

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																				
A.1	<p>PHA Name: <u>Knoxville’s Community Development Corporation</u> <span style="float: right;">PHA Code: <u>TN003</u></span>            PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA            PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2025</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Total PHA Inventory = 7,792 (Deduction from S8 Voucher Program = 7,124)</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%;">Program</th> <th style="width: 15%;">Count</th> <th style="width: 35%;">Program</th> <th style="width: 15%;">Count</th> </tr> </thead> <tbody> <tr> <td>Public Housing</td> <td style="text-align: center;">FD 196</td> <td>Non-Elderly Disabled Vouchers</td> <td style="text-align: center;">175</td> </tr> <tr> <td>RAD/PBRA/LIHTC</td> <td style="text-align: center;">3600</td> <td>Veterans Supportive Housing</td> <td style="text-align: center;">118</td> </tr> <tr> <td>Section 8 Voucher Program</td> <td style="text-align: center;">2561</td> <td>Veterans Supportive Housing PBV Vouchers</td> <td style="text-align: center;">32</td> </tr> <tr> <td>Mainstream Vouchers (Non-Elderly)</td> <td style="text-align: center;">140</td> <td>MOD Rehab 4 - Applied for Tenant Protection Vouchers</td> <td style="text-align: center;">50</td> </tr> <tr> <td>Mainstream Vouchers</td> <td style="text-align: center;">100</td> <td>Project-Based Vouchers</td> <td style="text-align: center;">714</td> </tr> <tr> <td>Fostering Youth to Independence Vouchers</td> <td style="text-align: center;">5</td> <td>Emergency Housing</td> <td style="text-align: center;">63</td> </tr> <tr> <td>Fostering Youth to Independence PBV Vouchers (Pending)</td> <td style="text-align: center;">20</td> <td>AHAP*</td> <td style="text-align: center;">270</td> </tr> <tr> <td>Family Unification Program Vouchers</td> <td style="text-align: center;">18</td> <td>Project-Based Vouchers Pending*</td> <td style="text-align: center;">398</td> </tr> </tbody> </table> <p style="text-align: right; margin-right: 20px;">*To be Deducted from Section 8 Voucher Program</p>	Program	Count	Program	Count	Public Housing	FD 196	Non-Elderly Disabled Vouchers	175	RAD/PBRA/LIHTC	3600	Veterans Supportive Housing	118	Section 8 Voucher Program	2561	Veterans Supportive Housing PBV Vouchers	32	Mainstream Vouchers (Non-Elderly)	140	MOD Rehab 4 - Applied for Tenant Protection Vouchers	50	Mainstream Vouchers	100	Project-Based Vouchers	714	Fostering Youth to Independence Vouchers	5	Emergency Housing	63	Fostering Youth to Independence PBV Vouchers (Pending)	20	AHAP*	270	Family Unification Program Vouchers	18	Project-Based Vouchers Pending*	398
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and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

**PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

**B. Plan Elements**

**B.1 Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office review.

A copy of KCDC's Deconcentration Policy has been added as an attachment to this Plan.

KCDC will affirmatively market housing to all eligible income groups. Lower income residents will not be steered toward lower income properties and higher income resident will not be steered toward higher income properties. Toward this end, KCDC will:

- Provide information and referral services that link residents to supportive services, such as child care, job training and placement programs and case management;
- Offer rent incentives, if deemed appropriate and financially feasible, for eligible families who will have the sole discretion in determining whether to accept the incentive. KCDC will not take any adverse action toward any eligible family for choosing not to accept an incentive and occupancy of a property.

Prior to the beginning of each fiscal year, KCDC will analyze the income levels of families residing in each of its properties and the income levels of the families on the waiting list. Based on this analysis, KCDC will determine marketing strategies for deconcentration.

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- |                                     |                                     |
|-------------------------------------|-------------------------------------|
| Y                                   | N                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
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| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

**Hope VI/ Choice Neighborhoods**

**Western Heights 3-4/CNI:** KCDC received a \$40 million HUD Choice Neighborhood Implementation Grant in 2022 to support the reconstruction of Western Heights Addition (3-4). The grant agreement was executed in the fourth quarter of 2022. KCDC will be going through the Section 18 application process (demolition and/or disposition) of 196 existing units within the 3-4 section (a detailed listing of buildings and units are included as an attachment to this Plan) in CY2023/CY2024 to facilitate the start of the CNI implementation plan. Approval to dispose of the real estate and improvements associated with the 3-4 section (e.g. all of the property and improvements at Western Heights not associated with the 3-1 or the Head Start) and/or demolition of the 196 units will be needed in CY2023 as part of the larger CNI redevelopment plan. As part of the CNI plan, all 196 units that are removed will be rebuilt across the various phases of the CNI over the next five years. The first phase of the CNI will be approximately 76 total units and will close and begin construction in the first or second quarter of 2024. That project is expected to be capitalized with 9% tax credit equity, hard debt, soft loans from KCDC, deferred fee, local, state and federal grants, CNI funds and other funding streams available to KCDC. The project will be mixed income and will include market units, tax-credit only units and tax credit units with project-based vouchers (replacement units). The project period for the entire CNI plan began in 2022 and will continue through 2028. KCDC will continue infrastructure activities related to demolition in preparation of construction of new buildings and phases.

**Tenant Protection Vouchers:** In connection with the Section 18 process for the Western Heights CNI, residents residing in the 196 units will receive tenant protection vouchers pursuant to CNI and Section 18 regulations.

**Mixed Finance Modernization or Development**

Mixed financial resources for the development of Project-Based Rental Assistance or Project-Based Voucher RAD conversion properties, Veterans Housing, Workforce/Mixed Income housing may include: Federal Housing Administration Loans, Fannie May, Freddy Max, Low Income Housing Tax Credits, taxable/tax-exempt Bonds, public housing funds where applicable, conventional debt financing (potentially within the Community Investment Tax Credit Program), equity or soft loans from KCDC or its affiliates/instrumentalities, KHDC, City of Knoxville, Knox County, National Housing Trust Funds, Federal Home Loan Bank, Tennessee Housing Trust Funds, donations/charitable contributions, private lenders in conjunction with Capital Funds, Operating Subsidy, Replacement Housing Funds, Community Development Block Grants, HOME funds, Choice Neighborhood Implementation Grant, hard debt, and other local, regional or federal grants or soft loans.

Work-Force/Mixed Income Housing: KCDC currently has plans for the possible development of 20-100 units specifically for Work-Force / Mixed Income Housing. A suitable location has not been located at this time. However, there is potential for ground-up new construction or the rehabilitation of an existing building. Additionally, depending on the chosen site there is the possibility of demolition of existing structures. However, currently KCDC does not anticipate the demolition of any existing structures within our portfolio for this project. Additional project-based subsidies could include Low-Income Housing Tax Credit, Project-Based Vouchers, Community Investment Tax Credit, Conventional Debt, grants, soft loans or bonds.

**Demolition and/or Disposition**

Section 18 demolition of 196 units within Western Heights (3-4) will begin during calendar year 2023 as noted previously in the Hope VI/Choice Neighborhood section of this Plan. Approximately 64 of these units were demolished in the first quarter of CY2024. The existing Boy's and Girl's Club that is located on the same site as the 3-1 units will be extracted from any covenants or restrictions preventing recapitalization and renovations.

**Designated Housing for Elderly and/or Disabled Families**

Construction of fifty units included in Austin Phase III is began in the third quarter of 2024 and will be part of the Section 202PRAC Program as mentioned in the "Expand the Supply of Affordable Housing" section below. Leasing activities are scheduled to begin late 2025 or early 2026.

KCDC is working with partners on the possible development of 30-80 units specifically for elderly families. A suitable location has not been located at this time. However, there is potential for ground-up new construction or the rehabilitation of an existing building.

	<p><b><u>Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</u></b></p> <ul style="list-style-type: none"> <li>• Transfer of Assistance: KCDC does not anticipate Transfer of Assistance will be necessary during this fiscal year.</li> <li>• Site Selection and Neighborhood Standards Review: KCDC certifies that its sites comply with the Site Selection requirements set forth at 24 CFR 983.57, the Fair Housing Act, Title VI of the Civil Rights Act of 1964 including implementing regulations 24 CFR 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR 8.4(b)(5), and the Americans with Disabilities Act. All appropriate procedures have been followed.</li> <li>• Voluntary Compliance Agreement, Consent Decree, etc.: KCDC is not currently under any Voluntary Compliance Agreement, Consent Decree or Consent Order.</li> <li>• Required HUD/PBRA Documents: HUD-required PBRA documents have been provided as an attachment to this Plan and include HUD Multifamily Model Lease for Subsidized Programs form HUD-90105a, VAWA Lease Addendum form HUD-91067, Tenant Selection and Assignment Plans, House Rules and Grievance procedure. For all RAD/PBRA conversions, KCDC will implement a 5-year phase-in policy as per HUD Notice 2012-32 Revision 2. If a resident's monthly rent increases by the greater of 10% or \$25 purely as a result of conversion, these increases will be phased-in over a 5-year period.</li> <li>• Choice Mobility Vouchers: KCDC will offer Choice Mobility vouchers for residents at RAD/PBRA-covered properties the later of 24-months from the date of execution of the HAP contract or 24 months after move-in date. KCDC will provide up to one-third of its turnover vouchers to residents of RAD/PBRA properties requested in any one-year period and limits moves to no more than 15% of assisted units in each RAD/PBRA property.</li> <li>• Project-Based Vouchers: As of the time of the draft preparation for the comment/review period there are 635 additional Project-Based Vouchers in the planning stages that do not have a HAP contract signed at this time and will not be available until units are ready for leasing.</li> <li>• Units with Approved Vacancies for Modernization: KCDC reserves the right to request HUD modernization approval for vacancies related to Project-Based Rental Assistance conversion activities or in conjunction with Emergency Safety and Security Grants, as applicable.</li> <li>• The remaining 196 units of Public Housing within the KCDC portfolio will be converted to project-based vouchers during the reconstruction.</li> </ul>
<p><b>B.3</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>KCDC's 5-Year progress report updates are included in the revised 5-Year Annual Plan for 2025.</p>
<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.3	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>			
C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>			
C.5	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A  <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>			
D.	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>			
D.1	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="181 1367 1451 1818"> <tr> <td data-bbox="181 1367 1451 1409"> <p><b>Fair Housing Goal:</b></p> </td> </tr> <tr> <td data-bbox="181 1409 1451 1818"> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> </td> </tr> </table> <table border="1" data-bbox="181 1839 1451 1877"> <tr> <td data-bbox="181 1839 1451 1877"> <p><b>Fair Housing Goal:</b></p> </td> </tr> </table>	<p><b>Fair Housing Goal:</b></p>	<p><i>Describe fair housing strategies and actions to achieve the goal</i></p>	<p><b>Fair Housing Goal:</b></p>
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<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>																																				
<b>A.1</b>	<p><b>PHA Name:</b> <u>Knoxville’s Community Development Corporation</u> <b>PHA Code:</b> <u>TN003</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/01/2025</u>  <b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2025 - 2029</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="212 963 1471 1598"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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<b>B.1</b>	<p><b>Mission.</b> State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p><b>Improve neighborhoods and communities by providing quality affordable housing, advancing development initiatives and fostering self-sufficiency.</b></p>																																				

**B.2**

**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

**Goals for Next Five Years (2025 – 2028)**

- Expand the supply of affordable housing by applying for additional Section 8 VASH vouchers, if available or needed, leverage private or other public funds to create additional housing opportunities, acquire or build units or developments, and explore housing development opportunities outside city limits.
- Increase affordable housing choices by exploring opportunities to utilize Project-Based Rental Assistance (PBRA), Project-Based Voucher (PBV), Mainstream Vouchers, Family Unification Program (FUP) Vouchers, Veterans Affairs Supportive (VASH) Vouchers, and Agreement to Enter into A Housing Assistance Payment Contract (AHAP) Vouchers for new construction or rehabilitation activities for existing housing as well as other affordable housing programs when the opportunity arises. KCDC may explore the option of requesting an increase in KCDC's Faircloth Limit which is currently set at 2,616.
- Promote self-sufficiency and asset development of assisted households by continuing partnering with supportive services, organizations, and groups to assist residents with training and employment while attracting additional supportive service to increase independence for the elderly and/or families with disabilities. KCDC will continue to explore the Jobs Plus Initiative for the Western Heights community to provide employment-related services, financial incentives (income disregard) and community supportive services for participants who are employed.
- Ensure equal opportunity and affirmatively further fair housing by continued Fair Housing Policy training; continue affirmative measure to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, gender identity or marital status by participating and providing pertinent training for staff to include KCDC's Language Access Plan for Limited English Proficiency. Encouraging resident participation with Knoxville's Community Development Corporation in maintaining their property through training, education and resident initiatives.

**B.3**

**Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**Goals from Previous Five Years (2020 – 2024)**

- **Expand the supply of affordable housing** by applying for additional Section 8 VASH vouchers, if available or needed, leverage private or other public funds to create additional housing opportunities, acquire or build units or developments, and explore housing development opportunities outside city limits.
  - Applied for and received XX additional Section 8 VASH Vouchers since XXXX.
  - Applied for and received XX Mainstream Vouchers
  - Applied for and received XX Family Unification Program Vouchers
  - Received \$xxx,xxx from Knox County CDBG
  - Received \$x,xxx,xxx from City of Knoxville
  - Received \$x,xxx,xxx from THDA
  
- **Improve the quality of affordable housing** by increasing usage of Asset Planner software for Capital Fund needs, renovate and modernize the remaining public housing units through conversion from Low Income Public Housing to Project-Based Rental Assistance, demolish obsolete public housing units and provide replacement housing for demolished units.
  - As part of the \$40 million HUD Choice Neighborhood Implementation Grant awarded to KCDC in 2022 for Western Heights Addition (3-4), demolition of XXX existing units through the Section 18 application process (demolition and/or disposition) have been completed as of the end of CY2024 to facilitate the start of the CNI Implementation Plan. As part of the CNI Plan, all 196 units removed will be rebuilt across the various phases of the CNI over the next four years (through 2028). Phase I, which includes 76 units, of the CNI includes closing activities and beginning construction in Q1 or Q2 of 2024. Phase I was capitalized with 9% tax credit equity, hard debt, soft loans from KCDC, deferred fee, local, state and federal grants, CNI funds and other funding streams available to KCDC. The complete project will be mixed income and will include market units, tax-credit only units and tax credit units with project-based vouchers (replacement units). The project period for the entire CNI began in 2022 and will continue through 2028. The existing Boy’s and Girl’s Club as part of the Western Heights 3-1 site will be extracted from any covenants or restrictions preventing recapitalization and renovations.
  - Tenant Protection Vouchers have been secured for all Western Heights residents affected by the demolition activities pursuant to CNI and Section 18 regulations.
  - As part of the Western Heights Master Plan, three buildings (WH001, WH012 and WH057) and 12 units were demolished during Q4 of 2022.
  
- **Increase affordable housing choices** by exploring opportunities to utilize Project-Based Rental Assistance (PBRA), Project-Based Voucher (PBV), Mainstream Vouchers, Family Unification Program (FUP) Vouchers, Veterans Affairs Supportive (VASH) Vouchers, and Agreement to Enter into A Housing Assistance Payment Contract (AHAP) Vouchers for new construction or rehabilitation activities for existing housing as well as other affordable housing programs when the opportunity arises. KCDC may explore the option of requesting an increase of KCDC’s Faircloth Limit which is currently set at 2,616.
  - In Q4 of 2024, KCDC completed construction of Liberty Place, a 32-unit apartment complex, with permanent on-site Veteran’s Affairs supportive housing with a focus toward homeless veterans or veterans at risk for homelessness. All apartments are fully furnished with sixteen apartments fully ADA accessible. This project was financed with 9% tax credit equity, hard debt, local, state and federal funds/grants, deferred fees, KCDC soft loans and other sources. This project will be subject to a 20-year HUD VASH HAP contract that will provide project-based subsidy to all residents.
  - Austin Phase II: Construction of 180 units was completed during Q3 of 2024. All units are subjects to a 20-year HAP contract for project-based subsidy.
  - Austin Phase III: KCDC began construction of six buildings which include 161 apartments. Fifty of those units will be designated as supportive housing units for low-income elderly households. Austin Phase III is funded with 4% tax credits, MF TEBs, City of Knoxville funds, NHTF, deferred fees, KCDC soft loans, Section 202 Capital advance, hard debt and other sources. KCDC has partnered with an affiliate of Southeastern Housing Foundation who will serve as General Partner on this project.
  - Five Points Infill: KCDC began construction of ten single-family homes on in-fill lots in the Five Points neighborhood in late 2023. These were existing vacant lots owned by KCDC. Project-Based Voucher contracts will cover all homes in this project and will be funded with hard debt, City of Knoxville funds, deferred fees, KCDC soft loans, NHTF and other sources.
  - Five Points Master Plan has reached the following milestones:
    - New construction of 90 elderly/disabled units at the Residences of Five Points 1 is complete and in full operation.
    - New construction of 84 family units at Five Points II is complete and in full operation.
    - New construction of 80 family units at Five Points III is complete and in full operation.
    - New construction of 82 family units at Five Points IV is complete and in full operation.
    - Five Points Master Plan Final Phase: Construction of 10 single-family homes is underway with five homes completed and five remaining to be built as of the end of the calendar year 2024.
  - Northgate Terrace: Major renovations as part of the conversion of Northgate Terrace from Low Income Public Housing to PBRA/RAD were completed in Q1 2024.
  - Western Heights (3-1): KCDC utilized 4% tax credits and bonds, combined with loan funds to renovate the first phase of the Western Heights Development Plan. Upon the completion of demolition at this phase of Western Heights the total number



	<p>of units were reduced from 244 to 232. Major renovations include: new roofs, new porches and doors, landscaping and improved ADA accessibility.</p> <ul style="list-style-type: none"> <li>• Provide improved affordable housing living environments by designating developments or buildings for resident groups, such as elderly. <ul style="list-style-type: none"> <li>○ KCDC has fully implemented software conversion across all departments to Yardi. With the implementation of this new software KCDC will be able to identify the most important renewal and replacement needs for each property within our portfolio.</li> <li>○ As part of the First Creek at Austin Homes Phase III new construction development, KCDC development partner, Southeastern housing Foundation, will be collaborating with KCDC to deliver resident supportive services as part of the HUD Section 202 PRAC program for 50 elderly households.</li> </ul> </li> <li>• Improve the quality of affordable housing by continued efforts to renovate and modernize the remaining 196 public housing units at Western Heights (3-4) by utilizing the \$40 million HUD Choice Neighborhood Grant, awarded to KCDC in 2022. <ul style="list-style-type: none"> <li>○ As part of the Choice Neighborhoods implementation at Western Heights (3-4), new parks and community spaces are coming to the neighborhood and will anchor the overall community transformation.</li> <li>○ A 25-year partner at the Austin Homes site has returned to the site after reconstruction. The Lighthouse was a long-standing partner that provided social services and youth services to residents. A ribbon cutting ceremony was held in late 2023 to mark their return.</li> <li>○ KCDC has partnered with Matter Health, a Nashville-based health care company, to provide on-site health care at four high rise sites. These sites opened in 2022 and 2023. In 2024, KCDC and Matter Health will expand their partnerships to include Matter Mobile, dedicated in-home primary care for the smaller scattered elderly sites.</li> <li>○ Community Resource Fairs are continued to be held annually to bring partner social service agencies to the sites in order for residents to learn about and access available services. Each Fair has 15-25 partners who provide information on health services, food access, work force and job training programs, public safety and social service programs available in the community. KCDC will continue to identify partners and provide information and opportunities to residents as appropriate.</li> <li>○ KCDC has partnered with the Department of Energy’s Oak Ridge National Laboratory (ORNL) Building Technologies Division to investigate the development of a net negative carbon multifamily property. KCDC is in the early stage of exploration.</li> <li>○ A partnership has been formed between KCDC, TVA, PERI, and ORNL to bring solar panels to the 32-unit Liberty Place site scheduled to open in late 2024. This will be KCDC’s first development to incorporate alternative energy sources.</li> <li>○ Western Heights (3-1): Renovation of 232 units of the 3-1 section of Western Heights is currently on going. Finances with 4% LIHTCs, Multifamily tax-exempt bonds, and soft loans. Renovation is expected to be completed in the middle of 2024.</li> </ul> </li> <li>• Promote self-sufficiency and asset development of assisted households by continuing partnering with supportive services, organizations, and groups to assist residents with training and employment while attracting additional supportive service to increase independence for the elderly and/or families with disabilities. KCDC has applied to implement the Jobs Plus Initiative for the Western Heights community to provide employment-related services, financial incentives (income disregard) and community supportive services for participants who are employed.</li> <li>• Ensure equal opportunity and affirmatively further fair housing by continued Fair Housing Policy training; continue affirmative measure to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, gender identity or marital status by participating and providing pertinent training for staff to include KCDC’s Language Access Plan for Limited English Proficiency.</li> <li>• Encouraging resident participation with Knoxville’s Community Development Corporation in maintaining their property through training, education and resident initiatives.</li> <li>• Streamline all programs (Section 8, LIPH, PBRA and LIHTC) to decrease dependency on HUD subsidy by increasing the usage of web-based portals for applicants and residents, decrease dependency upon paper and postage by utilizing technology resources, aligning policies and procedures across all programs where applicable, and analyze the implementation of centralized services for application processing and annual resident recertifications.</li> </ul>
<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>KCDC’s Tenant Selection Assignment Plan (TSAP), Section 8 Administrative Plans, and the Admissions and Continued Occupancy Policy for LIPH properties support the referral of victims of domestic violence to the Family Justice Center which houses several agencies that provide coordinated services to victims of domestic violence, dating violence, sexual assault or stalking. Staff collaborate and work with agencies as needed. KCDC, at the request of the victim and with proper documentation, transfers residents who are victims of domestic violence to other KCDC properties as well as assigning preferences for existing tenants and applicants.</p>
<p><b>C.</b></p>	<p><b>Other Document and/or Certification Requirements.</b></p>

<p><b>C.1</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Substantial deviations, significant amendments or modifications are defined as discretionary changes in the plans or policies of KCDC that fundamentally change the mission, goals, objectives or plans of KCDC and which require formal approval of the KCDC Board of Commissioners. As noted in Section B.2 (New Activities) KCDC is currently in the process of converting multiple locations from Low Income Public Housing to Project-Based Rental Assistance under RAD. The following items should be excluded from substantial deviations and/or significant amendments:</p> <ul style="list-style-type: none"> <li>• The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;</li> <li>• The date the Significant Amendment is submitted to the PHA Plan website;</li> <li>• Change to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include the use of additional Capital Funds;</li> <li>• Changes to the construction and rehabilitation plan for each approved RAD conversion; and</li> <li>• Changes to the financing structure for each approved RAD conversion.</li> </ul> <p>KCDC will adopt and incorporate all applicable PBRA Resident Rights and Participation requirements as noted, and outlined bellowed, in PIH-2012-32 (HA), REV-2 at all conversion properties. All plans and relocation activities, if applicable, will be performed in accordance with Joint Housing/PIH Notice H-2014-09/PIH-2014-17).</p> <ul style="list-style-type: none"> <li>• Right to return and Relocation Assistance</li> <li>• No rescreening of tenants upon conversion</li> <li>• Under-Occupied unit</li> <li>• Phase-in of tenant rent increase (5-year option)</li> <li>• FSS and ROSS-SC programs (if applicable)</li> <li>• Resident participation and funding</li> <li>• Termination notification</li> <li>• Grievance process</li> <li>• Earned Income Disregard</li> <li>• Jobs Plus</li> <li>• When TTP exceeds gross rent</li> <li>• Establishment of waiting list</li> <li>• Choice mobility</li> </ul> <p>In the event KCDC implements other housing programs (including, but not limited to PBRA, PBV, LIHTC or RAD) any policies, procedures or lease agreements will be revised to align with perspective HUD program guidelines.</p>
<p><b>C.2</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y    N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>C.3</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>