

**KNOX COUNTY HOME REHABILITATION PROGRAM**  
*PRESERVING THE QUALITY OF OUR EXISTING AFFORDABLE  
MANUFACTURED HOUSING STOCK*

DRAFT

**2024 PRESERVATION AND REINVESTMENT INITIATIVE FOR COMMUNITY ENHANCEMENT  
(PRICE) MAIN GRANT PROPOSAL**

SUBMITTED BY: KNOX COUNTY, TENNESSEE

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**ACRONYM AND ABBREVIATION LIST**

AMI	Area Median Income
CEP	Citizen Engagement Plan
CDBG	Community Development Block Grant
CEJST	Climate & Economic Justice Screening Tool
DBE	Disadvantaged Business Enterprise
FEMA	Federal Emergency Management Agency
HOME	HOME Investment Partnerships Program
HUD	U.S. Department of Housing and Urban Development
KCGCD	Knox County Grants and Community Development
KCHR	Knox County Home Rehabilitation
LEP	Limited English Proficiency
LMI	Low-to-Moderate-Income
MHC	Manufactured Housing Community
MSA	Metropolitan Statistical Area
NEPA	National Environmental Policy Act
NoFo	Notification of Funding Opportunity
ULTRA	Uniform Residential Landlord Tenant Act

## EXHIBIT A: EXECUTIVE SUMMARY

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*“Knox County Home Rehabilitation Program: Preserving the Quality of Our Existing Affordable Manufactured Housing Stock”*

The Knox County Home Rehabilitation Program (KCHR), facilitated by the Knox County Grant and Community Development Department (KCGCD), seeks to utilize Preservation and Reinvestment Initiative for Community Enhancement (PRICE) funds to provide essential emergency and minor home repairs for a minimum of 400 owner-occupied manufactured housing units. This initiative specifically targets critical deficiencies that threaten the safety, health, and security of residents, ensuring that the most vulnerable populations receive timely and effective support.

Administered by KCGCD, the program collaborates with licensed contractors for both emergency and minor repairs. The strategic goals of KCHR include supporting aging in place, preserving homeownership, enhancing accessibility and safety, and fostering housing stability, which collectively contribute to building generational wealth among homeowners. Designed to serve low- to moderate-income (LMI) households in unincorporated areas of Knox County, eligibility for the program is determined for homeowners who earn at or below 80% of the Area Median Income (AMI). A rigorous verification process ensures that the program aligns with HUD’s objectives to benefit LMI individuals, adhering to strict compliance and transparency standards.

The anticipated impact of the KCHR is substantial, aiming to enhance the quality, resilience, and long-term affordability of housing while ensuring the safety and mobility of its residents, particularly the elderly and disabled. The KCHR represents a proactive and strategic effort by Knox County to improve the living conditions of its most vulnerable residents, leveraging federal funds and community resources to make a lasting impact on the community’s affordable housing stock.

**EXHIBIT B: THRESHOLD REQUIREMENTS  
AND OTHER SUBMISSION**

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***Knox County, Tennessee*** meets all the Threshold and Other Submission Requirements specified in the PRICE Competition Notice of Funding Opportunity (NoFo).

## **RESOLUTION OF CIVIL RIGHTS MATTERS**

Knox County has no outstanding civil rights matters. The County complies with federal civil rights laws and regulations, ensuring that all residents, including those in low-income households, have equal access to housing and community services.

## **ELIGIBLE APPLICANT**

Knox County is eligible to apply for the PRICE Competition as a local government.

*UEI:* HLNTP7H1UCM7

## **NUMBER OF APPLICATIONS**

Knox County is submitting one application for the Knox County Home Rehabilitation Program (KCHR) under the PRICE Main competition.

## **STANDARD FORMS, ASSURANCES, CERTIFICATIONS AND DISCLOSURES**

The following application forms, assistance, certifications, and disclosures are included in the attachments of this PRICE application:

- Standard Form 424 (SF-424) Application for Federal Assistance
- Assurances (HUD 424-B)
- Budget Form (424-CBW)
- Assurances for Non-Construction Programs (SF-424B)
- Assurances for Construction Programs (SF-424D)
- Applicant Disclosure Report Form 2880 (HUD 2880)
- Disclosure of Lobbying Activities (SF-LLL)
- Certification of Lobbying Activities
- Affirmatively Furthering Fair Housing

The Federal Assistance Representations and Certifications were completed in SAM.gov. The expiration date for Knox County's certification is March 20, 2025.

Knox County's Code of Conduct has been submitted to HUD.

## **FAIR HOUSING AND NONDISCRIMINATION**

Knox County's Title VI Management Policy contains the authorities, responsibilities, complaint procedures, training, and dissemination of Title VI information across the County. The County's Title VI Management Policy is available, but not limited to, the public, subrecipients, contractors, employees, and vendors on the County's website. KCGCD is committed to affirmatively furthering Fair Housing as a HUD entitlement grantee.

## **LIMITED ENGLISH PROFICIENCY (LEP)**

Language assistance, including interpretation and translation, is available through Knox County's Human Resources Department. KCGCD will arrange for interpretation for LEP persons upon request and to the best of its ability for any program, activity, or service. All Public Notices regarding Knox County's draft application and public hearings for the PRICE grant will contain contact information for the Foreign Language Academy for interpretation or translation service regarding the notice. Public Notices will also be available in Spanish on the KCGCD webpage. Additionally, we will coordinate with local area nonprofits to advertise the program to underserved and LEP communities. Program information and applications for assistance will be available in English and Spanish. If interested applicants need applications, documents, or translation services in another language, KCGCD will coordinate translation both oral and written with the Knox County Human Resources Department.

## **PHYSICAL ACCESSIBILITY**

Knox County provides citizens with reasonable and timely access to local public hearings relating to the County's proposed and actual use of the PRICE funds. Public hearings will be located at handicapped accessible locations at times that are generally convenient to the public. All hearings will be hosted in a hybrid format to accommodate those who are unable to attend in person. Public notices regarding the hearings will contain contact information on how to request accommodation, such as interpretation. KCGCD's Policies and Procedures address the requirements of Section 504- Handicap Accessibility.

## **ENVIRONMENTAL REVIEW**

In accordance with HUD regulations, the environmental effects of each activity carried out with federal funds is assessed. Knox County is responsible for conducting an environmental review of projects selected for the KCHR in accordance with the provisions of the National Environmental Policy Act of 1969 (NEPA) and the related authorities listed in HUD's implementing regulations at 24 CFR Parts 50 and 58. Compliance with environmental review requirements is mandatory prior to the applicant entering into any choice-limiting agreements or taking any physical action on a dwelling unit.

## **AFFORDABILITY**

Knox County will follow the affordability standards outlined in the NoFo for all PRICE assisted manufactured housing. The KCHR program encourages access to resources and financing for underserved communities and persons by providing grant assistance to make eligible emergency repairs and providing 0% loans for minor home repairs.



**EXHIBIT C: NEED**

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## PROJECT NEED

Located in the heart of East Tennessee, *Knox County* sits at the foothills of the Great Smoky Mountains and the convergence of three major interstates (I-40, I-75, and I-81). The County is a mix of urban and rural areas, experiencing rapid population growth over the past four decades. In 1980, the population stood at 320,000; and by the start of 2024, the county experienced a 64% increase growing to 500,669 residents.

As the population continues to grow, so does the need for affordable housing. According to the East Tennessee Realtors *2023 State of Housing Report*, home prices in the Knoxville Metropolitan Statistical Area (MSA) increased 15.9% in quarter four of 2023 from prices in quarter four of 2022. The median single-family home sells for around \$324,000. A November 2023 study from Redfin, showed that home buyers in the Knoxville MSA needed to have an annual household income of \$102,276 to buy the median-priced single-family home in the area, with mortgage rates hitting 7% or more<sup>1</sup>. Per the *2022 American Community Survey*, the median household income in Knox County is \$68,580, making homeownership out of reach for nearly two-thirds of County residents (**see Appendix A**). Factors including increased home prices, limited housing supply, and growth in population have resulted in extremely limited housing options for low-to-moderate-income (LMI) households. Meanwhile, the median value for a manufactured home in Knox County is \$61,200, making it a prime option for affordable housing.

Despite the availability of federal affordable housing programs, including Section 8 Housing Choice Vouchers, Public Housing, and various supportive housing programs, the demand for affordable housing remains high. These programs are not sufficient to meet the needs of all eligible residents, highlighting the critical need for additional affordable housing options in Knox County to address the housing cost burden and ensure that residents have access to stable, attainable housing.

The current housing situation in Knox County underscores the urgency of prioritizing initiatives that uphold the preservation of naturally occurring affordable housing options and the expansion of affordable housing. In pursuit of these goals, Knox County is applying for the PRICE Main Competition to execute affordable manufactured home restoration to sustain the affordable housing stock, and thus secure what is available in the future. Our proposed PRICE project, the Knox County Home Rehabilitation Program (KCHR) will provide emergency and minor home repairs for LMI manufactured homeowners in unincorporated areas of the County, outside the boundaries of the City of Knoxville and the Town of Farragut. Within the County 12,826 residents reside in 4,986 owner-occupied manufactured housing units. (**see Appendix B and C**).

The KCHR primarily involves cases of critical failing housing systems, which impact the health and safety of the residents, or pose a threat to the integrity of the structure. Through subrecipient execution of the KCHR, since HUD Program Year 2019, repairs have been provided to 219 households, 50.2% of which were female-headed and 43.4% of which were extremely low

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<sup>1</sup> <https://www.redfin.com/news/homebuyer-income-afford-home-record-high/>

income, or 30% or below AMI. The KCHR will continue to benefit these at-risk populations with an emphasis on assisting disabled, and elderly residents.

Knox County had been operating the KCHR through subrecipient contracts with local nonprofits; however, the demand for these repairs has exceeded the capacity of these subrecipients, resulting in a backlog of homes in need of service. To adapt and better serve residents, Knox County has brought the operations and management of the KCHR under the Knox County Grants and Community Development Department (KCGCD), which will operate with a fully staffed program to meet the needs of low-income residents. The program currently has 663 homes on the waitlist, with 202 of those being manufactured homes. The most frequent repair requests include windows (18.8%), HVAC/furnaces (17.8%), roof repairs including replacements (28.2%), and accessibility modifications (15.3%). KCHR operations will launch through KCGCD in July 2024.

Knox County communities do not meet federally defined Distress Criteria; however, 11.6% of residents are living in poverty.<sup>2</sup> The Knoxville-Knox County Planning Commission has identified census tracts in Knox County that are considered Priority Populations. Priority Populations are neighborhoods characterized by above-average concentrations of socioeconomic stress. Very High Priority areas lack access to housing, services, and community infrastructure, while also experiencing economic stress and sensitivity to societal changes. In 2022, Knox County Census Tracts 43, 48, 54.02, 62.08 63.02, and 65.02 were identified as Priority Populations (**see Appendix D**). While manufactured homes on the KCHR waitlist are spread throughout the County, manufactured homes on the waitlist in zip codes 37914 and 37918 fall within these vulnerable populations. These are two of the highest-need zip codes on the KCHR waitlist, making up 31.2% of the manufactured homes waiting for repair (**see Appendix E**). The median income for both zip codes are well below the median for the County, with residents in 37914 having a median household income of \$49,909 and residents in 37918 at \$43,606.

## DISASTER RESILIENCE

While Knox County is not considered a Community Disaster Resilience Zone, the East Tennessee region is prone to a variety of natural disasters, including tornadoes, flooding, and extreme weather. The Climate and Economic Justice Screening Tool (CEJST) has identified 28 Census Tracts in Knox County as disadvantaged communities. If disaster strikes, the affordable housing stock in these communities are at risk. About 28% of the manufactured homes on the KCHR waitlist require roof repairs or replacement. Failing roofs that are met with damaging winds may lose shingles or gutters, which could lead to a problematic sequence of leaks, mold, and major damage within a home. Any structural deficiency may inhibit the ability for a house to withstand inclement weather, let alone a potentially damaging storm. Aging manufactured homes are especially important to preserve. Per the Knox County Property Assessor, 65% of the manufactured homes in Knox County were placed prior to 2000. Additionally, 41% of the manufactured homes on the KCHR waitlist are over 25 years old. The rehabilitation of structural components and safety features of manufactured homes will enhance their ability to withstand

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<sup>2</sup> U.S. Census Bureau, “2022 American Community Survey”

severe weather conditions, provide safety for residents, and allow residents to recover more quickly by maintaining a livable environment.

## **BARRIERS**

The KCHR has seen a decrease in contractors bidding on available projects, with only three general contractors submitting project bids within the recent few years. KCGCD is combating this by increasing outreach to local businesses, with an emphasis on minority, women, and veteran-owned licensed construction companies. By attending outreach events, working with area nonprofits that serve specific minorities and disadvantaged populations, and hosting Contractor Workshops, KCGCD will expand the pool of eligible contractors to support the program and keep costs reasonable. Due to these robust outreach efforts, over half of the contractors who have expressed an interest in responding to the 2024 Request for Bid are Disadvantaged Business Enterprises (DBE). Contractor Workshops will be held annually with the goal of continuing outreach to address this barrier. Additionally, a new procurement process will utilize a "Round Robin" method to ensure equitable opportunities for DBE construction companies. This also helps to provide consistent work for construction companies and expand the service capacity of the KCHR.

Existing housing problems within Knox County's affordable housing stock include lacking complete kitchen facilities, lacking functional plumbing, overcrowding, and cost burden. The impact of these housing problems varies primarily by income level. However, Black/African American households with 30-80% AMI, Hispanic households with 30-50% AMI, and Asian households with 0-100% AMI experienced these barriers at a rate of at least ten percentage points higher than Knox County as a whole. Of existing manufactured housing stock in the County, the Knox County Property Assessor has rated 30% of the stock physical condition as fair or poorer.

## EXHIBIT D: SOUNDNESS OF APPROACH

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## **PROJECT DESCRIPTION, MANAGEMENT, AND IMPACT**

As the lead agency for the County's CDBG and HOME programs, KCGCD determines community development and housing needs based on input from citizens and collaboration with community partners, while ensuring the actions are consistent with the strategies of the Knox County's five-year HUD Consolidated Plan. The Knox County Home Rehabilitation Program (KCHR), created from the consolidated planning process, provides emergency and minor home repairs to eligible residents. The program supports the County's commitment to preserve the affordable housing stock and ensure safe and stable housing is available for residents of all ages and incomes.

Our proposed PRICE project is to utilize funds to rehabilitate a minimum of 400 owner-occupied manufactured homes as part of the KCHR. Depending on the level of and cost of repairs, the services may be provided through grants, partially forgivable loans, or payment loans. Our KCHR team will administer the project by working directly with licensed contractors that perform specified emergency and minor repairs to the dwellings of eligible homeowners. Rehabilitation is available to LMI households residing in the unincorporated parts of Knox County. To be eligible for the program, homeowners must complete the home repair application and have a household annual income at or below 80% of the AMI. Our program meets HUD's National Objective to benefit low-to-moderate income persons. To determine household income eligibility, calculations will be conducted in accordance with HUD regulations identified at 24 CFR, Part 5.

### **PROPOSED PROJECT ACTIVITIES**

#### **Emergency Home Repairs**

Emergency Home Repairs for eligible manufactured housing will be provided as a repair grant. These repairs will address deficiencies which present a high risk of permanent disability, serious injury or illness, or the physical security or safety of a resident or their property. This may include but is not limited to major inoperable systems in the home, such as non-functioning HVAC, electrical, plumbing, gas, and septic systems; repair or installation of accessibility modifications; mitigating the presence of lead, mold, asbestos, radon, or damaging pests; or any other emergency home repairs that present health and safety risks. The amount allowed under this component of the program is the cost of the needed repair or replacement.

#### **Minor Home Repair Loans**

In many instances, additional work may need to be completed on the manufactured home that cannot be addressed through Emergency Home Repairs. Homeowners may request additional repairs to be made based on eligibility for a Minor Home Repair Loan. These 0% interest loans are partially forgivable for applicants with a household annual income at or below 30% AMI and offer residents a low-cost option to make significant repairs to their home. These repairs may include, but are not limited to, repairing/replacing light fixtures, cabinets, countertops, or flooring; and other activities not that may not qualify as Emergency Home Repairs.

## **PROJECT APPROACH AND TIMELINE**

Details on the proposed PRICE project approach are included below. Project performance will take place from October 2024 through September 2030.

### **Outreach – (Yearly in April and May)**

*Contractor Workshops* – In April and May of each year during the period of performance, workshops will be held to educate contractors on the KCHR and the steps to submit term project bids.

*Engagement Events* – KCGCD’s Community Relations Manager will attend DBE-focused expos and outreach events to foster a diverse pool of contractors.

### **Procurement – (Yearly in June and July)**

*Construction Bids* – In June of each year, interested construction companies will submit a response to the Request for Bid released by the Knox County Procurement Department for consideration to enter into a fixed-price term contract. Responses will include a pricing schedule of repair activities and labor. Bids will be scored on a Pass/Fail system and evaluated based on price reasonableness and the contractor’s qualifications.

*Construction Contract Awards* – Contracts will be awarded in July and contractors will be placed in a workflow queue for their trade. They will be offered the opportunity to complete repair activities on a project on a rational basis using a “Round Robin” method of procurement. Utilizing a workflow queue will ensure that work can be quickly completed for homeowners to prevent further disrepair of homes, that work is ready and available for local DBEs, and to ensure competitive pricing for the program.

### **Application Acceptance (Ongoing)**

*Program Application* – Homeowners will apply for rehabilitation assistance on our online grant management portal, Neighborly. In the event a homeowner has literacy or digital literacy challenges, or does not have reliable access to the internet, they can contact staff to schedule an in-person appointment for application assistance. Applications allow homeowners to describe their home repair needs, upload photographs, and submit required documentation.

*Application Review* – The KCHR team reviews applications and supporting documentation to determine eligibility and severity of repairs. Once qualified, a project may be assessed and ranked against other qualified applications in terms of prioritization. Elderly (65 years of age or older) and disabled homeowners will be prioritized above others, except in the cases of other applicants whose emergency repairs constitute an immediate threat to health and safety.

### **Program Management (Ongoing)**

*Inspection* – Once an application is determined to be eligible and has an urgent need, the KCHR Construction Manager will conduct an initial onsite inspection. During this initial inspection, the scope of work will be determined and a work estimate will be completed.

*Environmental Review* – KCGCD will conduct an environmental review on each selected manufactured home prior to proceeding with rehabilitation efforts.

*Cost-Estimates and Contractor Assignment* – Utilizing the "Round Robin" procurement method, the next contractor in the workflow queue will be notified of a work opportunity and provided with the scope of work. The contractor will then submit a cost estimate based on the scope of the work. Upon cost agreements, a Notice-To-Proceed agreement will then be granted to the contractor to begin work.

*Manufactured Home Rehabilitation* – Work will be completed on an ongoing basis as applicants are found eligible for assistance. PRICE funds will support direct construction costs, with initial PRICE supported projects assigned upon HUD's acceptance of our grant application. After the work is completed, the KCHR Construction Manager will complete a final inspection approving the work and payment for the repairs. The displacement of residents is not anticipated to occur when installing modifications in the home. Rather, the program is designed in a way to minimize the disturbance to the occupants so that they may continue to reside in their homes during construction.

*KCHR Administration* – The utilization of Neighborly allows the KCHR team to include case notes, maintain licensed contractor information, submit and approve invoices, and retain records for all KCHR functions. The KCHR team will support contractors with creating and maintaining their Neighborly account, so that they can upload photos, documentation, cost estimates, licensure, insurance, and invoices. In Neighborly, the KCHR Grants Program Manager will be able to review progress on applications, upload Environmental Reviews, review invoices, and approve or decline requested payments.

### **Program Evaluation (Ongoing)**

The KCHR team utilizes an analyses of client satisfaction surveys, program invoices and repairs, and program waitlists for evaluation. Using this information, we are able to identify trends in repairs, create projections on materials and labor costs to ensure that the program is keeping up with pricing trends specific to the region, and better develop the program to meet the needs of our community.

### **PROJECT BUDGET**

Knox County's request of \$7,900,000 for its PRICE project includes a comprehensive program to rehabilitate existing owner-occupied manufactured homes through the KCHR. PRICE funding will be used in support of program personnel, increasing current staffing to support enhanced services, program development, and construction costs for activities included under "Proposed



Project Activities” in this exhibit. KCGCD anticipates the overall budget for the KCHR to be \$13,216,668 over the six-year period of performance, this is contingent upon the PRICE award and CDBG allocations.

### **Sustainment Plan**

Knox County has received a CDBG entitlement allocation from HUD since 1988. We maintain a positive status regarding our HUD funding, fully adhering to the timeliness stipulations associated with its block grant allocations. Owner-occupied home rehabilitation has been a constant need identified and an established project in Knox County’s Consolidated Plan since 1995. If our proposed PRICE project is approved, the grant will support increasing the number of households living in manufactured homes served during the grant period. KCGCD will leverage the PRICE award to secure additional funds to continue the enhanced reach beyond the PRICE award.

### **PROJECT IMPACT**

Knox County’s proposed PRICE project has four main objectives:

1. *Preserve Homeownership* – Homeowners will be able to avoid the loss of their housing as a direct result of the repairs made by the KCHR.
2. *Support Aging in Place* – Home rehabilitation will allow homeowners to age in their home.
3. *Enhance Accessibility and Safety* – Homeowners will receive necessary accessibility modifications to their homes which will allow residents to safely occupy and navigate their residence.
4. *Foster Economic Stability* – Grants and low-cost repairs will allow homeowners to build generational wealth by ensuring affordability and cost-reasonableness.

This project will help to preserve the quality of the existing affordable manufactured housing stock in Knox County. Rehabilitation efforts not only improve the living conditions of low-to-moderate income households, but also enhance the resilience of the manufactured homes. KCGCD anticipates serving a minimum of 400 households through the PRICE grant.

### **Anticipated Performance Goals**

- *Year 1* – 40 unique households served
- *Year 2* – 60 unique households served
- *Year 3* – 75 unique households served
- *Year 4* – 75 unique households served
- *Year 5* – 75 unique households served
- *Year 6* – 75 unique households served

To ensure that we reach the goals and objectives of our PRICE project, we will annually review demographic information of households served and the types and numbers of repair services

provided. To help support community resilience and promote equity, it is important to KCGCD that more DBE construction companies receive opportunities for work. The KCHR team will track and annually review demographic information of business owners who perform repairs. To serve more LMI households, we will track applications from when they are received to the time that repairs begin, with the goal of reducing overall wait times for households needing repairs within the first three years.

### **AFFORDABILITY AND EQUITY**

All PRICE assisted manufactured housing through the KCHR will have a standard 15-year Period of Affordability. To ensure long-term affordability of the assisted homes, Knox County has set enforcement mechanisms in compliance with HOME. Knox County will place a lien on the property to ensure affordability and the rehabilitation investment. In the event of relocation during the period of affordability, homeowners may sell to a qualifying LMI family. If a homeowner enters foreclosure, Knox County reserves the right to obtain the property to maintain affordability.

Our proposed PRICE project offers financial assistance and favorable terms that make essential home repairs more accessible and affordable. Projects that require eligible Emergency Home Repairs will receive repairs in the form of a grant. Non-emergency repairs will be provided through a Minor Home Repair Loans, available with 0% interest. Applicants with an annual income of 30% or lower AMI are eligible for a partial forgivable loan, 50% of which is forgiven annually on a prorated basis as long as the recipient lives in the dwelling unit for the term of its period of affordability following the completion of the project. The remaining 50% of the loan must be repaid in full. Loans shall be repaid to Knox County upon the sale of the property; however, an immediate family member who qualifies under the income guidelines may assume the loans with the same terms as in the original agreement. Immediate family shall include the owner's spouse, child, stepchild, sister, brother, mother, father, grandchildren, and/or grandparents. The family member assuming the repayable or forgivable loan must continue residing in the home until the loan has been satisfied.

PRICE funds will provide LMI manufactured home homeowners the opportunity to make necessary improvements to their homes to which they otherwise would not have access. As a direct result of these improvements the value of the home increases, and in turn the character of the neighborhoods in which these homes are located improves. This opportunity to enhance the community will support equity and building generational wealth of residents. Improvements to manufactured homes for elderly program participants allow them to age in place, which reduces the cost of elderly care. All applicants and participants of the KCHR are protected by Civil Rights Laws applicable to Fair Housing and Non-Discrimination.

### **ENVIRONMENT AND RESILIENCE**

Knox County is considered to have Relatively Moderate Risk according to the FEMA National Risk Index. The East Tennessee region, in which Knox County is located, is prone to a variety of natural disasters, including tornadoes, flooding, strong winds, and extreme weather. While all

households in Knox County are susceptible to damage and risk associated with the hazards identified above, LMI, minority, and elderly households tend to be more vulnerable and are less likely to have the resources to recover. The CEJST has identified 28 Census Tracts in Knox County as disadvantaged communities.

According to HUD's Building Codes Toolkit, *"A non-resilient housing stock can create significant financial stresses for individuals as well as larger economic impacts at the municipal and regional levels. ...Some of the greatest impacts to individuals and communities are tied to the inability to resume what were once daily activities. These include loss time from work, the inability to attend school, maintain employment, often brought about from both short-term or longer-term impacts of being temporarily dislocated or permanently relocated after these events."*<sup>3</sup>

The KCHR seeks to advance Environmental Justice for these vulnerable residents by not only protecting their homes from environmental harm but also mitigating exposure to health hazards. By focusing on strengthening structural integrity, enhancing weatherproofing measures, and incorporating resilient building materials and techniques, rehabilitation efforts significantly reduce the vulnerability of manufactured homes. This proactive approach not only safeguards the physical property and the lives of the residents within but also contributes to the overall resilience of the community. With the increase of extreme weather events, the importance of rehabilitating manufactured homes to withstand these challenges cannot be overstated. Through KCHR efforts, communities are better prepared to face and recover from natural disasters, ensuring the safety and stability of residents now and in the years to come.

Roofing problems make up 28.2% of the current KCHR waitlist request for emergency repairs, most of which involve leaking; damage from severe storms/winds; caving in due to age or downed trees; or other extensive damage. Damaged roofs that present a risk to the health and safety of a homeowner are prioritized through the KCHR. Making these roofing improvements provides for a structurally sound home that will keep the occupants safe from damaging winds, rain, or other severe weather. Weatherization in the form of window and door repair/replacement accounts for 26.7% of the waitlist requests and improving these elements will create a safer and more weather-resilient condition for a manufactured home. Roofs, windows, and doors in disrepair allow for internal leaking or moisture buildup, which creates the potential for mold. Resolving these issues through the PRICE grant will eliminate the presence of mold, prevent future mold growth, and mitigate associated health concerns. Our PRICE project will address non-functioning and aging HVAC units, which make up 17.8% of the existing waitlist. Combating the extreme temperatures with an HVAC unit that adequately heats and cools will provide necessary protection from the threats variations in temperature pose for elderly, disabled, or otherwise vulnerable residents.

Reduction of lead-based paint hazards is proactively addressed through the KCHR. We ensure provisional controls are implemented to reduce the lead-based paint hazards in the existing housing stock. PRICE eligible manufactured housing constructed before 1978 will be evaluated

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<sup>3</sup> U.S Department of Housing and Urban Development, 2022, p.12

for the presence of lead-based paint hazards, and controls or abatement are performed if identified. At the point that KCGCD is required to complete the next Tier 1 Environmental Review, we will comply with radon testing in the site-specific environmental review and will complete radon mitigation activities as necessary.

The KCHR will serve residents in areas that are environmentally and economically disadvantaged. Of the manufactured homes currently on the waitlist, 11.9% are in the 37914-zip code, where the populations are at extremely low-income levels and are in the 91st national percentile for the share of homes without indoor plumbing. Lack of indoor plumbing is a code violation per Knox County, and any homes that are being served for emergency home repairs would be required to have an indoor plumbing system installed. The installation of indoor plumbing will decrease the percentage of the population that currently exists without this necessity and increase the quality and livability of these homes. Multiple areas being served through the KCHR are over the 90th percentile for low-income populations with concurrent low life expectancy. Of the current KCHR waitlist, 30.2% of manufactured homes fall into these low life expectancy zip codes. Repairs to homes where there is an emergency need will help solidify safe standards of living and allow for safe aging in place for elderly residents.

Knox County is committed to not only increasing resilience of structures, but also our community. As the lead agency for Tennessee Homeland Security District 2, we were awarded the FEMA Regional Catastrophic Preparedness Grant in 2023 to build community resiliency for vulnerable populations. This planning grant will focus on increasing the number of people who stay housed in the wake of a disaster, updating building codes to be risk-appropriate, and identifying and addressing the needs of disadvantaged communities. Our proposed PRICE project will support this effort by increasing the disaster resiliency of manufactured housing occupied by vulnerable populations.

## **COMMUNITY ENGAGEMENT**

Knox County values public involvement in defining and understanding community needs, including community development, economic development, and fair housing needs. To support diverse input, Knox County utilizes a Community Engagement Plan (CEP) for Citizen Participation and Consultation in all grant planning processes. The plan was designed to provide residents of all ages, genders, economic levels, races, ethnicities, and special needs with equal access to becoming involved. KCGCD will utilize the CEP for its PRICE project, incorporating stakeholder engagement and consultation through various communications channels and public meetings. Ongoing feedback will be encouraged from project beneficiaries and contractors to continuously seek input on program success, challenges, and recommended improvements. This approach ensures that all stakeholders, including those from underserved communities, are included and valued throughout the PRICE project.

Knox County will encourage the participation of minority, veteran, and women-owned enterprises in the procurement of services for the KCHR. The Community Development Division of KCGCD will oversee all aspects of the program. KCGCD's Community Relations Manager will oversee outreach to local contractors through email, the Knox County website, and

social media. The goal of the outreach and communication is to inform businesses that have not traditionally bid on the projects of the program and reduce barriers to submitting a bid. The KCHR Construction Manager will host at minimum a yearly workshop focused on the program and procurement process.

Additionally, KCGCD will collaborate with local nonprofits to promote the program among underserved communities and those with limited English proficiency. All program details and application forms will be accessible in both English and Spanish. Should applicants require application materials, documents, or translation services in additional languages, KCGCD will arrange for both spoken and written translations through the Knox County Human Resource Department.

The proposed PRICE project was selected through community input and consultation. The project aligns with Knox County's 2020 – 2024 Consolidated Plan. During the planning process, one of the priority needs identified for the area was to improve the quality of existing housing stock. Knox County has set goals and projects associated with providing homeowner rehabilitation assistance in the previously associated Annual Action Plans and the forthcoming 2024 Annual Action Plan.

**EXHIBIT E: CAPACITY**

DRAFT

## APPLICANT EXPERIENCE

KCGCD is responsible for the administration and oversight of a variety of programs funded through local, state, and federal grants, including the County's HUD CDBG and HOME allocations. KCGCD utilizes these funds in support of initiatives focused on attainable housing; the prevention and response to housing instability; nonprofit public services; economic and workforce development; public infrastructure enhancements; abatement of substance misuse; fire and technical rescue services; and regional homeland security programs. The Senior Director of KCGCD oversees the administration and operations of four departmental divisions, with a chief administrative officer and three division directors managing the day-to-day operations of their respective divisions and the team members assigned to them.

The *Administrative Division* is responsible for managing financial and information technology resources, internal and external reporting, and other administrative functions required for the day-to-day operations of the department. The *Community Development Division* oversees projects focused on maintaining and increasing the availability of affordable housing, improving public facilities and infrastructure, and supporting economic growth in the County. The *Community Service Division* oversees public service programs focused on reducing housing instability, reducing substance misuse, improving public health outcomes, and supporting workforce development in the County. The *Public Safety Division* oversees the County's fire and technical rescue program, the Fire Prevention Bureau, and the TN District 2 Homeland Security Office.

The *Community Development Division* will oversee our proposed PRICE project, the KCHR. The Division works with the Knox County Procurement Department to locate qualified vendors to perform residential home repairs. Currently, the number of construction businesses registered with the County to conduct home repairs consists of more than 150 unique companies. As part of the County's management of KCHR operations, it will partner with the Procurement Department to advertise with registered companies and facilitate a competitive process in alignment with 2 CFR 200 Subpart D. There are several mechanisms in place to track the expenditures of funding, including using the County's internal financial management system (MUNIS) and the department's online grant portal.

## KEY STAFF

### **Community Development Division's Knox County Home Rehabilitation Team**

*Portia Taylor, Housing Coordinator*, will review applications submitted through Neighborly and determine eligibility for the program. They will also assist residents with the application and ensure that all required documentation has been gathered prior to the initial home inspection.

#### **7 years of relevant experience**

*Dana Walter, Grants Program Manager*, is responsible for implementing the KCHR in alignment with local, state, and federal funding guidelines. This position is key to ensuring programmatic goals and standards are met, while also conducting an ongoing program evaluation to promote

effectiveness of the dollars dedicated towards this program. Additionally, they will oversee the procurement of contractors to perform the repairs to citizens' homes.

**10 years of relevant experience**

*Nathan Whitley, Construction Manager*, will carry out initial home inspections to assess the severity of the deficiencies that are grant-eligible. From the time that the initial inspection is carried out through the end of construction, they will be on-site to oversee compliance with building codes, repair measure write-ups, contracted home improvement measures, and client satisfaction with the work performed. Prior to disbursement of payment for completed work, the Construction Manager will conduct a final inspection to ensure that all rehabilitation work meets specifications and is of good quality and workmanship.

**2 years of relevant experience**

*Jessica Lindbom, Grants Program Manager*, is responsible for the effective implementation, reporting, and monitoring of environmental reviews.

**28 years of relevant experience**

*Jennifer Slaiman, Community Development Division Director*, is responsible for planning, implementing, and managing the operations of the KCHR and development and support of personnel working within the program.

**12 years of relevant experience**

**Knox County Grants and Community Development Administration Division**

*Jen Aldrovandi, Grants System Administrator*, is responsible for administering the internal system, Neighborly, utilized to manage applications, reporting, and digital records management.

**10 years of relevant experience**

*Rachael Crigger, Compliance Specialist*, is responsible for ensuring that the department's policies and procedures, process documents, contracts, and timelines follow local, State, and Federal laws and regulations.

**15 years of relevant experience**

*Alanna McKissack, Community Relations Manager*, is responsible for implementing community outreach and public participation in KCGCD programs.

**8 years of relevant experience**

*Crystal Widener, Budget Manager*, is responsible for the management of departmental budgets and revenue and the production of internal reporting needed to effectively administer local, State, and Federal funding.

**7 years of relevant experience**

*Jenny Holden, Senior Director of Grants and Community Development*, oversees the publicly funded programs in support of housing affordability and security, nonprofit public services, economic development, public infrastructure, fire services, and regional public safety initiatives.

**19 years of relevant experience**



## **PROMOTING RACIAL EQUITY**

Knox County is proactive in promoting racial equity, especially in matters related to affordable housing, public services, and economic opportunity. We have taken steps to ensure that public services and resources are distributed equitably. This includes the implementation of fair housing policies to prevent discrimination and ensuring that all residents have access to affordable housing. Through the Consolidated Planning process, the County obtains input from underserved communities through surveys and public meetings. Additionally, Knox County seeks input from public and private agencies that have established relationships with underserved communities to ensure planning, programs, and activities meet the needs of the community.

## **ENVIRONMENTAL REVIEWS**

In accordance with the regulations of CDBG, HOME, and NEPA all Knox County projects funded through HUD funds receive a project Environmental Review Record and environmental clearance before funds are committed, expended or other choice limiting action are taken. Knox County utilizes the process and regulations identified in 24 CFR Part 58 to conduct its review. The KCHR utilizes a tiered environmental review process. Staff will generate a Tier II review for each manufactured home assisted with PRICE funds.

## **CROSS-CUTTING FEDERAL REQUIREMENTS**

KCGCD has a robust history of navigating and implementing cross-cutting federal requirements within its community development initiatives including:

- Environmental Reviews
- Minority/Veteran/Women Owned Business Enterprises
- Section 3
- Labor Standards
- Section 504 - Handicapped Accessibility
- Lead- Based Paint
- Radon Testing (and Mitigation when necessary)
- Relocation/Displacement

These requirements have been integral to Knox County's approach to addressing housing, economic, and social needs rooted in promoting fair housing and equal access. Knox County seeks to implement programs and initiatives aimed at promoting fair housing, including the rehabilitation of manufactured housing, the enforcement of fair housing laws, and the provision of resources and support for LMI families.

All funding administered by Knox County are managed utilizing the same internal controls outlined in 2 CFR Part 200 Subpart D to ensure the effectiveness and efficiency of operations, reliability of internal and external reporting, and compliance with all applicable local, state, and federal laws and regulations. KCGCD works closely with Knox County's Finance, Law, and

Procurement Departments to ensure effective administration of funding and compliance with policies and procedures.

Our proposed PRICE project is exempt from the Davis-Bacon Act with rehabilitation occurring on single-family owner-occupied properties. Despite this exemption, KCGCD is well-versed in the administration and compliance of the Davis-Bacon Act, ensuring that all applicable federally funded construction projects meet the required wage standards and regulations. Applicable construction projects contain a contract provision requiring the payment of not less than the wages prevailing in the locality, to all laborers and mechanics on the job site. Knox County then monitors compliance during construction.

Knox County complies with all fair housing and non-discrimination requirements enacted at the federal, state, and local levels. This includes training for all staff involved in the program on fair housing principles and practices, ensuring that all actions taken by our programs promote equity and do not inadvertently perpetuate existing disparities. KCGCD also conducts an Analysis of Impediments to Fair Housing and utilizes that to develop specific actions to address the identified impediments. To ensure that the programs created as a result of these impediments are effectively furthering fair housing, Knox County conducts regular monitoring and evaluation of the program's impact. This includes assessing whether the program is reaching the intended audiences, whether participants are satisfied with the services received, and whether the program is contributing to a reduction in housing disparities.

Knox County has the appropriate policies in place for the Uniform Relocation Act. In the event displacement occurs, all applicable regulations related to the Uniform Relocation Act and Section 104 (d) are followed. Respective regulations apply to all contractors, subrecipients and other entities who enter into an agreement with Knox County. The KCHR and its associated activities under the program are individual repair projects that are initiated on a voluntary basis and the program is designed in a way that displacement does not occur.

**EXHIBIT F: MATCH OR LEVERAGE**

DRAFT

## **LEVERAGED RESOURCES**

We will leverage \$416,415 of our Program Year 2024 and \$308,093 from Program Year 2022 CDBG allocations for the proposed PRICE project. This will cover KCHR site-based home rehabilitation expenses and program operations, as well as additional accessibility improvements completed through a subrecipient contract. Funding from subsequent CDBG program years will be allocated to the KCHR based on actual allocation amounts. Additionally, an award of \$279,650 from the Department of Energy's Energy Efficient and Conservation Block Grant will be leveraged for weatherization improvements for site-built homes.

A minimum of 900 households will receive rehabilitation through the KCHR over the six-year PRICE grant period. This includes a minimum of 400 households living in manufactured homes served through PRICE funds and 500 single-family home households using other funds.

*Total Applicable Leverage Amount – \$724,508.44*

We are committed to the success of the PRICE program and the overall success of the KCHR. The impact of PRICE funds will be maximized through the dedicated staff of KCGCD's *Administrative Division*. Administrative staff will contribute \$53,652 in staff time, which represents approximately 1,600 hours, each year to the administrative needs of the PRICE grant. Over the six-year grant period it equates to about \$321,914. The staff contributions are critical to the project's success and are intended to enhance the capacity of KCGCD to manage the project efficiently.

## **MATCH RESOURCES**

The Knox County Septic Repair Hardship Fund was created to solve ongoing septic system failure issues where sewage is outcropping to the ground's surface. The fund is available to homeowners in Knox County who have received a notice of violation and have no monetary resources to fix the failing septic system. If the applicant qualifies for the program, then they are assisted with hiring a licensed septic system installer and paying for the repair. \$83,000 is set aside through the Knox County Health Department to assist residents through December 2026. PRICE assisted manufactured homes in need of septic system repairs will be referred to the Health Department to utilize the fund.

## **CONTINGENCY PLAN**

If our full PRICE funding request of \$7,900,000 is not awarded, Knox County will prioritize rehabilitation projects based on their impact and feasibility, modifying the number of manufactured homes rehabilitated to fit the available funds. This approach will allow us to maintain momentum and achieve significant project objectives, even with reduced funding.

## EXHIBIT G: LONG TERM EFFECT

DRAFT

The long-term effects of rehabilitating manufactured housing extend beyond the immediate improvements to the physical structures. These efforts contribute to a healthier, safer, and more sustainable Knox County, offering a pathway to economic stability and prosperity for homeowners.

*Preservation of Affordable Housing*— By extending the life of manufactured homes, KCHR efforts help preserve affordable housing options in the market. This is particularly important in Knox County where housing costs are rising and LMI families are at risk of being priced out. Only 10.7% of the homes available in the area are considered affordable for median-income families<sup>4</sup>.

*Increased Housing Stability*—The KCHR serves residents that are low-income and may be disabled and/or elderly, both of which are at a higher risk of not finding affordable or accessible housing. Keeping low-income and disadvantaged residents in their homes limits the risk of homelessness and allows owners to stay in their current residence. Rehabilitation improves the durability and longevity of manufactured homes, ensuring they remain viable housing options for longer periods. This stability is crucial for LMI families who rely on affordable housing solutions.

*Increased Resilience of Manufactured Homes*— Rehabilitated manufactured homes that are updated to comply with current building codes and standards are better equipped to withstand natural disasters, reducing the risk of damage and loss. This resilience is increasingly important in the event of extreme weather events. KCHR repairs roofs and HVAC units, as well as necessary weatherization, allowing for sustained protection from the elements for manufactured home occupants.

*Legacy and Wealth Building*— For many families, their home is their most significant asset. Rehabilitating manufactured housing allows homeowners to maintain or increase the value of their homes, potentially passing on wealth to future generations and contributing to the reduction of wealth gaps.

*Enhanced Safety and Health*— The KCHR provides mold, lead, and asbestos remediation services to make homes livable and protects the health and safety of both the residents and their homes. Upgrades to electrical systems, plumbing, insulation, and ventilation not only increase the safety of these homes but also improve indoor air quality. This can have a profound impact on the health and well-being of residents, reducing the risk of accidents and exposure to harmful pollutants.

*Community Revitalization*— The rehabilitation of manufactured homes can serve as a catalyst for broader community development and revitalization efforts. Improved housing can attract new residents and investments, fostering a sense of pride and belonging among community members.

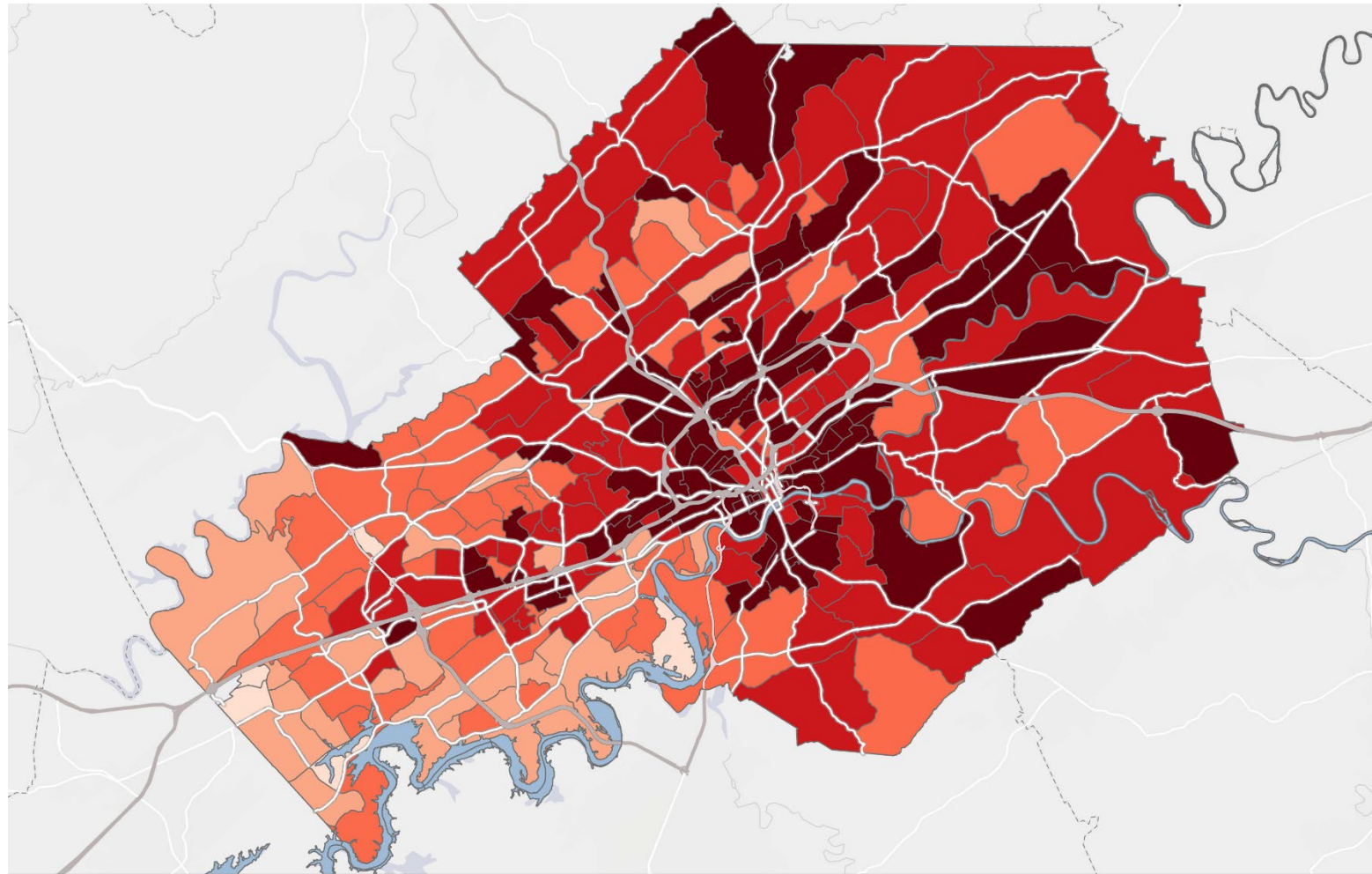
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<sup>4</sup> <https://www.redfin.com/news/share-of-homes-affordable-new-2023/>

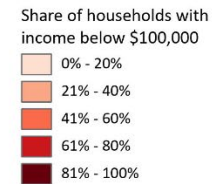
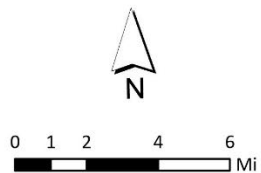
APPENDICES

DRAFT

**APPENDIX A: SHARE OF HOUSEHOLDS WITH AN ANNUAL INCOME LESS THAN \$100,000**

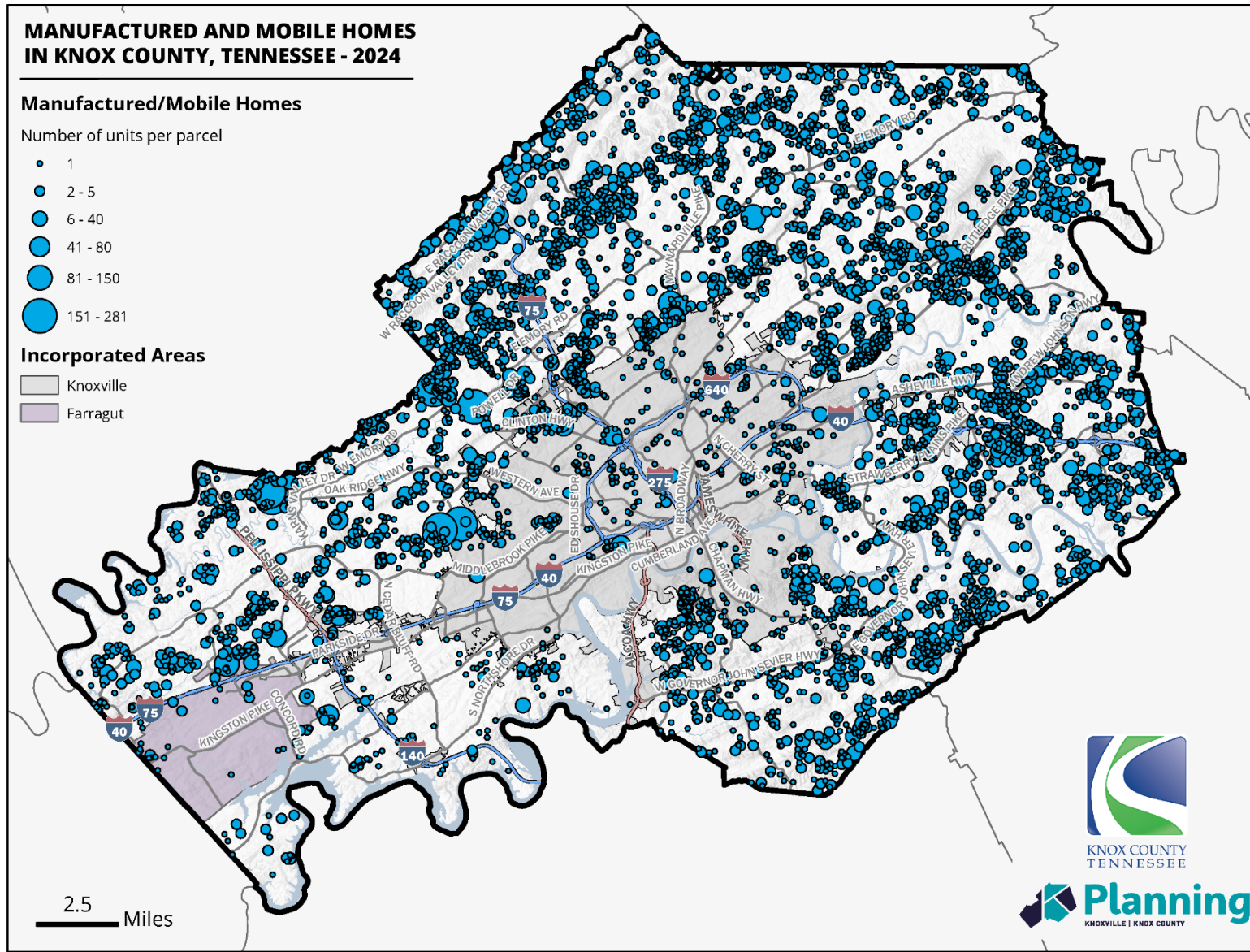


Source: U.S. Census Bureau, 2018-2022  
American Community Survey  
5-Year Estimates

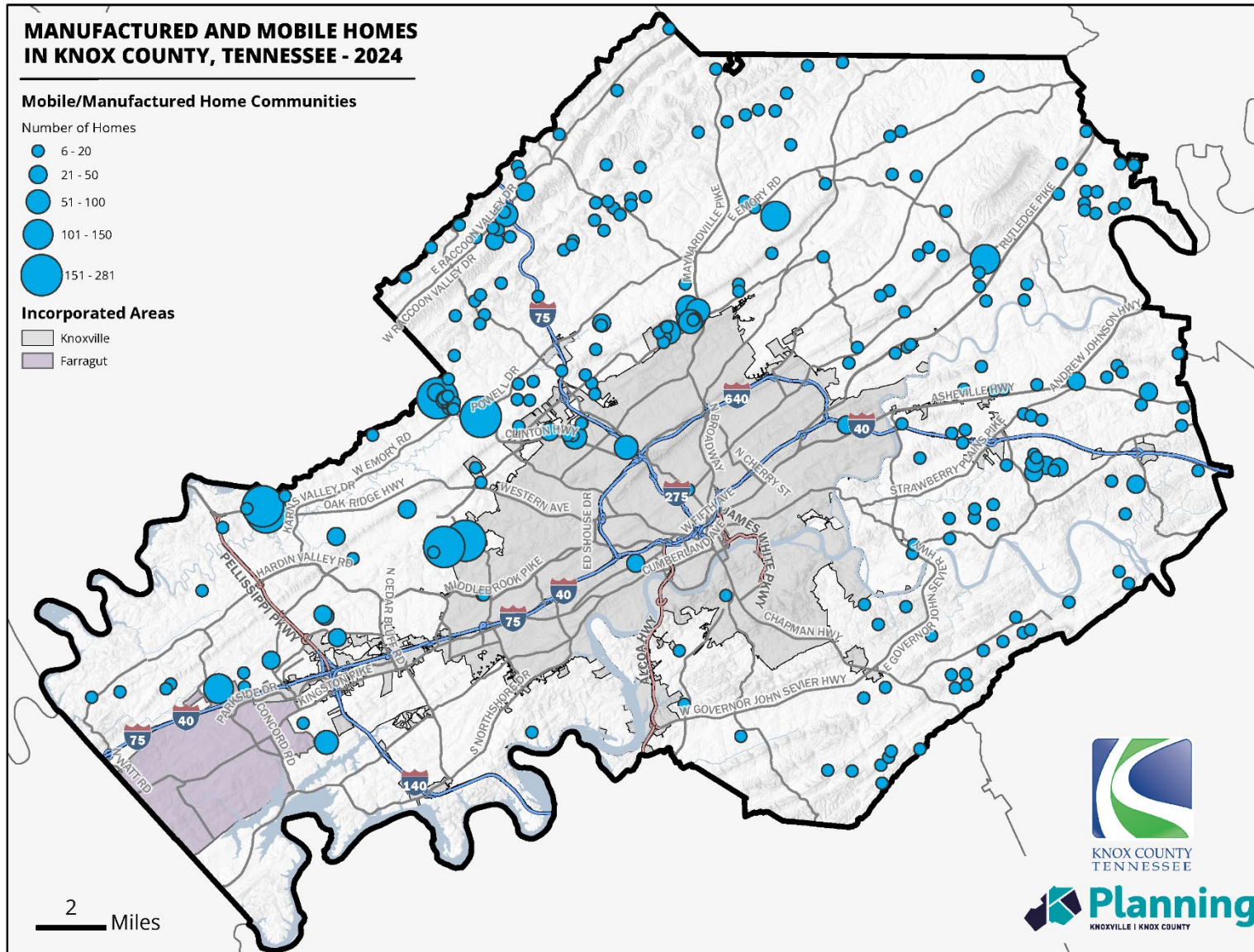




### APPENDIX B: MANUFACTURED AND MOBILE HOMES IN KNOX COUNTY, TN

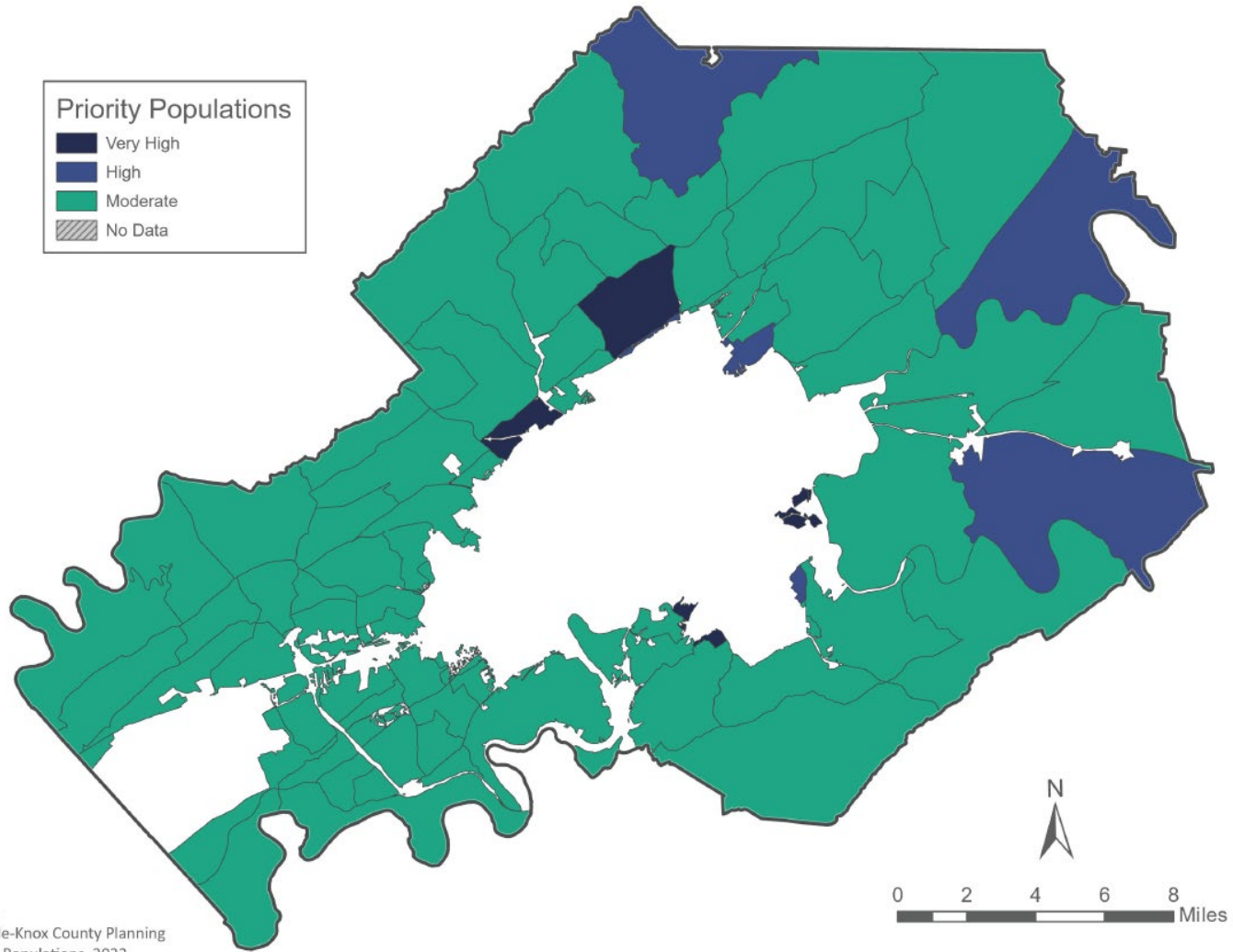


### APPENDIX C: MANUFACTURED HOME COMMUNITIES IN KNOX COUNTY, TN

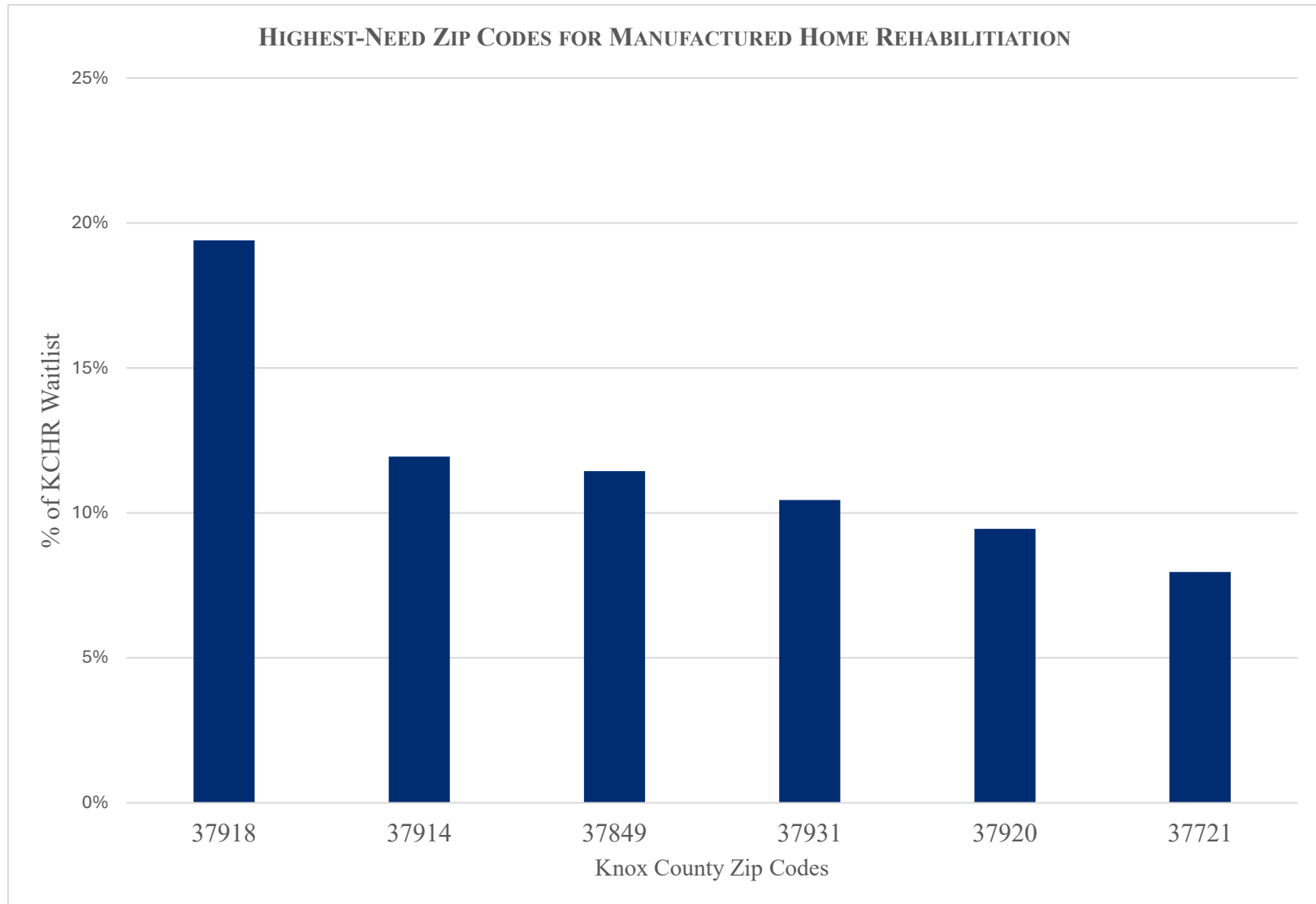


**APPENDIX D: PRIORITY POPULATIONS MAP**

**Priority Populations: Composite Score, 2022**



**APPENDIX E: KCHR WAITLIST – MANUFACTURED HOMES**



## ATTACHMENT A: ADVANCING RACIAL EQUITY

DRAFT

As a HUD entitlement community, Knox County, TN, is committed to advancing racial equity and ensuring that all community members, regardless of race, have equitable access to housing resources, economic opportunities, and essential services. As part of this process, Knox County conducts an Analysis of Impediments to Fair Housing Choice, which identifies barriers to equal housing opportunities and outlines strategies to mitigate these impediments.

To further these efforts, Knox County engages in targeted outreach programs to ensure that minority and underserved communities are not only aware of but actively involved in the planning and implementation of HUD-funded programs. The County prioritizes continuous training for its staff on racial equity and inclusion principles, ensuring these critical values are embedded in every facet of program execution. By integrating these steps into the Consolidated Planning process and actively addressing identified impediments, Knox County is dedicated to fostering a more inclusive and equitable community where the benefits of growth and development are accessible to all residents.

*Racial Composition of Proposed Beneficiaries*— Per the U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, 12,826 Knox County residents live in an owner-occupied manufactured home. Through our consolidated planning process in 2020, we found that the percentage of households with a housing problem is highest for the lowest income brackets (0 to 50% AMI) and decreases as income increases. The following groups experience one or more housing problems at a disproportionate level in Knox County:

- Black/African American households with 30-80% AMI
- Hispanic households with 30-50% AMI
- Asian households with 0-100% AMI (note small sample size)

*Potential Barriers to Equitable Access*— Barriers to equitable access and benefit from PRICE services are described in **Exhibit C** of this proposal. They include escalating demand for home rehabilitation services, difficulty in identifying contractors to work on smaller government jobs, and existing disparities in housing problems for protected classes. Additional barriers may include limited English proficiency and insufficient technology or internet access.

*Steps to Prevent, Reduce, or Eliminate Barriers*— KCGCD has increased outreach, is providing pre-bid workshops, and has implemented a “Round Robin” procurement process to reduce barriers for DBEs when responding to the KCHR Request for Bid. KCGCD will work with agencies, such as the Community Action Committee and Centro Hispano, to engage in efforts to increase availability of information to LEP populations. The KCHR team will be available to assist potential beneficiaries with literacy or digital literacy issues in completing the program application. We are also increasing outreach, through multiple platforms, to beneficiaries to increase awareness of the program, with outreach targeted to the highest need groups experiencing housing problems.

*Evaluation* – Through our online grant management portal, Neighborly, we can track project beneficiaries, areas served, and ensure compliance.

**ATTACHMENT B: AFFIRMATIVE MARKETING**

DRAFT

In accordance with the regulations of 24 CFR Part 92 and in furtherance of the Knox County's commitment of non-discrimination and equal opportunity in housing, KCGCD has established an Affirmative Marketing Policy and Procedures to affirmatively market rental units and homeownership units developed with HUD funds. KCGCD will apply the policy to all PRICE assisted units. We will annually assess the success of affirmative marketing actions.

To inform the public and owners about Federal fair housing laws and the policy, KCGCD will undertake the following efforts:

- Include the Equal Housing Opportunity ("EHO") logo and the words "Equal Housing Opportunity" in press releases, advertisements, and in written communications to fair housing and other groups regarding the PRICE programs.
- Include in future Action Plans a description of the affirmative marketing procedures prescribed hereunder so they are subject to public review and comment.
- Provide translated material if determined that there is opportunity to reach non-English speaking people that would be denied housing opportunity without such translation.
- Ensure accessibility to people with disabilities of program-related meetings.
- Maintain documentation of all program outreach efforts.

KCGCD is fully committed to implementing a robust and inclusive strategy to ensure that all community members, especially those from historically underrepresented groups, are well informed about the opportunities available through our PRICE funded project. Our approach involves a multi-faceted outreach campaign that leverages a variety of communication channels, including local newspapers, mail, community newsletters, and social media platforms, to reach a broad audience. We will work hard to ensure that no resident faces any challenge because of their religion, familial status, disability, or other protected class when it comes to taking advantage of the project. KCGCD will collaborate with local community organizations and leaders who serve these groups to help spread the word more effectively.



**ATTACHMENT C: AFFIRMATIVELY FURTHERING FAIR  
HOUSING**

DRAFT

Knox County affirmatively furthers fair housing by actively promoting and enforcing policies that ensure equal access to housing for all residents, regardless of race, sex, national origin, religion, family status, military status, or ancestry. The KCHR is a direct result of the County's Analysis of Impediments and Consolidated Plan for 2020 through 2024.

The KCHR is strategically designed to affirmatively further fair housing, the program conducts targeted outreach to ensure that information about housing rehabilitation opportunities reaches diverse populations, including racial and ethnic minorities, persons with disabilities, and other underserved groups. This includes distributing materials in multiple languages and formats and partnering with community organizations that have direct connections with these communities. KCHR's eligibility criteria are designed to be inclusive, ensuring that assistance is accessible to low- to moderate-income households without discriminatory barriers.

As part of its ongoing commitment to fair housing, the program regularly reviews community feedback and housing data to identify and respond to specific needs within the community. This includes adapting strategies to address the unique challenges faced by different groups, such as providing additional support for accessibility modifications for persons with disabilities.

The KCHR strictly adheres to all federal, state, and local fair housing laws and regulations. This includes training for all staff involved in the program on fair housing principles and practices, ensuring that all actions taken by the program promote equity and do not inadvertently perpetuate existing disparities. To ensure that the program is effectively furthering fair housing, Knox County conducts regular monitoring and evaluation of the program's impact. This includes assessing whether the program is reaching the intended audiences, whether participants are satisfied with the services received, and whether the program is contributing to a reduction in housing disparities.

By implementing these strategies, the KCHR not only meets its legal obligations to affirmatively further fair housing but also plays a proactive role in creating a more equitable housing landscape in the community. During the PRICE grant period, Knox County will conduct a new Consolidated Plan, Analysis Impediments, and an Analysis of Fair Housing to continue its efforts to affirmatively further fair housing and meet the needs of Knox County residents.

**ATTACHMENT D: ELIGIBLE APPLICANT  
DOCUMENTATION**

DRAFT

*Applicant:* Knox County, Tennessee

*Type:* Local Government

*UEI:* HLNTP7H1UCM7

*EIN:* 62-6007979

*Included Documentation:*

- SAM.gov Registration

DRAFT

Last updated by Jennifer Bodie on Mar 20, 2024 at 04:52 PM

KNOX, COUNTY OF



## KNOX, COUNTY OF

Unique Entity ID <b>HLNTP7H1UCM7</b>	CAGE / NCAGE <b>38HG2</b>	Purpose of Registration <b>Federal Assistance Awards Only</b>
Registration Status <b>Active Registration</b>	Expiration Date <b>Mar 20, 2025</b>	
Physical Address <b>400 W Main ST RM 615 Knoxville, Tennessee 37902-2424 United States</b>	Mailing Address <b>400 Main Street Suite 615 Knoxville, Tennessee 37902-2424 United States</b>	

### Business Information

Doing Business as <b>(blank)</b>	Division Name <b>(blank)</b>	Division Number <b>(blank)</b>
Congressional District <b>Tennessee 02</b>	State / Country of Incorporation <b>(blank) / (blank)</b>	URL <b>(blank)</b>

### Registration Dates

Activation Date <b>Mar 22, 2024</b>	Submission Date <b>Mar 20, 2024</b>	Initial Registration Date <b>Apr 10, 2005</b>
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### Entity Dates

Entity Start Date <b>Jun 11, 1792</b>	Fiscal Year End Close Date <b>Jun 30</b>
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### Immediate Owner

CAGE <b>(blank)</b>	Legal Business Name <b>(blank)</b>
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### Highest Level Owner

CAGE <b>(blank)</b>	Legal Business Name <b>(blank)</b>
------------------------	---------------------------------------

### Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

### Proceedings Questions

Registrants in the System for Award Management (SAM.gov) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-9, or 2. C.F.R. 200 Appendix XII. Their responses are displayed in the responsibility/qualification section of SAM.gov. Maintaining an active registration in SAM.gov demonstrates the registrant responded to the proceedings questions.

### Exclusion Summary

Active Exclusions Records?

**No**

### SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

**Yes**

### Entity Types

#### Business Types

Entity Structure <b>U.S. Government Entity</b>	Entity Type <b>US Local Government</b>	Organization Factors <b>(blank)</b>
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Profit Structure  
**(blank)**

May 20, 2024 08:22:30 PM GMT  
<https://sam.gov/entity/HLNTP7H1UCM7/coreData?status=all>



**ATTACHMENT E: EVIDENCE OF PARTNERSHIP  
LETTERS**

DRAFT

*Not Applicable* – Knox County is not utilizing a partner for our proposed PRICE project.

DRAFT



**ATTACHMENT F: MATCH OR LEVERAGE  
DOCUMENTATION**

DRAFT

*Included documentation:* To Be Provided

DRAFT

**ATTACHMENT G: CERTIFICATIONS AND STANDARD  
FORMS**

DRAFT

*Attachments to be Included:*

- Standard Form 424 (SF-424) Application for Federal Assistance
- Assurances (HUD 424-B)
- Budget Form (424-CBW)
- Assurances for Construction Programs (SF-424D)
- Assurances for Non-Construction Programs (SF-424B)
- Applicant Disclosure Report Form 2880 (HUD 2880)
- Disclosure of Lobbying Activities (SF-LLL)
- Certification of Lobbying Activities
- Appendix B I Entitlement Local Government
- Appendix B VIII Lobbying Certifications for All Applicants

## ATTACHMENT H: SUMMARY OF PUBLIC COMMENTS

DRAFT

**PUBLIC NOTICE**

Knox County published a notice in the Knoxville Focus and on the Knox County website on June 17, 2024. Information regarding the application comment period and public hearing were included in the Public Notice. KCGCD also emailed out information on the Public Hearing and application to stakeholders.

**PUBLIC HEARING**

Knox County Grants & Community Development will host a hybrid Public Hearing on July 1, 2024 at 3:00pm. Attendees are invited to attend in-person at Knox County's Grants Community Development office at 405 Dante Road, or register to attend on Zoom at <https://knoxcounty.org/communitydevelopment/>.

**PUBLIC COMMENT PERIOD PARTICIPATION**

Knox County residents and stakeholders are encouraged to share their verbal or written comments about the County's PRICE Main Application. The application was made available for public comment from June 17 through July 4, 2024. A digital copy of the application was made available on the KCGCD website. Hard copies of the application are available upon request.