

**Knoxville's Community  
Development  
Corporation's  
(KCDC)  
PUBLIC HOUSING  
AGENCY (PHA)  
5-YEAR PLAN  
(2010-2014)**

<b>PHA 5-Year Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Knoxville's Community Development Corporation (KCDC)</u> PHA Code: <u>TN003</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>July 1</u>
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.
<b>5.1</b>	<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 style="margin-left: 40px;">Knoxville's Community Development Corporation (TN003) Mission:          Improve neighborhoods and communities by:          Providing Quality Affordable Housing          Advancing Development Initiatives          Fostering Self-Sufficiency</p>

5.2

**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**Goals for next five years:**

**Goal: Expand the supply of assisted housing**

Objectives:

- Apply for additional Section 8 VASH Vouchers, if available: (75)
- Leverage private or other public funds to create additional housing opportunities: (\$15 million)
- Acquire or build units or developments (450 units)
- Explore housing development opportunities outside city limits (50 units)

**Goal: Improve the quality of assisted housing**

Objectives:

- Renovate or modernize public housing units: (830)
- Demolish or dispose of obsolete public housing: (932)
- Provide replacement public housing: (932)
- Rate all newly acquired Section 8 properties on in-house Housing Quality Rating System to enhance rent reasonableness comparisons and encourage owner-repairs and energy efficiency upgrades (560)

**Goal: Increase assisted housing choices**

Objective:

- Implement public housing or other homeownership programs: (8) NSP

**Goal: Provide an improved living environment**

Objective:

- Designate developments or buildings for particular resident groups (elderly: 105 units)

**Goal: Promote self-sufficiency and asset development of assisted households**

Objectives:

- Attract supportive services to assist residents with training and employment: (Partner with local job training programs)
- Attract supportive services to increase independence for the elderly or families with disabilities. (Provide information and referral services and partner with local agencies)

**Goal: Ensure equal opportunity and affirmatively further fair housing**

Objective:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: (Participate in local affirmative action workshop/programs, designate staff for membership in local affirmative action groups)

**Progress on previous five-year goals:**

**Increase available affordable housing**

- 1) Acquired 734 new Housing Choice Vouchers,
- 2) Leveraged \$1 million+ Non-HUD public funds to create additional housing,
- 3) Acquired 48-unit development

**Improve specific management functions:**

- 1) Converted to asset management and pass Stop-Loss Review,
- 2) Decreased unit turnaround time by 40 percent
- 3) Decreased tenant accounts receivable by 18 percent.

**Improve quality of assisted housing:**

- 1) Redesigned/modernized two properties for a total of 528 units,
- 2) Demolished 88 apartments,
- 3) Acquired 93 replacement units

**Increase assisted housing choices for Section 8 Housing Choice Voucher**

- 1) Joined statewide database that allows owners to enter and update units and provides voucher holders with internet access or hardcopy printout (distributed by Section 8 staff) service is available seven days per week, twenty-four hours per day.
- 2) Statewide database of assisted housing units currently utilized by 504 property owners with 6196 units

**Improve the public housing living environment**

- 1) Promoted income mix in public housing by adopting admission preferences for working families in two properties,
- 2) Constructed 42 elderly-designated units.

**Increase opportunities for resident self-sufficiency**

- 1) Conducted an average of 100 resident assessments and referrals per year to services that promote self-sufficiency through training and job placement,
- 2) Provided information and referral for 311 elderly/disabled residents to help them maintain independence in the home.

**Further fair housing**

- 1) Provide annual training for all management staff regarding fair housing,
- 2) Give program presentations and actively participate in local fair housing conferences and training.