basis. It covers performance under the Community Development Block Grant (CDBG), HOME and Emergency Shelter Grant (ESG) Programs. Each year the City submits a Consolidated Plan Annual Action Plan to HUD describing the planned uses of these three funding sources during the coming program year. The CAPER is a report on the progress we have made in implementing our Five Year Consolidated Plan through the actions described in the Annual Action Plan.

The program year covered by this CAPER, July 1, 2008 through June 30, 2009, is the fourth year of the City's 2005-2010 Consolidated Plan for Housing and Community Development. During this program year the City expended over \$3 million¹ in CDBG, HOME and ESG funds to carry out its Community Development objectives.

Performance during the reporting period included rehabilitation or replacement of 17 owner-occupied housing units and 6 rental units through the City's Housing Rehabilitation Program; construction of 2 homes for sale to first-time homebuyers under the HOME CHDO set-aside; downpayment assistance for 15 first-time homebuyers; investigation and closure of 9 complaints under the Fair Housing Program; 8 new housing units and one rehabilitated unit through the Homemakers Program; and improvements to the exterior of 2 commercial buildings through the Façade Improvement Program.

Subrecipient programs resulted in improvements to public facilities including the YWCA, 225 minor home repairs or emergency repairs, services for 6138 homeless persons, 372 homeless persons placed in permanent housing, and technical assistance to 8 organizations.

¹ CDBG: 1,077,915.18, HOME: \$1,674,878.66, ESG: \$82,740.20 – need to update this number after getting Admin confirmed

Several other activities were underway but not completed as on the end of the program year.

General Questions

1. Assessment of the one-year goals and objectives:
 - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
 - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
 - c. If applicable, explain why progress was not made towards meeting the goals and objectives.
2. Describe the manner in which the recipient would change its program as a result of its experiences.
3. Affirmatively Furthering Fair Housing:
 - a. Provide a summary of impediments to fair housing choice.
 - b. Identify actions taken to overcome effects of impediments identified.
4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.
5. Leveraging Resources
 - a. Identify progress in obtaining "other" public and private resources to address needs.
 - b. How Federal resources from HUD leveraged other public and private resources.
 - c. How matching requirements were satisfied.

Program Year 4 CAPER General Question's response:

1. Assessment of Five Year Goals and Objectives

The 2005-2010 Consolidated Plan identifies the following six priorities. These are the broad areas where the City will focus CDBG, HOME, and ESG activities: Neighborhood Stabilization, Crime Prevention and Safety, Housing Rehabilitation, Homeownership, Job Creation, and Providing Assistance to the Homeless and Chronic Homeless Population.

In addition to general priorities, the Consolidated Plan identifies specific objectives, outcomes, activities and performance indicators for the City's use of CDBG, HOME and ESG funds. This section describes activities undertaken by the City and its subrecipients during the program year in terms of how they address objectives identified in the 2005 – 2010 Consolidated Plan and the 2008 Annual Action Plan. Attachment A, *Table 2C, Summary of Specific Objectives - revised*, presents in summary format, the City's progress to date in meeting the objectives of the Five Year Plan. As can be seen from Table 2C and the descriptions below, the City has made considerable progress towards meeting its five-year goals and objectives. Attachment B, *Report of Expenditures by Objective and Program - Program Year*

2008-2009, provides a breakdown of the ESG, HOME and CDBG grant funds spent on grant activities for each goal and objective.

I. Availability/Accessibility of Decent Housing (DH-1)

Objective DH1.1 (H-1): Reduce number of homeowners living in substandard housing by rehabilitating or replacing deteriorated homes. Five year goal: Rehabilitate or replace 227 owner occupied homes through the City's rehabilitation program. 2008 goal: Rehabilitate or replace 25 owner-occupied homes.

During this program year, the City's Housing Rehabilitation program completed work on 17 owner-occupied units, 16 of which were located in the Empowerment Zone. The scope of the renovations performed ranged from emergency HVAC or roof repairs to full rehabilitation, including plumbing, roofs, HVAC, electrical, lead paint mitigation, structural improvements, and other repairs. Demolition and construction of replacement housing was also performed in situations where the original structure was too badly deteriorated for rehabilitation to be viable.

Of the homes completed, 2 fell in the Emergency repairs category, 12 were rehabilitated up to the City's Neighborhood Housing Standards, and 3 were newly constructed homes to replace dwellings that were not feasible for rehabilitation.

Rehabilitation of 11 additional owner occupied homes was in process at the end of the year, and will be completed during program year 2009.

Objective DH1.2 (H-2): Reduce number of persons living in substandard housing conditions by rehabilitating or replacing substandard housing units. Five year goal: provide financing to rehabilitate 75 affordable rental units, including rental housing for special needs populations and mixed-income developments. 2008 goal: Rehabilitate 4 affordable rental units.

The City's Housing Rehabilitation program completed renovations on 2 rental properties containing a total of 6 rental units this year. Renovations were in process on 1 additional rental units at year end, with completion and closeout expected in program year 2009.

The Volunteer Ministry Center used CDBG funds to acquire the Fifth Avenue Motel during the 2005 program year. Rehabilitation is now underway. Following renovation, the facility will provide 57 units of permanent supportive housing for homeless persons. Completion of the facility is projected for December 2010.

Objective DH1.3 (H-4): To increase homeownership opportunities for low- and moderate-income households and to reduce the number of owners and tenants living in substandard housing conditions by rehabilitating or replacing substandard housing units. Use HOME CHDO set-aside funds to assist Community Housing Development Organizations in their activities to develop housing for sale or rent to low- to moderate-income purchasers. Five year goal: Provide assistance to 50 households; provide operating funds to three CHDOs. 2008 goal: Rehabilitate or construct 12 housing units for sale or rent to low-mod households.

As of the end of the Program Year, Knox Housing Partnership (KHP) had 2 homes for sale that were previously completed using CHDO set-aside funds.

Neighborhood Housing sold 2 homes constructed during the prior program year, and has an additional home for sale. The City also provided Neighborhood Housing a \$40,000 CHDO Operating grant.

East Tennessee Housing Development Corporation (ETHDC) completed and sold one home. This home was constructed on 2 lots they acquired from the City through the Homemakers Program.

Tennessee Conference Community Development (TCCD) completed construction and sold one home.

Objective DH1.4 (H-6): To improve the safety, functionality, and accessibility of 100 homes owned by homeowners who are elderly or have disabilities. Five year goal: Provide emergency or minor home repairs for 600 owner-occupied homes. 2008 goal: Provide emergency and/or minor home repairs to 140 homes through subrecipient contracts with Knoxville Knox County Community Action Committee, Knoxville Neighborhood Housing, Inc, and Disability Resource Center.

Neighborhood Housing's minor home repair program made repairs to a total of 30 homes during the program year. Through the Emergency Repair Program, the Knoxville-Knox County Community Action Committee (CAC) provided emergency repair assistance for 38 homes this year. CAC also provided minor home repairs to 152 owner-occupied homes. The Disability Resource Center provided 5 ramps for residents needing accessibility improvements.

Objective DH1.5 (P/A-2): Promote fairness, accessibility, and inclusion in order to achieve equality. Five year goal: Complete the investigation of 35 housing discrimination complaints, conduct 20 trainings, conferences, or forums.

The City continues to investigate complaints of housing discrimination within the City. Nine cases were investigated and closed during the 2008 program year. Five Fair Housing Training sessions were conducted for 205 persons. See next section (Affirmatively Further Fair Housing) for more detailed information.

Objective DH1.6 (PS-1): Provide assistance to the homeless and chronic homeless population by reducing the number of residents without homes. Use ESG funds to assist nonprofit groups who serve the homeless with funding for operations and maintenance, rehabilitation, and essential services. CDBG funds may also be used to assist the homeless. Five year goal: Assist 1-3 homeless shelters per year and provide supportive services to 100 or more homeless persons per year. 2008 goal: Support 1-3 homeless shelters; provide supportive services to 100 or more homeless persons.

Emergency Shelter Grant funds supported the work of four agencies, \$40,000 for the Volunteer Ministry Center's Day Room, \$12,785 for the YWCA women's transitional shelter, \$8,000 for the Knoxville-Knox County Community Action Committee's Homeward Bound program, and \$11,991 to support the operation of Child and Family Tennessee's Family Crisis Center. In addition CDBG funds were

used for support of the Homeless Management Information System administered by the University of Tennessee. This system served 6138 homeless persons.

The Volunteer Ministry Center provided service to 898 unduplicated persons during the year, and placed 81 into housing. Their self-sufficiency program served individuals through case management and life-skills training. The Family Crisis Center served 167 adults and 102 children during the year, with 107 women receiving individual counseling, and 29 participating in group counseling. The YWCA served 143 unduplicated women with housing and supportive services and over 50% of the clients were placed in permanent housing.

(see HOMELESS section below for more information)

II. Affordability of Decent Housing (DH-2)

Objective DH2.1 (H-3): Increase homeownership opportunities for low and moderate income households. Five year goal: Use HOME ADDI funds and CDBG funds, in conjunction with State program income funds, HOPE 3 sales proceeds, and private resources to provide homeownership opportunities, including financing and training, for low- to moderate-income homebuyers. Provide homeownership opportunities (including financing and training) to 80 homebuyers. 2008 goal: Provide training for 75 potential homebuyers and provide financial assistance for 30 first-time homebuyers.

The City's American Dream Downpayment Initiative and HOME funds assisted 15 households in purchasing their first home during the 2008 program year. Assisted households received up to \$29,000 in down payment assistance in the form of a five-year forgivable loan. Four of the homes were purchased within the Empowerment Zone.

The \$40,000 in CDBG funds allocated to Knox Housing Partnership to provide credit counseling and homeownership training to persons interested in buying a home was not spent during the 2008 program year. An agreement will be developed for KHP to provide credit repair and home buyer counseling in an effort to produce more first-time homebuyers for KHP's houses. This program will be carried out during the 2009 program year.

III. Availability/Accessibility of Suitable Living Environment (SL-1)

Objective SL1.1 (PF-1): Improve neighborhoods by providing planning, organizing, design and other technical assistance and by implementing public improvement projects. Five year goal: Provide CDBG funds to make improvements to public facilities that serve Heart of Knoxville Empowerment Zone residents and that will impact neighborhood improvement efforts. Improve five public facilities. 2008 goal: There were no public improvement projects in the 2008 Annual Plan.

CDBG funds were committed in 2007 for improvements to Union Square Park located in the Five Points neighborhood. Installation of the improvements is underway and will be completed during the 2009 program year.

Objective SL1.2 (I-2): Improve neighborhoods by providing planning, organizing, design and other technical assistance and by implementing public improvement projects. Five year goal: Use CDBG funds to funds to carry high priority public improvement projects as part of neighborhood revitalization strategy. Perform sidewalk improvements in parental responsibility zones, make accessibility improvements to public facilities, and other high priority public improvements in the Empowerment Zone. 2008 goal: There were no sidewalk improvements scheduled for the 2008 program year.

Allocated in the 2007 program year, 400 feet of sidewalks will be installed in the parental responsibility zone (one mile radius) of Austin East High School, which is located in the Empowerment Zone. It is anticipated that this project will be completed in the 2009 program year.

Additionally, improvements to the Union Square Park are underway and will be completed in the 2009 program year.

Objective SL1.3: Youth Development- Public Service medium priorities. 2008 goal: No programs to assist youth were funded with 2008 CDBG dollars. Empowerment Zone funds were used to fund the Youth Academy of Finance and Project Grad.

Objective SL1.4: Crime Prevention and Safety – Public Service medium priorities. 2008 goal: No programs specifically focused on crime prevention and safety were funded in the 2008 program year. Elimination of blighted properties through acquisition and disposition serves to prevent crime and improve safety. See SL3.3 below.

IV. Sustainability of Suitable Living Environment (SL-3)

Objective SL3.1 (PF-1): Improve neighborhoods by providing planning, organizing, design and other technical assistance and by implementing public improvement projects. Five year goal: Provide CDBG funds to provide technical assistance to nonprofit organizations and neighborhood organizations to assist them in carrying out neighborhood improvement activities. Provide technical assistance to 50 organizations. 2008 goal: Assist 18 nonprofit organizations through the East Tennessee Community Design Center.

The East Tennessee Community Design Center provided technical assistance to 8 non-profit organizations during the program year. Services included organizational planning, architectural services, accessibility planning, and facility renovation planning for nonprofit organizations and community groups within Knoxville. Services were provided through the coordination of volunteer architects, University of Tennessee students, and other persons in order to provide design assistance to groups that do not have the capacity or funding to develop the plans on their own. Additional design assistance was provided to the façade program.

Objective SL3.2 (I-3): Improve economically distressed areas by eliminating blight, improving property values, and removing constraints to private development. Five year goal: Use CDBG funds to acquire land and carry out public improvements in

order to carry out redevelopment plans within and in coordination with the Heart of Knoxville Empowerment Zone. Proposed accomplishments include implementation of Redevelopment Plans in Lonsdale and Vestal. 2008 Goal: Continue implementation of redevelopment plans.

Plans for the improvement to the exterior of the Knoxville Area Rescue Ministry to provide an outdoor seating area are being developed. This project was funded in the 2007 program year and it is proposed that this project will be completed during the 2009 program year. The change in the scope of this project has caused the delay.

Objective SL3.3 (H-5): Eliminate blighted, problem properties in lower income neighborhoods and increase homeownership opportunities for lower income households. Five year goal: Use CDBG funds to acquire blighted houses and lots to be sold for the purpose of clearing blight and developing housing opportunities, primarily homeownership and especially for low- to moderate-income households. Houses are acquired primarily through the Blighted Property Ordinance and Redevelopment Plans. Provide 90 housing opportunities. 2008 goal: Acquire and sell 8 parcels for affordable housing.

During the 2008 program year, the City acquired eight properties; one through the Lonsdale Redevelopment Plan, four through the Five Points Redevelopment Plan and three through the Blighted Property Ordinance. Five of the properties were acquired with CDBG funds and three with City funds. Two were Chronic Problem Properties.

One previously sold property was returned to the City by Habitat for Humanity and will be added back to the property inventory

One parcel was sold to Habitat for Humanity through the Homemakers Program for redevelopment.

A total of eight new homes were constructed on Homemaker lots during the program year. Seven of these were developed by the Knox Housing Partnership using the Empowerment Zone funded Blighted Properties Redevelopment Program (BPRP). KHP sold one of these during the program year to a homebuyer utilizing HOME downpayment assistance. The eighth property was developed by Habitat for Humanity.

In addition, rehabilitation of one HOPE 3 property previously sold to a low income first time buyer was completed using HOPE 3 sales proceeds, and rehabilitation of a Blighted Property was completed through the EZ BPRP Program.

Objective SL3.4 (PS-3): To stimulate citizen participation in supporting the growth and development of strong and healthy neighborhoods. Five year goal: Use CDBG funds to provide training and technical assistance for residents and neighborhood organizations in order to strengthen neighborhoods and promote greater community involvement. The City's Office of Neighborhoods funded with City general funds currently serves to meet this objective.

V. Availability/Accessibility of Economic Opportunity (EO-1)

Objective EO1.1 (PS-2): Improve employability of Empowerment Zone residents by providing workforce training and career assessments/counseling. Five year goal: Use CDBG funds for subrecipient programs that provide job training and employment preparation for EZ residents including residents of shelters for the homeless. Assist one to five job training programs.

Please see the Empowerment Zone Annual report for job creation/training efforts through the Empowerment Zone Program.

VI. Sustainability of Economic Opportunity (EO-3)

Objective EO3.1 (I-1): Improve economically distressed areas by eliminating blight, improving property values, removing constraints to private development, and expanding availability of incentive programs. Five year goal: Use CDBG funds to improve blighted corridors through land acquisition, public improvements and or commercial rehabilitation. Five year proposed accomplishment is to implement façade Improvement Program and complete 20 façade improvements. 2008 goal: Continue façade Improvement Program and improve 3 buildings with 2008 funding.

The City's Commercial Facade program provides forgivable loans to property owners in blighted corridors. Property owners may receive up to \$50,000 per building renovated and must provide 20% matching funds. This program is operated in conjunction with an Empowerment Zone facade program and a facade program utilizing General Funds. During the 2008 program year, two CDBG-funded facade projects were completed. Six EZ funded facade projects were completed during the program year with an additional five under construction. No projects have been completed using general funds but there are two projects under construction. The facade improvements have been in the Five Points, Broadway/Central (EZ), Magnolia Ave. and Jackson Avenue areas. Several more applications are under review.

2. How Recipient Would Change its Program

Over the four years of the Consolidated Plan, the City has made considerable progress toward meeting its five year goals. Considerable progress has also been made in expenditures of CDBG funds, with a timeliness ratio of approximately 1.17 as of May 1, 2009. Declines in the amount of CDBG, HOME and ESG federal funds allocated to the City, along with reduced carryover of prior year funds, means the City must strategically look at the changes that must be made to the program in order to continue to meet our objectives with reduced funding. New funding made available to the City during the 2008 program year due to the foreclosure and economic crisis occurring in the country, required the city to focus on the requirements of the Neighborhood Stabilization Program (NSP), Homelessness and Rapid Re-Housing Program (HRRP) and CDBG-Recovery program. Three substantial amendments were submitted and approved during 2008-09 to receive the additional funding. Projects developed for funding, to be implemented primarily through sub-recipient contracts, continue to meet our program priorities discussed above (Neighborhood Stabilization, Crime Prevention & Safety, Housing Rehabilitation, Homeownership, Job Creation, and Providing Assistance to the Homeless and Chronic

Homeless Population). Progress on these projects will be reported on in the 2009 CAPER. Core in-house Community Development programs such as housing rehabilitation, façade improvements and blighted property redevelopment and homeownership are emphasized; with subrecipients used to supplement City efforts in meeting the high priorities of the Consolidated Plan.

3. Affirmatively Further Fair Housing

In September 2005, the City completed an updated analysis of impediments to fair housing. This analysis was developed through surveys and discussion with citizens, community organizations, and persons from the housing industry; review of employment, transportation, and other factors that impact housing; and discrimination testing at rental properties. The following six impediments to fair housing were identified in the analysis:

1. Lack of information
2. Failure to report discrimination
3. Steering, redlining, and similar housing practices
4. Lack of housing that is accessible and affordable for persons with disabilities
5. Lack of affordable housing units outside low income neighborhoods
6. Negative perception of individual neighborhoods and lack of integration

A number of the tasks and activities performed by the City address these impediments. The City of Knoxville's FHAP component has employees who serve on the boards of community grassroots efforts and other non-profit organizations. Although the specific missions of these boards vary, they each have the general goal of solidifying the City of Knoxville by enriching the members of its community. This provides the City with the opportunity to give input, from the fair housing perspective, on how the community could be made stronger through the cultural diversity of neighborhoods and the diversity of services provided for each neighborhood. The following is a list and brief summary of these boards:

1. **ECHO (Equality Coalition for Housing Opportunities)**. Formerly known as CHRB, this group is comprised of persons who represent housing-related organizations, social services agencies, educational institutions and advocacy groups. ECHO is committed to promoting housing equality through the implementation of special projects geared at marketing equal opportunity legislations. ECHO meets on a monthly basis. ECHO is a co-sponsor of the Annual Fair Housing and Equal Opportunity Conference held each spring in the greater Knoxville area. FHAP employee Tara Davis serves as the City's representative.

2. **CODI (Mayor's Council On Disability Issues)**. CODI serves as an advisory group to provide direction and guidance to the Mayor and the City in matters concerning persons with disabilities. FHAP employee Stephanie Cook serves as the City's advisor to the board. CODI meets on the second Wednesday of each month at 4 p.m. Meetings include discussions about accessibility issues in Knoxville, public accommodations, reasonable accommodations and modifications of residential property, and other opportunities that need to be afforded to citizens with disabilities.

3. **Dr. Martin Luther King, Jr. Commemoration Commission.** This commission focuses on keeping Dr. King’s dream of equal opportunity alive in Knoxville. FHAP employee Tara Davis serves on the Youth Symposium committee. For more information visit www.kornett.org/mlk.

4. **Access To Justice Collaboration of Knoxville/Knox County(A2J).** A2J is an initiative of the Tennessee Bar Association to help people access the justice and social service system. The Collaborative works to help all people protect their rights by getting entry to and using our legal system effectively. A2J provides education, choices for resolving conflicts and ways to break down barriers to make it easier to use our legal system. FHAP employee Tara Davis serves as the City’s representative to the collaborative, which includes representation from the local bar association, social services agencies and area advocacy groups.

The following Fair Housing outreach or education activities were conducted during the requested time period:

Date	Event	FHAP Staff	#served/ attended
06/28/2008	Delta Sigma Theta Homebuyers Seminar (Fair Housing Presentation)	Tara Davis	Approx. 40
09/16/2008	Rockwood Housing Authority (Fair Housing Presentation)	Stephanie Cook	Approx. 15
01/29/2009	Fair Housing and Your Clients: A Seminar for Human Service Professionals (Co-Sponsor)	Tara Davis	Approx. 65
05/15/2009	Southeastern Affordable Housing Management Association (Fair Housing Presentation, Co-Presenter)	Tara Davis	Approx. 50
06/24/2009	Knoxville Association of Realtors Property Management training (Fair Housing Presentation)	Tara Davis	Approx. 35

In addition to the Fair Housing events listed above, Community Development staff also attended or assisted with the statewide Council on Developmental Disabilities, the local Visitability Task Force, the annual Fair Housing and Equal Opportunity Conference sponsored by Equality Coalition for Housing Opportunities, the Samuel/DeWitt Proctor conference, and the city’s Equal Business Opportunity Program.

Although not considered Fair Housing activities, many of the Community Development Division’s daily activities also address issues related to housing discrimination. The City works with a variety of public, private, non-profit, and faith-

based organizations that work to provide housing and economic opportunities to the community. These partners include: Knoxville Homeless Coalition, Disability Resource Center, East Tennessee Race Relations Center, Habitat for Humanity, Knox Area Urban League, Knox Housing Partnership, Knoxville's Community Development Corporation, Knox County Health Department, Knox County Schools, Knoxville-Knox County Community Action Committee, and the Children's Defense Fund.

Community Development also uses HUD funding to support projects and activities that are intended to improve lower income neighborhoods and empower the residents who are often at risk of discrimination. A few of the projects the City is currently funding:

- Homeownership training, with information about predatory lending.
- New housing development through local Community Housing Development Organizations (CHDOs), non-profit agencies, and private developers.
- Revitalization of physically deteriorated and economically depressed neighborhoods through redevelopment area initiatives (currently include Vestal, Lonsdale, and Five Points).
- Land acquisition followed by sale for new housing construction (clears neighborhood eyesores and title problems).
- Grants and loans for owner and renter occupied housing improvements.
- Homeownership assistance.
- Training and business loans for entrepreneurs.
- GED preparation, employment training, and job placement assistance.
- Completion of 10 Year Plan to End Chronic Homelessness and provision of emergency, transitional, and permanent housing for homeless persons.

Program.

The City also continues to investigate complaints of housing discrimination within the City. Nine cases were investigated and closed this year. In six cases, the complainant and respondent reached conciliatory terms. One case was investigated and found no discrimination resulting in a no cause determination. One case was closed due to the complainant's failure to cooperate. One case was closed due to withdrawal of the complaint. Staff continued to be trained in the investigative process and current housing discrimination issues and attended HUD's National Fair Housing Training Academy. The City's FHAP now has two investigators who have graduated from the Academy.

4. Meeting Underserved Needs

There are many obstacles in meeting the underserved housing, community development, and economic development needs in Knoxville. The lack of sufficient financial resources, wide variety of needs (particularly in the inner city neighborhoods), and difficulty in coordinating public, private, and nonprofit efforts make service provision and revitalization efforts a challenge for all involved.

A sixteen square mile section of Knoxville was designated as a federal Empowerment Zone (EZ) in December 1998. This area was identified as having the City's greatest need for housing and infrastructure improvements, commercial development, social services, and expanded economic opportunities. With the designation has come

approximately \$25 million in federal EZ funding, which has in turn leveraged approximately \$490 million in additional public and private funding.

During the 2008 fiscal year, EZ funds were used to accomplish a number of activities related to the goals and objectives identified in the Consolidated Plan. They include:

- The Blighted Properties Redevelopment/Renovation program provides loans and grants for the redevelopment of vacant housing or lots that are deemed blighted or problem properties. Funding has been approved for the construction of ten new homes, with seven being completed, and for rehabilitation of six homes, with one being completed. The completed new homes are designed to be ADA visitable, and certified Energy Star efficient and sustainable per the US Green Building Council's LEED for Homes program. One of these homes has been sold to date.
- The commercial façade improvement program in the Broadway/Central corridor has made loans to 20 businesses creating or retaining 240 jobs. Six Façade improvements have been completed during the 2008 program year for eleven businesses creating or retaining 130 jobs.
- Enhancement of the commercial capacity in the Lonsdale redevelopment area included issuing a request for proposal (RFP) for development of commercial facilities along Heiskell Avenue at I-275 to include Rudy Street. Two proposals were received and contracts with each developer have been executed and approved by the City Council.
- The Vestal Commercial Redevelopment Program serves as the non-housing component of the Vestal Bicentennial Neighborhood Initiative. During the 2008 program year, a design team created a conceptual design plan for the commercial area. Two parcels for future development have been acquired and environmental reviews have been completed. Demolition has been completed.
- The Youth Academy of Finance at Austin-East High School provided a financial management curriculum to 63 students, as well as an in-school student run bank where 107 students opened a savings account.
- The EZ Home Repair program was launched during the 2008 program year. As of the end of the program year, 17 projects have been completed and 16 are under construction through the My Front Yard part of the program.
- Job training services were provided for 1467 EZ residents; 8 job fairs were held of which 803 attendees received jobs; 11 business loans were given for business expansion/ start-up creating 27 new jobs.

The Empowerment Zone has also promoted greater coordination between the public, private, and nonprofit sectors, as well as substantial input from residents of the EZ. The Metropolitan Planning Commission provides staff support for task forces, committees and planning activities. The Partnership for Neighborhood Improvement serves as the governing body by allocating funds, evaluating programs, and

coordinating input through the EZ stakeholders. Many other partners also provide services, funding assistance, and in-kind resources necessary to revitalize the Zone.

Since its designation, the Empowerment Zone has been the focus of the City's CDBG, HOME, and ESG projects. The projects carried out in fiscal year 2008 followed this pattern, and most leveraged additional funding sources to serve as many people as possible. Specific projects have met different underserved needs, including housing and services for the homeless, improved nonprofit facilities for youth or senior services, housing renovations for low income or elderly citizens, and comprehensive redevelopment in blighted neighborhoods.

As the Empowerment Zone grant will end in 2010, the City, PNI and its partner agencies are now focusing on strategies to complete projects that support the EZ's goals and ensure long term viability in its neighborhoods.

5. Leveraging Resources

Many of the projects funded through the Consolidated Plan require leveraged funds or in-kind donations and services to be viable. Many of the City's programs rely on both public and private funds, including:

- HOPE 3 sales proceeds
- City General Funds
- Empowerment Zone funding
- State HOUSE program income
- East Tennessee Foundation's Affordable Housing Trust Fund
- Weatherization Assistance Program
- Low Income Home Energy Assistance Program
- Private lender funds for mortgages
- Owner contributions for rental housing rehabilitation
- Homebuyer contributions to downpayments and closing costs
- Owner contributions to commercial façade improvements
- Continuum of Care funding
- Knox County funding (such as funds for the Minvilla project)
- Private funds provided by commercial or housing developers

The City has received approximately \$25 million in Empowerment Zone funding for commercial development, blighted property remediation, and other projects intended to revitalize the inner City. Most of the projects rely on leveraged funds for viability. Approximately \$490 million in public and private funding and in-kind services have been leveraged for use in the EZ. Some of the sources of leveraged funds for the Empowerment Zone include:

- Administration and overhead funding and in-kind services provided by project implementers and their partners, including Pellissippi State Technical Community College, Knoxville Area Urban League, Beck Cultural Exchange Center, Knox County Schools, and ORNL Federal Credit Union.
- Private developer funds for commercial development in the Mechanicsville and Five Points redevelopment areas and façade improvements for commercial businesses in the Broadway/Central corridor.

- City and/or State funding for Brownfields remediation, Convention Center construction, Market Square redevelopment, Chilhowee Park improvements, housing and roadway improvements.
- Funding from foundations and private contributions to programs providing youth services, historic preservation, and cultural/recreational improvements.

Please see the Empowerment Zone annual report for specific information about leveraged funding.

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Program Year 4 CAPER Managing the Process response:

City staff attends conferences and HUD sponsored training sessions to obtain regulatory updates and ideas to improve program performance. Staff also communicates regularly with the Metropolitan Planning Commission and other City departments, including Codes Enforcement, Inspections, Law, and Finance.

2008-2009 Subrecipient Monitoring Plan

The City of Knoxville Community Development Department (the City) as “the Grantee” is responsible for ensuring that the federal funds it receives are used in accordance with all program requirements while meeting the goals described in its Consolidated Plan. To accomplish this, the City is required to monitor its subrecipients to ensure that; 1. subrecipients comply with all regulations governing their administrative, financial and programmatic operations, and 2. subrecipients achieve their performance objectives on schedule and within budget.

The objectives of this monitoring plan are to establish a process that encourages open communications between the City and its subrecipients, and provides a way to avoid problems and improve performance. Monitoring is an on-going process of planning, implementation, communication and follow-up.

Monitoring includes review of administrative and financial requirements for accounting standards, cost principles and procurement. Additionally, individual projects will be reviewed to evaluate timeliness and progress meeting the program goals.

The City will perform a risk assessment to identify which subrecipients are “high risk” and require an on-site monitoring review during the program year. “High-risk” subrecipients may include:

- Subrecipients new to the program,
- Subrecipients that have experienced turnover in key staff positions,
- Subrecipients with previous compliance or performance problems, including failure to meet schedules, submit timely reports or clear monitoring or audit findings, and,
- Subrecipients taking on multiple projects for the first time.

Subrecipients that are identified as “low-risk” will be monitored, at a minimum, through in-house desk reviews. Informal monitoring of subgrantee agencies takes place through phone calls, site visits, and review of the accomplishment reports that are submitted on a quarterly basis and at project completion. Reimbursement requests for CDBG, HOME and ESG expenditures are reviewed for accurate documentation and calculations, and both reimbursements and accomplishment reports are compared to the requirements established in project contracts and the goals established in the Consolidated Plan.

On-Site Monitoring Review Process

1. Prior to the visit, the subrecipient will be notified by letter to confirm the dates for the review, the scope of monitoring, information needed for the review, and staff needed for interviews and assistance during the review.
2. An entrance conference with key program staff will be held to outline the scope and schedule for monitoring.
3. Information will be reviewed and documented.
4. An exit conference with key program staff will be held to present preliminary results of the monitoring, secure additional information, and allow the subrecipient to clarify any misunderstandings. If applicable, the subrecipient may report on the steps taken to address any noncompliance or nonperformance.
5. Following the visit, a letter will be sent to the subrecipient with the results of the monitoring review.

Compliance areas verified during the monitoring reviews include (but are not limited to):

- Fiscal administration, including matching funds, sales proceeds, and audit
- Project eligibility, including national objective verification
- Procurement
- Federal labor requirements
- Environmental review
- Disadvantaged business enterprise
- Accessibility
- Equipment and real property management
- Displacement and relocation
- Affordability and rent restrictions

After formal monitoring, the agency receives a written report of the areas reviewed, accomplishments, concerns, and any regulatory violations. If procedural or policy corrections are required, the agency is given a specific deadline and followed up with to ensure the corrections are made.

Regulatory requirements are more likely to be followed if agencies understand the requirements at the outset of a project instead of being notified of deficiencies after the fact. With this in mind, City staff meet with subgrantee agencies prior to beginning a new project in order to discuss reporting and financial requirements, as well as any project-specific issues, such as Davis-Bacon Act or Uniform Relocation Act requirements. Technical assistance is also provided to subgrantee agencies and contractors on an ongoing basis during execution of the project.

Citizen Participation

1. Provide a summary of citizen comments.
2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 4 CAPER Citizen Participation response:

1. Summary of Citizen Comments

Numerous citizen comments were received during the preparation of the City's 2009 Consolidated Plan Annual Action Plan. Those comments were included in the Annual Plan submission. A copy of these comments is included as an attachment to this CAPER. A notice was published in the September 13, 2009 Knoxville News Sentinel stating the draft CAPER would be available for public review and comment starting September 15, 2009. Any comments received during the comment period will be included here in the final document.

2. Funds Available and Geographic Distribution

The 2008 Consolidated Plan included the following funding:

Funding Source		Amount
CDBG	2008 Allocation	\$1,858,354.00
	Reallocated prior year funding	\$ 0.00
	Projected Program Income	\$110,000.00
	Total	\$1,968,354.00
HOME	2008 Allocation	\$1,262,308.00
	2008 ADDI Allocation	\$12,192.00
	Reallocated prior year funding	\$1,255,251.00
	Projected Program Income	\$400,000.00
	Total	\$2,929,751.00
ESG	2008 Allocation	\$82,987.00
	Total	\$82,987.00
Fair Housing	Projected Allocation	\$35,000.00
Total Funding		\$5,016,092.00

During the program year, the City committed \$1,624,183 in CDBG funds and expended an estimated total of \$1,765,208, which will be confirmed after draws for administration are complete. The City committed \$1,363,329 in HOME funds and expended and estimated total of \$1,835,624, which will be confirmed after draws for administration are complete. The City committed \$82,987 in ESG funds and expended \$82,740. Most of the expenditures were for activities within the Empowerment Zone. The chart below gives a breakdown of expenditures for activities with a property address (housing, property acquisition and façade improvements). Additional location information is in the PR03 Report - Attachment I.

PY 2008 Expenditures by Census Tract		
CT	CDBG	HOME
3	\$93,465.09	\$130,500.00
5	\$79,156.99	\$218,138.91
6	\$33,866.40	\$184,450.34
12		\$14,000.00
13	\$584.00	\$7,850.00
14	\$0.00	\$42,382.20
15	\$0.00	\$42.53
16		\$35,985.00
17		\$81,921.96
18		\$25,000.00
19	\$60,431.59	\$199,367.69
20	\$93,968.99	\$219,875.00
21		\$4,290.00
24	\$0.00	\$0.00
26	(\$1,975.00)	\$10,000.00
28	\$41,142.61	\$225,740.01
29	\$0.00	\$50,594.74
30		\$25,000.00
31	\$0.00	\$88,954.23
32	\$37,054.84	\$57,181.30
34		\$10,500.00
38	\$0.00	\$23,900.00
41		\$4,700.00
48		\$7,500.00

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Program Year 4 CAPER Institutional Structure response:

As identified in the Consolidated Plan, City Community Development Department staff participated in the coordinating bodies for several agencies that perform

community development activities, including the Partnership for Neighborhood Improvement, East Tennessee Coalition for the Homeless, Affordable Housing Trust Fund Advisory Board, Equality Coalition for Housing Opportunity, and the Martin Luther King Jr. Commemoration Commission. Staff also serve on or provide information to task forces related to the Empowerment Zone and neighborhood revitalization, such as the Chronic Problem Properties Task Force and Empowerment Zone Coordinating Committee. The City also continues to serve as the grantee and fiscal agent for the Empowerment Zone.

Monitoring

1. Describe how and the frequency with which you monitored your activities.
2. Describe the results of your monitoring including any improvements.
3. Self Evaluation
 - a. Describe the effect programs have in solving neighborhood and community problems.
 - b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
 - c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
 - d. Indicate any activities falling behind schedule.
 - e. Describe how activities and strategies made an impact on identified needs.
 - f. Identify indicators that would best describe the results.
 - g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
 - h. Identify whether major goals are on target and discuss reasons for those that are not on target.
 - i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

Program Year 4 CAPER Monitoring response:

1. Monitoring Process

The Community Development Department Director oversees the planning and budgeting process to ensure that projects are developed consistent with grant requirements. This planning process also ensures that each funded project is consistent with the *Consolidated Plan* and makes progress toward identified community development objectives.

All subgrantee projects are assigned to a Project Manager or Specialist for oversight, monitoring, and technical assistance. The Community Development Administrator drafts contracts with input from the subgrantee and Project Manager. The City Law Department finalizes the contracts in order to ensure compliance with applicable laws and regulations.

Subgrantees submit quarterly progress reports and a completion report. Reports are reviewed by the Project Manager/Specialist to ensure contract compliance. Funds

are typically provided to subgrantees 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 Manager/Specialist, then reviewed and approved by the Community Development Administrator. The Finance Specialist prepares a check request, which is approved by the Community Development Administrator and Department Director prior to submission to the City Finance Department.

Subgrantee monitoring is performed on an informal basis through telephone, email, and periodic meetings between City and subgrantee staff. Formal monitoring is performed on an annual basis (except in the case of low risk subgrantees or projects). Formal monitoring is conducted by the Project Manager and/or Community Development Administrator at the subgrantee'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 subgrantee action are followed up on by both the subgrantee and City staff.

For City-operated housing activities, applications for assistance are analyzed by Housing Finance Specialists 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 with the terms of the construction contract and Neighborhood Housing Standards. The Housing Construction Manager reviews and approves work and activities during each step of the rehabilitation process – financial analysis, write-up/cost estimate, bid, and construction. The Community Development Administrator periodically conducts in-house monitoring.

Payment for contractor and other housing activity expenses are processed by the Housing Finance Specialists and approved by the Housing Manager and Department Director prior to payment.

The Finance Specialist oversees the Department's overall expenditures and financial status, and assists the Community Development Administrator 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 Community Development Director, who has been delegated this authority by the Mayor. Project Specialists conduct the site-specific reviews for individual sites with the Community Development Administrator conducting the environmental review process.

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.

Four of the Department's housing staff members are certified risk assessors for lead based paint hazards. These staff members perform inspections, testing,

assessments, and clearance for homes the City funds through the rehabilitation or other housing programs. When time is available, technical assistance, inspections, and assessments are also provided for CDBG and HOME funded non-profit agencies on an as-needed basis.

Citizen participation is largely overseen by the Community Development Administrator and Department Director with the assistance from the Office of Neighborhood's Coordinator. City staff participates in community forums, neighborhood meetings, and other agencies' planning processes.

2. Self Evaluation

The overall goal of HUD's community planning and development programs is to develop 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. Our activities for the reporting period improved housing conditions for owner-occupants and renters, created homeownership opportunities, assisted 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 our community development goals. The Empowerment Zone program complements Community Development programs and the City of Knoxville contributes a substantial amount of general funds to the Community Development budget. The City also continued to fund an Affordable Housing Trust Fund with local tax revenues; this flexible funding source helps to increase the supply of affordable housing in the region.

The City carried out programs in line with the high priorities of the Consolidated Plan as follows:

Neighborhood Stabilization

Many of the activities performed this year contributed to stabilizing the City's lower income neighborhoods. Improvements to housing, sidewalks, commercial structures, and parks improve the appearance of blighted neighborhoods and create a more appealing environment. New housing development and homeownership programs promote pride in ownership and long term resident stability. Renovations to non-profit facilities helps agencies provide their clients with child care, senior services, and other services that contribute to family and community stability. Funding received through the Neighborhood Stabilization Program will enable the acquisition of foreclosed properties, development of vacant buildings into housing and demolition of blighted properties contributing further to neighborhood stabilization.

Crime Prevention and Safety

Mitigation of blighted properties through acquisition and redevelopment contributes substantially to crime prevention by eliminating abandoned buildings that are ready targets for criminal activity. Housing renovations, infrastructure

improvements, and revitalization through redevelopment plans also help prevent crime and reduce the perception of crime by improving a neighborhood's physical appearance and economic opportunities. Programs focused on reducing homelessness will decrease crime or the perception of crime by decreasing the number of people without financial resources living in public areas.

Housing Rehabilitation

Renovations were performed on both owner and renter occupied housing by the City of Knoxville and its partner nonprofit agencies. The scope of the renovations varied depending on the program and household's needs, with improvements ranging from emergency health and safety improvements to full scale renovations or replacement housing construction for homes too badly deteriorated to benefit from rehabilitation.

Homeownership

Homeownership opportunities affordable to low and moderate income households were increased through downpayment assistance and new housing construction. Property acquisition will contribute to future homeownership by clearing property titles and offering lots for sale. Housing rehabilitation, infrastructure improvements, and redevelopment plan implementation will also improve homeownership by making blighted neighborhoods more visually appealing and attractive to homebuyers.

Job Creation

Redevelopment plan implementation, Empowerment Zone programs, property acquisition and façade improvements contributed to job creation by facilitating new business growth and economic opportunities.

Providing Assistance to the Homeless and Chronic homeless Population

Shelter, transitional housing and supportive services were provided to homeless persons through several of the City's partner agencies. Assistance varied according to need and agency, with projects providing emergency, transitional, and permanent support. Homelessness Prevention and Rapid Re-Housing funds will provide direct financial assistance and supportive services to those currently or about to be homeless. Permanent supportive housing is being developed with NSP-1 funding.

Attachment A, *Table 2C, Summary of Specific Objectives - revised*, presents in summary format, the City's progress to date in meeting the objectives of the Five Year Plan.

There were a few Consolidated Plan Projects that were delayed during the program year.

1. PY 2008, Project #12 – Knox Housing Partnership Homebuyer Education – This project was postponed due to a change in the scope of services needed to produce home buyers for KHP's homes. This project will focus on credit repair and case management and will be implemented and completed during the 2009 program year.
2. PY 2008, Project # 4 – Rental Housing Rehabilitation – This project provides funds for the development of permanent supportive rental housing at the Minvilla Manor.

Rehabilitation construction is starting in the 2009 program year with an anticipated completion date of December 2010.

3. PY 2007, Project #26 – Knox Area Rescue Ministries Project Good Neighbor – This project has been delayed due to environmental review requirements, highway construction, and the proposed change in use of the funds to creation of an outdoor seating area. It is anticipated that this project will be completed in 2009-2010.

4. PY 2007, Project #16 – Sidewalk Improvements within Parent Responsibility Zones – This project has been delayed due to the City's procurement process, but is now underway and will be completed in 2009-2010.

5. PY 2007, Project # 18 – City of Knoxville Parks and Recreation/Union Square park Improvements – This project was delayed but playground equipment has been ordered and will be installed in the 2009 program year.

Most annual goals were met or will be met once projects in progress are completed. The goal for rehabilitation of owner-occupied homes was not met for 2008; however staff has been focused on completing housing rehabs in the EZ Home Repair program since the program ends in 2010 and funds need to be expended. It is anticipated that the goal for 2009 will be met.

As described above, there is an emphasis on funding the programs that most impact our Consolidated Plan High Priorities in the 2009 annual plan in addition to carrying out the NSP and Recovery funded projects.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Program Year 4 CAPER Lead-based Paint response:

The City's Community Development Department has four staff that 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 participates in ongoing training to keep their licensing up to date.

The City performs risk assessments for its rehabilitation projects and properties assisted through the homemakers program as necessary. The City owns an XRF analyzer. The analyzer receives maintenance according to the required schedule, and its use is documented according to State requirements.

Additionally lead based paint inspections and risk assessments on housing occupied by children 6 years of age or under are performed by Middle Tennessee State University through the City's partnership on a Lead Elimination Action Program (LEAP) grant.

The City inspected 11 housing units for lead based paint hazards in the 2008 program year, and performed risk assessments on 11 units. Lead mitigation work was performed on 11 units, with all 11 units achieving clearance. Middle Tennessee

State University assisted with lead based paint inspections and risk assessments on 3 projects.

The Knoxville-Knox County Community Action Committee's Minor Home Repair program has licensed by the State of Tennessee to perform lead based paint work.

HOUSING

Housing Needs

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Program Year 4 CAPER Housing Needs response:

The City carried out the activities indicated in the annual action plan including:

- Funding and/or operating emergency, minor, and major home improvement programs
- Homeownership assistance through ADDI and HOME down payment assistance
- Homebuyer education and credit counseling
- Acquisition and redevelopment of blighted properties for reuse as affordable housing
- Development and operational expenses for Community Development Housing Organizations
- Funding and overseeing housing related Empowerment Zone projects
- Pursuing remediation of chronic problem properties
- Conducting fair housing investigations, education and outreach
- Continuing to promote Energy Star New homes certification in new construction and rehab housing projects

In addition to these specific programs, City continued to work with non-profit housing providers and the public housing agency, and to participate in appropriate committees and boards, such as the Affordable Housing Trust Fund Board.

Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.
2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

Program Year 4 CAPER Specific Housing Objectives response:

Providing affordable housing options is a high priority in the City's Consolidated Plan. In collaboration with non-profit agencies and for-profit developers, the City is using CDBG, HOME, and various sources of leveraged funds to provide housing rehabilitation, homeownership assistance, and the construction of new housing. Each of these program areas address worst case housing needs. The City's rehabilitation programs address the needs of lower income homeowners living in substandard housing, and can provide replacement housing construction for severely substandard housing. New housing construction and downpayment assistance can offer reduced housing costs through homeownership to renters paying over 50% of their income to rent. Homeownership training also decreases the likelihood of new homebuyers becoming victims of predatory lending, which could in turn push households into housing emergencies.

All of the rehabilitation programs perform modifications when needed (grab bars, ramps, etc.) that make housing more accessible for persons with disabilities. The Knoxville-Knox County Community Action Committee's Minor Home Repair program also gives priority to performing repairs for elderly persons or persons with disabilities. The DisAbility Resource Center's Ramps and Rails program is focused on providing home modifications for persons with disabilities. Additionally, a visitable home is the goal of every new construction project.

The following table shows progress the City made during fiscal year 2008 toward improving affordable housing opportunities. This includes the number of homes meeting the Section 215 definition of affordability. First-time homebuyer programs are included as meeting rental needs since the population being addressed is existing low-moderate income renters.

TABLE 1		Five Year Goal	Objective	Programs	Goals for Reporting Period	Actual Accomplishments	215 Accomplishments		
			DH1.2	Disability Resource Center	6	1	0		
Programs to address needs of low/moderate income renters			DH1.2	Rental Rehab	12	6	4 EL		
			Missing tenant data for 2808 Woodbine						
			DH1.3	CHDO Rental Rehab		0	0		
			DH2.1	DP Assistance	30	15	15: 8 low, 7 vl		
			DH1.3	CHDO Projects/New	12	4	4 low		
							4 (1 already counted in CHDO and 1 counted in DP assistance)	3 (1 already counted in CHDO and 1 counted in DP assistance)- add 1 Low	
			SL3.3	Property Acquisition	8				
Total					68	28	24		
% Medium Income & Priority Need Level									
0 - 30% H	90					5			
31- 50% H	89					7			
51 - 80% M	95					13			
	274					25			
Programs for Homeowners			DH1.1	Owner-Occupied Rehab	25	17	15: 4EL, 9 VL, 2 Low		
				My Front Yard		17: 5 vl, 3el, 9 LOW	0		
			DH1.4	CAC Minor Home Repair	140	152	0		
			DH1.4	NHI Minor Home Repair	35	30	0		
			DH1.4	CAC Emergency Repairs	15	38	0		
			DH1.4	Disability Resource Center	6	4	0		
Total					221	258	15		
% Medium Income & Priority Need Level									
0 - 30% H	498					82			
31- 50% H	217					89			
51 - 80% H	112					96			
	827					267			

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Program Year 4 CAPER Public Housing Strategy response:

Knoxville's Community Development Corporation is the City of Knoxville's public housing authority. The agency uses Capital Fund Program and Replacement Housing Fund grants to improve or replace deteriorated housing, with comprehensive modernization/redesign work completed at Lonsdale Homes and Christenberry Heights complexes during the fiscal year. Residents participate through the Knoxville Tenant Council, which is composed of elected officers from each public housing development, as well as the Section 8 Tenant Advisory Board, which is open to all interested participants. Residents also contribute to their living environment by performing eight hours of required community service per month if they are not participating in an economic self sufficiency program or are not elderly or disabled.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Program Year 4 CAPER Barriers to Affordable Housing response:

The City has undertaken the actions described in the Consolidated Plan including marketing an increasing number of parcels through the Homemakers Program, correcting obstacles before sale to developers, acquiring abandoned property and clearing titles, and offering subsidies to facilitate affordable development.

HOME/ American Dream Down Payment Initiative (ADDI)

1. Assessment of Relationship of HOME Funds to Goals and Objectives
 - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.
2. HOME Match Report
 - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.
3. HOME MBE and WBE Report
 - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).
4. Assessments

- a. Detail results of on-site inspections of rental housing.
- b. Describe the HOME jurisdiction's affirmative marketing actions.
- c. Describe outreach to minority and women owned businesses.

Program Year 4 CAPER HOME/ADDI response:

1. Relationship of HOME Funds to Goals and Objectives

The activities carried out under the HOME Program during the reporting period included the following activities, which directly contributed to high priority needs identified in the Consolidated Plan Housing Strategy. The Five Year Consolidated Plan gave a high priority to addressing the housing problems of extremely low and very low-income renter households, to extremely low, very low and other low-income homeowner households and to households with special needs. The Plan gave a medium priority to low-income renter households. These accomplishments under these activities are described in the General Questions section of this report.

Table 2

Consolidated Plan Specific Objective/ Activity	HOME Amount Expended July 1, 2008 through June 30, 2009	% of Total
Objective DH1.1 Rehab/Replacement of Owner-occupied housing	\$1,210,387.85	74.0%
Objective DH1.2 Rehab of Rental Housing	\$118,853.82	7.3%
Objective DH1.3 New construction by CHDOs for sale to homebuyers	\$98,118.46	6.0%
Objective DH2.1 ADDI/ Down Payment Assistance	\$208,160.14	12.70%
Total HOME Project Expenditures	\$1,635,520.27	100%

HOME Match Report

HOME Match Report HUD-40107-A attached.

3. HOME MBE and WBE Report

Part III of HUD Form 40107 is attached.

4. Assessments

Detail results of on-site inspections of rental housing. During the reporting period, 36 units were inspected by a City staff inspector. Several minor deficiencies were found in five of the units and most have been corrected and reinspected. Staff is following up for correction of the remaining deficiencies.

Tenant files were reviewed by City staff for all 36 units. All units were leased to tenants under the maximum HOME income limits and all rents were under the

maximum HOME rent. Some files did not contain adequate income documentation. Those owners have been counseled and advised on proper documentation.

Describe the HOME jurisdiction's affirmative marketing actions. The programs are marketed at neighborhood meetings. During this past year we attended 5 neighborhood events with a display table and brochures to inform attendees of HOME funded programs. As a result of our marketing activities, we have maintained a waiting list of over 125 families for Owner Occupied Rehab.

Describe outreach to minority and women owned businesses. Regularly, a newspaper ad is placed in the Knoxville News Sentinel requesting that interested contractors apply for inclusion on the approved bidders list. The current list of approved rehab contractors contains 21 contractors, 4 of whom are minority owned businesses.

Each quarter during the year, the City of Knoxville publishes the "Equal business Opportunity Program Newsletter" that is distributed to minority and women owned businesses in the city. In each newsletter an announcement is included that explains the availability of contracting opportunities with the City rehab programs.

HOMELESS

Homeless Needs

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Identify actions taken to address needs of homeless persons.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

Program Year 4 CAPER Homeless Needs response:

The City of Knoxville in cooperation with Knox County continues implementation of the Knoxville-Knox County Ten Year Plan to End Chronic Homelessness. The chronically homeless are a small portion of the over homeless population, but represent a significant and disproportionate usage of community resources. The Ten Year Plan seeks to address the needs of the chronically homeless proactively with long term solutions as opposed to the traditional approach that focuses primarily on emergency services. Like similar plans nationwide, the local Ten Year Plan focuses on a "housing first" approach, which seeks to provide the chronically homeless with permanent supportive housing as quickly as possible, bypassing the usual requirement that individuals successfully promulgate through emergency and transitional housing and services before achieving any sort of permanent housing stability. To initiate this effort, the City has provided the Volunteer Ministry Center CDBG and NSP1 funding to support the acquisition and rehabilitation of Minvilla Manor, property commonly known as the Fifth Avenue Motel, in order to provide 57 units of permanent supportive housing for the chronically homeless. During the

2008 program year, financing was secured for the project and the general contractor for construction was procured. Construction will begin in 2009 with an anticipated completion date of December 2010.

The University of Tennessee College of Social Work continued to administer the community's Homeless Management Information System, a multi-agency internet-based database, which connects homeless clients, shelter and services across the community. The City provided \$10,000 in CDBG funds to support this initiative.

Emergency Shelter Grant funds supported the work of five agencies, \$40,000 for the Volunteer Ministry Center's Day Room, \$12,785 for the YWCA women's transitional shelter, \$8,000 for the Knoxville-Knox County Community Action Committee's Homeward Bound program, \$11,991 to support the operation of Child and Family Tennessee's Family Crisis Center, and \$10,211 to support Parkridge Harbor's Homeless Care and Case management program.

The Volunteer Ministry Center provided service to 898 unduplicated persons during the year, and placed 81 into housing. Their self-sufficiency program served individuals through case management and life-skills training. The Family Crisis Center served 167 adults and 102 children during the year, with 107 women receiving individual counseling, and 29 participating in group counseling. The YWCA served 143 unduplicated women with housing and supportive services and over 50% of the clients were placed in permanent housing.

During the program year, the Knoxville/Knox County Continuum of Care received \$1,193,406 in funding through the "SuperNOFA" process to continue ongoing homeless services provided by UT HMIS, Positively Living dba Parkridge Harbor, Child and Family Tennessee, Catholic Charities, Knoxville-Knox County Community Action Committee and Salvation Army.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Program Year 4 CAPER Specific Housing Prevention Elements response:

The City continues to implement its Ten Year Plan to End Chronic Homelessness. A key element in the plan is prevention of homelessness, as well as improved discharge planning for individuals matriculating from foster care, incarceration and mental health institutions. Through private funding, the Ten Year Plan sponsored an initiative to place case managers in four public housing facilities that serve the elderly and disabled. These facilities had been identified as having the highest rates of eviction for any of the local public housing agency's properties. The program was successful during its initial year in reducing the number of evictions to the street from a benchmark of 67 annually to zero.

The city has worked cooperatively with the East Tennessee Coalition to End Homelessness and the University of Tennessee to study policies and perceptions regarding current discharge planning processes.

Community Development programs such as minor and emergency home repair also serve to prevent homelessness by making emergency roof and other repairs for very low-income individuals who might otherwise be at risk for losing their housing.

Emergency Shelter Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
 - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.
 - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.
3. Matching Resources
 - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.
4. State Method of Distribution
 - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.
5. Activity and Beneficiary Data
 - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.
 - b. Homeless Discharge Coordination
 - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
 - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Program Year 4 CAPER ESG response:

1. Emergency Shelter Grant funds supported the work of five agencies, \$40,000 for the Volunteer Ministry Center's Day Room, \$12,785 for the YWCA women's transitional shelter, \$8,000 for the Knoxville-Knox County Community Action Committee's Homeward Bound program, \$11,991 to support the operation of Child and Family Tennessee's Family Crisis Center, and \$10,211 to support Parkridge Harbor's Homeless Care and Case management program.

The Volunteer Ministry Center provided service to 898 unduplicated persons during the year, and placed 81 into housing. Their self-sufficiency program served individuals through case management and life-skills training. The Family Crisis Center served 167 adults and 102 children during the year, with 107 women receiving individual counseling, and 29 participating in group counseling. CAC has placed 87 individuals into housing. The YWCA served 143 unduplicated women with housing and supportive services placing over 50% in permanent housing.

2. Assessment of Relationship of ESG Funds to Goals and Objectives

Significant progress was made by agencies funded through the ESG program to meet their goals in serving the homeless in Knoxville. VMC met 100% of its goal in serving walk-in clients, while more specifically placing 81 homeless individuals into housing, meeting 144% of that goal. The YWCA met 48% of its goal in providing services for homeless women, however over half of those served were placed in permanent housing. Child and Family Services met 130% of their goal by serving 269 individuals at the Family Crisis Center. CAC Homeward Bound exceeded its goal for housing placements. All the agencies participating in the Emergency Shelter Program provide exemplary services to the homeless in Knoxville. Many of the service goals set for ESG programs are based on the number of homeless individuals who come to the respective agencies seeking support. Studies have indicated during the implementation of the Ten Year Plan that there has been a decrease in the overall number of homeless individuals in the community. Certainly the ongoing goals will be to continue to decrease the number of homeless individuals and families while providing a greater depth of service geared towards permanent housing.

3. Matching Resources

CAC \$8,000 in-kind donations
VMC \$40,000, volunteer hours and in-kind donations
YWCA \$12,785 in-kind donations
Child and Family Tennessee FCC \$11,991 United Way
Parkridge Harbor \$10,211 HOPWA and volunteer hours

4. State Method of Distribution

NA

5. Activity and Beneficiary Data

The City continues to implement its Ten Year Plan to End Chronic Homelessness. A key element in the plan is prevention of homelessness, as well as improved discharge planning for individuals matriculating from foster care, incarceration and mental health institutions. Through private funding, the Ten Year Plan sponsored an initiative to place case managers in four public housing facilities that serve the elderly and disabled. These facilities had been identified as having the highest rates of eviction for any of the local public housing agency's properties. The program was successful during its initial year in reducing the number of evictions to the street from a benchmark of 67 annually to zero.

The city has worked cooperatively with the East Tennessee Coalition to End Homelessness and the University of Tennessee to study policies and perceptions regarding current discharge planning processes.

Community Development programs such as minor and emergency home repair also serve to prevent homelessness by making emergency roof and other repairs for very low-income individuals who might otherwise be at risk for losing their housing.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
 - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
 - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. Changes in Program Objectives
 - a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions
 - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
 - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
 - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. For Funds Not Used for National Objectives
 - a. Indicate how use of CDBG funds did not meet national objectives.
 - b. Indicate how did not comply with overall benefit certification.
5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
 - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
 - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
 - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
 - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.
8. Program income received
 - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
 - b. Detail the amount repaid on each float-funded activity.
 - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
 - d. Detail the amount of income received from the sale of property by parcel.
9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
 - a. The activity name and number as shown in IDIS;
 - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
 - c. The amount returned to line-of-credit or program account; and
 - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
10. Loans and other receivables
 - a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
 - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
 - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
 - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
 - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

11. Lump sum agreements
 - a. Provide the name of the financial institution.
 - b. Provide the date the funds were deposited.
 - c. Provide the date the use of funds commenced.
 - d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.
12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
 - a. Identify the type of program and number of projects/units completed for each program.
 - b. Provide the total CDBG funds involved in the program.
 - c. Detail other public and private funds involved in the project.
13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies
 - a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Program Year 4 CAPER Community Development response:

1. Use of CDBG Funds in Relation to Consolidated Plan Priorities, Goals, and Objectives

As identified in General Questions section of this report, the Consolidated Plan identifies six high community development priorities that will be addressed through June 2010. These priorities are: Neighborhood stabilization, crime prevention and safety, housing rehabilitation, homeownership, job creation and training, and assistance for homeless persons. Most CDBG activities conducted during this fiscal year addressed one or more of the high priorities. The General Questions section of this report also identifies specific objectives established in the Consolidated Plan, activities carried out under each of these objectives and the City's progress toward meeting these objectives.

The Consolidated Plan further identifies a priority need level for different types of projects according to their CDBG eligibility category and/or target population. High and medium priority projects are typically funded in order to provide life's most essential needs (such as housing) as well as complementary services and neighborhood improvements that improve residents' quality of life and help ensure family and neighborhood stability. Table 3 below shows program accomplishments resulting from the use of CDBG funds according to priority need.

Table 3: Accomplishments by Priority Need - CDBG

<i>Project Type</i>	<i>Priority Need (High, Medium, Low, or No Such Need)</i>	<i>People Served or Units Completed</i>
Owner Occupied Housing 0-30% Median Family Income	H	78
Owner Occupied Housing 30-50% MFI	H	82
Owner Occupied Housing 50-80% MFI	M	75
Rental housing 0-30% MFI	H	5
Rental housing 30-50% MFI	H	1
Rental housing 50-80% MFI	M	2
Commercial/Industrial Rehabilitation	H	2 completed façade improvements
Job Training in Heart of Knoxville (clients all at 0-30% MFI)	H	
Neighborhood Facilities	H	
Park Improvements	H	
Sidewalks	H	
Public Services	M	
Youth Programs	M	
Homeless facilities & Services	H	UTHMIS

A total of \$1,968,354 in CDBG funding was budgeted in the 2008 Annual Plan. \$1,765,208 was expended during the program year, 83.15% of which went toward activities intended to benefit low to moderate-income people.

2. Changes in Program Objectives - The City did not change program objectives.

3. Assessment of Efforts in Carrying Out Planned Actions

The City pursued all resources indicated in the Consolidated Plan and provided Certifications of Consistency in a Fair and impartial manner.

4. For Funds Not Used for National Objectives - NA

5. Anti-displacement and Relocation

The City avoids displacement of households or businesses whenever possible. During the reporting period, one occupied duplex was acquired, resulting in displacement of two individuals. The Uniform Relocation Act was followed with notices and benefits being provided by Knoxville's Community Development Corporation, acting as the city's agent for redevelopment area acquisitions. Demolition of the structure followed public notification of the project and identification of the replacement dwelling units according to Section 104(d) regulations. The source of funds for this activity was UDAG repayments.

All properties acquired with CDBG were vacant lots or structures. Demolition was of vacant structures or to facilitate replacement housing construction, and resulted in no displacement.

To minimize displacement, the City did not rehabilitate housing units where involuntary permanent relocation would be required. Temporary relocation benefits (including rent and moving costs) are provided to occupants if it is not feasible to remain in the home during rehabilitation.

Landlords are required to identify tenants in their application for financing and to provide information regarding tenant income, needs, and preferences to determine if rehabilitation could be accomplished without tenant displacement. Landlords are also required to offer existing tenants the opportunity to lease a rehabilitated unit at an affordable rent.

The City's Community Development Department staff issues required notices under its internally operated rehabilitation program. As the City's redevelopment authority, Knoxville's Community Development Corporation issues notices for the City's property acquisition program. Subgrantees receive technical assistance regarding notices and relocation for acquisition projects, then issue their own notices and provide documentation to the City.

6. Low/Mod Job Activities - There were not any CDBG economic development activities where jobs were the reported benefit.

7. Low/Mod Limited Clientele Activities

The Family Justice Center, operated by the City of Knoxville Police Department, developed and distributed new educational materials to increase awareness of their "one place to call/one place to go" support and services center for victims of domestic violence. Throughout the program year, the center assisted 687 victims of domestic violence.

8. Program Income

Program income is generated by CDBG funded housing rehabilitation and property acquisition projects. During the fiscal year, a total of \$158,403.55 in CDBG program income was receipted and drawn through HUD's Integrated Disbursement and Information System (IDIS) for housing and other CDBG eligible activities. Additional applicable information follows:

Revolving loan funds (KNHCS):		\$
Float funded activities:		not applicable
Income from sale of real property:		\$5,400.00
3440 Divide		
10/17/2008	\$540.00	
1/23/2009	\$4,860.00	

Housing Rehabilitation principal and interest repayments:		\$151,863.67
9. Prior year adjustments		not applicable

10. Loans and Receivables

Loans written off during program year ():		0
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Repayable loans – Housing rehabilitation

Number of loans:		163
Principal balance:		\$2,195,783.30

Forgivable or deferred loans

Term:		5 year forgivable
Number of loans:		139
Principal balance:		\$1,738,411.44

Term:		20 year forgivable
Number of loans:		586
Principal balance:		\$4,533,832.36

Term:		10 year forgivable
Number of loans:		34
Principal balance:		\$567,576.78

Term:	Forgivable monthly for up to 15 years	
Number of loans:		35
Principal balance:		\$2,330,620.51

Term:	Due upon sale or transfer	
Number of loans:		26
Principal balance:		\$521,832.81

Total number of forgivable or deferred housing loans:		820
Principal balance:		\$9,170,441

CDBG Acquired Properties Available for Sale

PROP#	Address	CLTPRCL	AQDATE	AQPROGRAM	DISPROGRAM	DISPSTATUS
4614	3139 JOHNSTON ST	081IG003	10-Mar-09	LONSDALE RED PLAN	HOMEMAKERS	MATCHED
4523	1122 LUTTRELL ST	081MH032	27-Feb-09	BLIGHTED PROPERTY		
4682	0 TEXAS AVE	081PN002	31-Aug-06	LONSDALE RED PLAN	RFP	RESUB
1773	1754 TEXAS AVE	081PN003	31-Aug-06	LONSDALE RED PLAN	RFP	ON HOLD
4583	2115 TEXAS AVE	081PR013	17-Aug-06	LONSDALE RED PLAN	HOMEMAKERS	AVAILABLE
4735	716 FERN ST	082EF023	26-Jul-06	HOPE	HOMEMAKERS	AVAILABLE
4577	2563 MARTIN LUTHER KING AVE	082KU016	27-Jan-06	5 PTS RED PLAN		
4576	2547 Martin Luther King Blvd	082KU017	26-May-06	5 PTS RED PLAN	RFP	AVAILABLE
2513	2942 SUNSET AVE	082LC011	06-Oct-00	BLIGHTED PROPERTY	HOMEMAKERS	AVAILABLE
2714	0 HILLSIDE AVE	082LC022	01-Jun-00	BLIGHTED PROPERTY	HOMEMAKERS	RESUB
4135	2407 LOUISE AVE	082NA014	02-Aug-04	5 PTS RED PLAN	HOMEMAKERS	AVAILABLE
4158	308 PARHAM ST	082NA015	30-Aug-04	5 PTS RED PLAN	HOMEMAKERS	AVAILABLE
4573	2432 LOUISE AVE	082NA021	16-Feb-06	5 PTS RED PLAN	OTHER	MATCHED
4572	319 S CHESTNUT ST	082NA022	30-Jun-06	5 PTS RED PLAN	HOMEMAKERS	RESUB
4571	321 S Chestnut St	082NA023	27-Mar-06	5 PTS RED PLAN	HOMEMAKERS	RESUB
4579	323 S. CHESTNUT AVE	082NA024	13-Feb-06	5 PTS RED PLAN	HOMEMAKERS	RESUB
4578	2431 WILSON AVE	082NA025	13-Feb-06	5 PTS RED PLAN	HOMEMAKERS	PENDING
4171	2523 LOUISE AVE	082NB023	18-Jul-08	5 PTS RED PLAN	RFP	ON HOLD
4172	2517 LOUISE AVE	082NB024	28-Jun-04	5 PTS RED PLAN	OTHER	MATCHED
4173	122 S CHESTNUT ST	082NB025	12-Feb-04	5 PTS RED PLAN	HOMEMAKERS	MATCHED
4149	116 S CHESTNUT ST	082NB026	16-Mar-04	5 PTS RED PLAN	OTHER	MATCHED

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4261	0 LOUISE AVE	082NC001	30-Jul-04	5 PTS RED PLAN	HOMEMAKERS	AVAILABLE
4404	2559 WILSON AVE	082NC019	10-Mar-07	5 PTS RED PLAN	HOMEMAKERS	PENDING
4406	2511 WILSON AVE	082NC031	07-Jul-08	5 PTS RED PLAN	HOMEMAKERS	AVAILABLE
4407	2501 WILSON AVE	082NC032	07-Apr-06	5 PTS RED PLAN	HOMEMAKERS	AVAILABLE
4408	314 S. CHESTNUT ST	082NC033	28-Feb-06	5 PTS RED PLAN	HOMEMAKERS	AVAILABLE
4575	310 S. CHESTNUT ST	082NC034	08-Dec-04	5 PTS RED PLAN	HOMEMAKERS	RESUB
4402	420 CURIE PL	082ND002	24-Feb-06	5 PTS RED PLAN	RFP	ON HOLD
5929	406 CURIE PL	082ND005	05-Jun-07	5 PTS RED PLAN	RFP	ON HOLD
4403	2523 SELMA AVE	082ND025	28-Apr-06	5 PTS RED PLAN	RFP	RESUB
477	1904 ULSTER ST	082NL001	23-Nov-04	BLIGHTED PROPERTY	HOMEMAKERS	AVAILABLE
1765	721 CHESTNUT ST	082NN006	09-Jan-04	5 PTS RED PLAN	OTHER	MATCHED
4390	740 S. CHESTNUT ST	082NN009	18-Oct-05	5 PTS RED PLAN	OTHER	MATCHED/NH
5920	737 S. CHESTNUT	082NN010	13-Oct-06	5 PTS RED PLAN	HOMEMAKERS	AVAILABLE
4401	2020 ULSTER AVE	082NN016	07-Apr-06	5 PTS RED PLAN	HOMEMAKERS	AVAILABLE
4137	2400 SELMA AVE	082NP001	02-Apr-04	5 PTS RED PLAN	OTHER	MATCHED
5923	2442 SELMA AVE	082NP009	03-Apr-07	5 PTS RED PLAN	HOMEMAKERS	PENDING
4193	2452 SELMA AVE	082NP012	26-May-04	5 PTS RED PLAN	HOMEMAKERS	MATCHED/NH
4166	601 S CHESTNUT ST	082NP013	12-Oct-04	5 PTS RED PLAN	HOMEMAKERS	RESUB
4167	609 S CHESTNUT ST	082NP014	21-May-04	5 PTS RED PLAN	HOMEMAKERS	RESUB
4139	604 BEN HUR AVE	082NP029	30-Apr-04	5 PTS RED PLAN	OTHER	RESUB
4411	2411 MARTIN LUTHER KING	082OH024	21-Jan-05	5 PTS RED PLAN	RFP-NH	ON HOLD
4410	2405 MARTIN LUTHER KING	082OH025	21-Nov-08	5 PTS RED PLAN		
4042	309 BEN HUR AVE	082OK010	27-Feb-04	5 PTS RED PLAN	HOMEMAKERS	AVAILABLE

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4040	323 BEN HUR AVE	082OK013	08-Aug-03	5 PTS RED PLAN	HOMEMAKERS	AVAILABLE
4259	0 MARTIN LUTHER KING	082OL017	21-Dec-04	5 PTS RED PLAN	HOMEMAKERS	RESUB
803	2239 MARTIN LUTHER KING BLVD	082OL018	21-Dec-04	5 PTS RED PLAN	HOMEMAKERS	ON HOLD
4260	0 MARTIN LUTHER KING	082OL019	21-Dec-04	5 PTS RED PLAN	HOMEMAKERS	ON HOLD
4296	0 MARTIN LUTHER KING	082OL020	21-Dec-04	5 PTS RED PLAN	HOMEMAKERS	ON HOLD
4133	2231 MARTIN LUTHER KING JR AVE	082OL021	30-Jan-04	5 PTS RED PLAN	HOMEMAKERS	ON HOLD
4134	2225 MARTIN LUTHER KING JR AVE	082OL022	11-Feb-04	5 PTS RED PLAN	HOMEMAKERS	MATCHED
3536	1403 W. FOURTH AVE	094CK019	26-Jan-01	MECH RED PLAN	HOMEMAKERS	AVAILABLE
3537	1409 W. FOURTH AVE	094CK020	12-Jan-01	MECH RED PLAN	HOMEMAKERS	AVAILABLE
3537	1409 W. FOURTH AVE	094CK020	12-Jan-01	MECH RED PLAN	HOMEMAKERS	AVAILABLE
3533	1417 W. FIFTH AVE	094FC020	11-Jan-01	MECH RED PLAN	HOMEMAKERS	AVAILABLE
3535	1409 W. FIFTH AVE	094FC021	11-Jan-01	MECH RED PLAN	HOMEMAKERS	AVAILABLE
3534	1419 W. FIFTH AVE	094FC021	11-Jan-01	MECH RED PLAN	HOMEMAKERS	AVAILABLE
1236	1508 BOYD ST	094FP013	05-Feb-97	MECH RED PLAN	HOMEMAKERS	NONE
1241	513 DOUGLASS ST	094FQ022	25-Apr-97	MECH RED PLAN	HOMEMAKERS	PENDING
3542	1111 UNIVERSITY AVE	094FQ037	31-Aug-98	MECH RED PLAN	OTHER	MATCHED/NH
4263	1644 BOYD ST	094FR006	02-May-03	KCDC PROPERTY	HOMEMAKERS	AVAILABLE
4264	1640 BOYD ST	094FR007	24-Jan-03	306	HOMEMAKERS	AVAILABLE
83	258 CANSLER ST	094KD012	08-May-90	MECH RED PLAN	HOMEMAKERS	PENDING
1248	1014 OAK AVE	094KG020	08-Feb-91	MECH RED PLAN	HOMEMAKERS	PENDING
2326	2120 MCCALLA AVE	095BE006	06-Aug-04	5 PTS RED PLAN	HOMEMAKERS	MATCHED/NH

3224	2000 SEMINOLE AVE	095FH021	30-Apr-99	HOPE	HOPE	AVAILABLE
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11. Lump sum drawdown payments:

not applicable

12. Housing Rehabilitation

Of the 17 owner-occupied units rehabilitated during the program year, 10 were rehabilitated using CDBG funds. \$5,634.93 in CDBG funds was used for 2 units in the Emergency Repair category; \$172,778.08 in CDBG was used for rehabilitation of the other 8 homes. This was supplemented with \$409,304.34 in HOME funds. An additional 7 units were rehabilitated using \$510,310.80 in HOME funds.

The City's Housing Rehabilitation program completed renovations on 2 rental properties containing a total of 6 rental units this year. These properties were rehabilitated using \$47,375.74 in CDBG, \$99.894 in HOME funds and \$17,976 in private funds.

Staff and related operating costs to administer the housing rehabilitation programs are paid with a combination of CDBG and HOME funds. These costs totaled approximately \$350,000 in CDBG funds and approximately \$166,000 in HOME funds. (The actual costs for housing rehabilitation administration will be included in the final CAPER)

13. Neighborhood Revitalization Strategies

See Empowerment Zone Performance Report:

<http://www5.hud.gov/urban/perms/printReport.asp?report=940>

Antipoverty Strategy

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Program Year 4 CAPER Antipoverty Strategy response:

The City carried out the actions described in the Consolidated Plan and Action Plan including continuing to provide Empowerment Zone funding and oversight to job training, business development, and economic development projects. In addition to these activities, ESG funds were used to provide case management, transportation assistance, work uniforms, and transitional services to homeless persons. Continued work to renovate the Fifth Avenue Motel (which was initiated in FY 2005) will also help reduce the number of people living in poverty, as the permanent housing and supportive services available at the site will help homeless persons make positive life changes and prepare for a better future.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Program Year 4 CAPER Non-homeless Special Needs response:

These needs were addressed through projects which provided for accessibility improvements: housing rehabilitation and minor home repairs.

Specific HOPWA Objectives - NA

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Program Year 4 CAPER Other Narrative response: