Community Development Department
Becky Wade, Director
Linda Rust, CD Administrator

Consolidated Plan Public Meeting
April 7, 2015
Our Mission is

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

We accomplish this by working with community partners on many programs with various federal, state and local funding sources.
Purpose of Today’s Meeting

I. What is a Consolidated Plan?
   Review of the Process

II. Regulatory Constraints
    Budgetary Constraints

III. Five Year Consolidated Plan, PY2015-2019
    Priority Community Goals and Objectives

IV. Year One Action Plan, PY2015-2016

V. Timeline/Opportunities for Input

VI. Comments, Q/A
I. 2015-2019 Consolidated Plan

• U.S. Department of Housing and Urban Development (HUD), Community Planning and Development (CPD) Grant Funds – Community Development Block Grant (CDBG), HOME Investment Partnership funds, and Emergency Solutions Grant (ESG)
  – Required every 5 years and updated annually
  – Due in mid-May 2015
  – Impacts activities and funding beginning July 2015
  – Involves extensive community participation
  – Sets High/Low Priority activities for funding
  – Defines Target Areas inside the City of Knoxville

• Informs Local Funding Priorities as well
Review of the Process

• Phase One - Prioritizing Community Needs
  • Citizen Participation Process
    – October 21st Public Meeting
    – Survey on Survey Monkey (October 1st - December 15th)
    – Outreach to Target Populations
  • Consultation with Non Profit and Community Organizations
    – Focus group meetings (housing, equity, senior citizens)
    – Agency questionnaires

• Phase Two - Feedback on Draft Priority Needs and Strategies
  • Data Gathering (Needs Analysis, Housing and Economic Market Analyses)
  • Present Citizen Participation Process Results
  • Feedback on Draft Priority Community Needs
    – January 27th Public Meeting
    – Neighborhood Advisory Committee Review
    – MPC Review
  • Take Year One Applications
The Process, continued

- Phase Three - Feedback and Public Comment on Draft Consolidated Plan and Annual Action Plan
  - Present Draft Five Year Consolidated Plan and Draft Annual Action Plan
    - Public Notice of:
      » Drafts available for viewing
      » Public Comment Period
      » April 7th Public Meeting
    - Public Comment Period from March 17th to April 16th
    - April 7th Public Meeting - opportunity for comments/questions
    - April 14th Presentation to City Council
  - Incorporate Feedback into Final Drafts
  - April 28th City Council Vote on Final Drafts

- Consolidated Plan and Year One Action Plan due to HUD on May 15th
II. Regulatory Constraints

HUD Requirements

1. CDBG Funds:
   - Activities benefiting Low- and Moderate- Income (LMI) persons/households and LMI Areas;
   - Activities which aid in the prevention or elimination of Slum or Blight;
   - Activities having a particular urgency (threat to community health and welfare);
   - Public Services activities are limited to 15% of CDBG funds.

2. HOME Funds:
   - Affordable Housing activities for LMI households

3. ESG Funds:
   - Activities to help the Homeless (presumed to be LMI)
Budget Constraints

37% decrease in HUD allocations over the last five years

HUD Funding 1989-2014

37% decrease in HUD allocations over the last five years
Community Development Block Grant
CDBG: $1,355,235  (4% decrease from PY2014)

HOME Investment Partnership
HOME: $ 690,541  (12% decrease from PY2014)

Emergency Solutions Grant
ESG: $ 0.00  (Since PY2014)

Other Funding Sources:

- HUD Office of Healthy Homes and Lead Hazard Control Grant:
  $2.5M (PY13-PY15)
- State Emergency Solutions Grant
  $130,000 (PY14)
- City of Knoxville General and Capital Funds
- Federal Housing Trust Fund
III. Five Year Consolidated Plan

• Program Years 2015-2019 (July 1, 2015 – June 30, 2020)

• Priority Goals and Objectives
  – Strengthen Neighborhoods
  – Promote Economic Development
  – Reduce and End Homelessness
  – Promote Affordable Housing

• Estimate of Anticipated Resources:
  – HUD allocation:
    • CDBG – Assumes a 4% decrease each year
    • HOME – Assumes a 12% decrease each year
    • ESG – Assumes a restoration of a direct allocation in PY2016
    • Healthy Homes/Lead Hazard Control – Assumes a renewal in PY2016
    • Federal Housing Trust Fund – Assumes it will assist with rental housing for very low income households
<table>
<thead>
<tr>
<th>Goals and Objectives</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Goal: Strengthen Neighborhoods</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Objective</strong>: Improve and promote <strong>Quality of Life in Neighborhoods</strong> through programs to help eliminate blighted and vacant/underused properties:</td>
<td>High</td>
</tr>
<tr>
<td>1. Acquisition and Resale of Blighted and Chronic Problem Properties, including Homemakers and Model Block Programs;</td>
<td></td>
</tr>
<tr>
<td>2. Commercial Façade Improvement Program; and</td>
<td></td>
</tr>
<tr>
<td>3. Technical Assistance to Neighborhood Organizations.</td>
<td></td>
</tr>
<tr>
<td><strong>Objective</strong>: Support the <strong>Quality, Up-Keep, and Affordability of Housing in Neighborhoods</strong> through:</td>
<td>High</td>
</tr>
<tr>
<td>1. Owner Occupied Housing Rehabilitation and Rental Rehabilitation;</td>
<td></td>
</tr>
<tr>
<td>2. Emergency and Minor Home Repairs (inc. Accessibility Modifications); and</td>
<td></td>
</tr>
<tr>
<td>3. Energy Efficiency and Weatherization Programs.</td>
<td></td>
</tr>
<tr>
<td><strong>Objective</strong>: Support Public Facilities - Neighborhood/Community Centers</td>
<td>Low</td>
</tr>
<tr>
<td><strong>Objective</strong>: Support Public Infrastructure - Street Improvements</td>
<td>Low</td>
</tr>
</tbody>
</table>
Goal: Strengthen Neighborhoods
Homemakers Program

Cornelia Before

Oak During

Cornelia After

Oak After

CDBG and City Funds
Goal: Strengthen Neighborhoods
Lonsdale Model Block Program

This is a multi-year endeavor involving several steps:

1. Concept designs and layout - complete
2. Property acquisition – 8 more lots to acquire in PY2015
3. Infrastructure design in PY2015
4. Demolition and site preparation
5. Construction – anticipated to begin in PY2016
6. Sales of new units - tba

CDBG and HOME Funds
Goal: Strengthen Neighborhoods
Commercial Façade Improvement Program

CDBG and City Funds
Goal: Strengthen Neighborhoods
Owner-Occupied Housing Rehabilitation

Deery Street - Before

Deery Street - After

CDBG and HOME Funds
<table>
<thead>
<tr>
<th>Goals and Objectives</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Goal: Promote Economic Development</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Objective</strong>: Support Job Creation and Small Business Loans &amp; TA through the Commercial Façade Improvement Program; Section 3 construction activities; and Section 108 Loans.</td>
<td>High</td>
</tr>
<tr>
<td><strong>Objective</strong>: Support Minority- and Women- Owned Businesses through Section 3 construction activities.</td>
<td>High</td>
</tr>
<tr>
<td><strong>Objective</strong>: Support Green Job Initiatives through Energy Efficiency Program.</td>
<td>High</td>
</tr>
<tr>
<td>Goals and Objectives</td>
<td>Priority</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td><strong>Goal: Reduce and End Homelessness</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Objective:</strong> Support Employment and Economic Stability through Case Management/Supportive Services Emphasizing Employment/Economic Stability.</td>
<td>High</td>
</tr>
<tr>
<td><strong>Objective:</strong> Support Homelessness Prevention through:</td>
<td>High</td>
</tr>
<tr>
<td>1. Case Management and Supportive Services and</td>
<td></td>
</tr>
<tr>
<td>2. Affordable Housing programs (Housing Rehabilitation, Emergency and Minor Home Repairs, and Accessibility Modifications).</td>
<td></td>
</tr>
<tr>
<td><strong>Objective:</strong> Support Case Management and Supportive Services, HMIS, Rapid Re-Housing, and Housing Counseling.</td>
<td>High</td>
</tr>
<tr>
<td><strong>Objective:</strong> Support Emergency Shelter/Services and Transitional Housing/Services</td>
<td>High</td>
</tr>
<tr>
<td><strong>Objective:</strong> Develop and Maintain Affordable Permanent Housing through:</td>
<td></td>
</tr>
<tr>
<td>1. New Affordable Housing Construction (inc. PSH and Special Needs Housing);</td>
<td>High</td>
</tr>
<tr>
<td>2. Housing Rehabilitation (both owner-occupied and rental);</td>
<td></td>
</tr>
<tr>
<td>3. Emergency and Minor Home Repairs (inc. Accessibility Modifications); and</td>
<td></td>
</tr>
<tr>
<td>4. Energy Efficiency and Weatherization.</td>
<td>Low</td>
</tr>
<tr>
<td><strong>Objective:</strong> Support Public Service (Health Services) Activities.</td>
<td></td>
</tr>
</tbody>
</table>
Goal: Reduce and End Homelessness
City of Knoxville and CoC Partners

City and State ESG (no direct HUD funds)
<table>
<thead>
<tr>
<th>Goals and Objectives</th>
<th>Priority Level</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Goal: Promote Affordable Housing</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Objective:</strong> Support Energy Efficiency and Housing Rehabilitation through:</td>
<td>High</td>
</tr>
<tr>
<td>1. Housing Rehabilitation (both owner-occupied and rental)</td>
<td></td>
</tr>
<tr>
<td>2. <strong>Emergency and Minor Home Repairs</strong> (inc. Accessibility Modifications);</td>
<td></td>
</tr>
<tr>
<td>3. <strong>Energy Efficiency/Weatherization Improvements</strong>; and</td>
<td></td>
</tr>
<tr>
<td>4. Improving education for <strong>Lead Based Paint Screening and Abatement</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Objective:</strong> Support the Development of <strong>Supportive Housing for Special Needs populations</strong> and <strong>Independent Living for the Elderly.</strong></td>
<td>High</td>
</tr>
<tr>
<td><strong>Objective:</strong> Support Development of <strong>New Affordable Housing Construction</strong> through:</td>
<td>High</td>
</tr>
<tr>
<td>1. Partnering with <strong>Community Housing Development Organizations (CHDOs)</strong>;</td>
<td></td>
</tr>
<tr>
<td>2. <strong>Down payment and Closing Cost Assistance</strong> to CHDO homebuyers; and</td>
<td></td>
</tr>
<tr>
<td>3. Blighted Problem Properties Programs (Homemakers and Model Block).</td>
<td></td>
</tr>
</tbody>
</table>
Goal: Promote Affordable Housing

City of Knoxville
Owner-Occupied Rehabilitation Program

Irwin Street - Before
Irwin Street - After

CDBG and HOME Funds
Goal: Promote Affordable Housing

City of Knoxville
Owner-Occupied Rehabilitation Program

W. Anderson Avenue - Before
W. Anderson Avenue - After

CDBG and HOME Funds
Goal: Promote Affordable Housing

City of Knoxville
Owner-Occupied Rehabilitation Program
(Replacement Home)

Catalpa Avenue - Before

Catalpa Avenue - After

CDBG and HOME Funds
Goal: Promote Affordable Housing

City of Knoxville
Rental Housing Rehabilitation Program

E. Fifth Ave.

CDBG and HOME Funds

Before

After

Luck Avenue
Goal: Promote Affordable Housing
Non profit partners
Emergency/Minor Home Repairs

Before

CDBG Funds

After

CAC
Goal: Promote Affordable Housing
Non profit partners

Emergency Home Repairs and
Accessibility Modifications

Before

CDBG Funds

After
Goal: Promote Affordable Housing  
Non profit partners  

Weatherization/Energy Efficiency  

Before/After  

Energy Savings measures  

CDBG Funds
Goal: Promote Affordable Housing
Non profit partners

Lead-Based Paint Screening and Abatement

Completed thus far:
– 60 Lead-Based Paint Inspections/Risk Assessments
– 25 Lead Hazard Control Projects
– $500,000 Federal funds drawn down

HUD Healthy Homes/Lead Hazard Control Grants
Goal: Promote Affordable Housing
Non profit partners

Special Needs Housing

Housing for Homeless Veterans - Work in Progress

Washington Pike

CDBG and HOME Funds
Goal: Promote Affordable Housing
City of Knoxville and CHDO Partners

New Affordable Housing Construction

Ohio Avenue – Developed by Knox Housing Partnership

Compton Avenue – Developed by Neighborhood Housing Inc.

Knox Housing Partnership

HOME Funds

ENERGY STAR Partner

Knoxville Leadership Foundation
Goal: Promote Affordable Housing
City of Knoxville and CHDO Partners

New Affordable Housing Construction and Down payment Assistance

Sycamore Avenue

Chukar Road

HOME Funds
IV. Year One HUD Funding
Goal: Strengthen Neighborhoods

- Owner Occupied Rehab: 12%
- Rental Rehab: 7%
- Blighted Property Acquisition, Redevelopment and Maintenance: 5%
- Other Goals: 15%
- New Housing Construction (includes down payment/closing costs): 48%
- Commercial Façade Improvement Program: 88%
Year One HUD Funding
Goal: Promote Economic Development

- Housing Related Construction Activities: 91%
- Blighted Property Acquisition, Redevelopment and Maintenance: 9%
- Other goals: 1%
- Public Facility Improvement/Construction: 13%
- Commercial Façade Improvement Program: 6%
Year One HUD Funding
Goal: Promote Affordable Housing

- 71% Owner Occupied Housing Rehabilitation
- 30% Other goals
- 15% Rental Housing Rehabilitation
- 11% Emergency/Minor Home Repair (Including Accessibility Modifications)
- 5% Energy Efficiency Improvements/Weatherization
- 4% New Affordable Housing Construction
- 3% Down payment and Closing Cost Assistance
- 2% Habitat Owner Occupied Housing Rehabilitation
- 1% Public Facility Improvement-Homeless Housing
<table>
<thead>
<tr>
<th>Community Development Programs</th>
<th>Year One $ CDBG</th>
<th>Year One $ HOME</th>
<th>Year One Goals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blighted Property Acquisition, Redevelopment and Maintenance</td>
<td>$628,147</td>
<td></td>
<td>130 lots total: 10 acquired; 40 lots w/ infrastructure improvements; 80 lots maintained</td>
</tr>
<tr>
<td>Design and Technical Assistance</td>
<td>$40,000</td>
<td></td>
<td>12 organizations assisted</td>
</tr>
<tr>
<td>Commercial Façade Improvement Program</td>
<td>$250,000</td>
<td></td>
<td>4 buildings improved</td>
</tr>
<tr>
<td>Section 108 Loan Guarantee Program</td>
<td>NA</td>
<td></td>
<td>83 jobs created</td>
</tr>
<tr>
<td>Homeless Public Facility Improvement – Emergency Housing</td>
<td>$70,000</td>
<td></td>
<td>120 beds maintained (roof replacement)</td>
</tr>
<tr>
<td>Owner Occupied Housing Rehabilitation</td>
<td>$471,536</td>
<td>$1,007,000</td>
<td>19 housing units rehabilitated</td>
</tr>
<tr>
<td>Habitat Owner Occupied Housing Rehabilitation</td>
<td></td>
<td>$75,000</td>
<td>5 housing units rehabilitated</td>
</tr>
<tr>
<td>Rental Housing Rehabilitation</td>
<td>$208,615</td>
<td>$494,532</td>
<td>18 housing units rehabilitated</td>
</tr>
<tr>
<td>Emergency/Minor Home Repair (Including Accessibility Modifications)</td>
<td>$500,000</td>
<td></td>
<td>168 housing units rehabilitated</td>
</tr>
<tr>
<td>Energy Efficiency Improvements/Weatherization</td>
<td>$250,000</td>
<td></td>
<td>72 houses weatherized</td>
</tr>
<tr>
<td>New Affordable Housing Construction</td>
<td></td>
<td>$175,000</td>
<td>7 housing units constructed</td>
</tr>
<tr>
<td>Down payment and Closing Cost Assistance</td>
<td></td>
<td>$135,000</td>
<td>9 homeowners assisted</td>
</tr>
<tr>
<td>Administration-CDBG (capped @ 20%)</td>
<td>$321,047</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Administration-HOME (capped @ 10%)</td>
<td></td>
<td>$129,054</td>
<td></td>
</tr>
</tbody>
</table>
V. Timeline

- Citizen Participation and Consultation: October-December 2014
- Public Meeting (#1): October 21, 2014
- Staff Research:
- Staff Prepare Draft of Priorities/Strategies: January 2015
- Staff Prepare Draft Consolidated Plan and Year 1 Action Plan: January-March 2015
- Take Year 1 Funding Applications: February 2-17 (noon), 2015
- **Public Comment Period**: March 17 - April 16, 2015
- Public Meeting (#3): April 7, 2015
- City Council Presentation: April 14, 2015
- City Council Review/Vote: April 28, 2015
- Consolidated Plan and Year One Action Plan due to HUD: May 15, 2015
VI. Comments/Questions

Your turn!
Thank You!

• Linda Rust

• Email: LRRust@cityofknoxville.org

• Write Attn: Linda Rust, City of Knoxville Community Development, P.O. Box 1631, Knoxville, TN 37901

• Call: (865) 215-2120