

The Bulletin

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NEW HIRES & RETIREMENTS

A token of gratitude

Several KCDC employees gathered together the Friday before Memorial Day weekend to catch up with their fellow coworkers, enjoy a meal and have some fun.

The annual employee appreciation luncheon was held noon-3 p.m. May 26 at Main Event. Of KCDC's about 140 total employees, 90 RSVP'd for the luncheon.

"I just want to say, 'Thank you,' to everyone here, everybody that works for our organization, for the community, for the residents that we serve doing what I think is some of the most important work around," Ben Bentley, KCDC CEO and executive director, said. "I don't think there's a person in this room that comes and works for KCDC or really for any governmental entity without wanting to give back to the community.

"In our case we get to provide one of the most basic needs that every family, every kid growing up, every individual deserves, which is a basic right to safe, sanitary, decent housing, and I think it builds dignity, it gives self-respect, it gives a sense of self-worth," he added. "Without everybody in this room, we wouldn't be able to do that."

For about the first hour attendees ate and congratulated several coworkers for their work anniversaries with KCDC. Afterward, they were encouraged to go have fun playing pool, going bowling, climbing ropes, trying games or doing laser tag.

"We're so scattered that we really don't get to see each other, maybe for Thanksgiving, but other than that we don't," David Cook, KCDC redevelopment administrator, said. "Sometimes we may have worked together on a project or out in the field on something, but the



only time we really get to see each other is once or twice a year, and this is really nice. For the company to do something like this at an event center, it's nice. Even if you can't attend, to offer it.

"There is nothing here that I want to do, but it's nice to just come and visit people," he added. "If I wanted to bowl, I could bowl. I don't do that gaming stuff. It's nice to be able to do this, to see other people that you work with, with a smile on their face enjoying themselves."

Becky Eshbaugh, Northgate Terrace apartment maintenance technician, tried her hand at bowling and climbing rope. Becky's been with KCDC since 1995 and worked at Northgate, Isabella Towers and Christenberry Heights, which is now North Ridge Crossing.

"This is a good thing where we have an appreciation day where we can all see each

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other and talk and mingle,” Becky said. “It’s like this one (Joy Patrick, KCDC executive assistant) I never see, only for events, so that’s a good thing that we have stuff like this for people to get together and see everybody. We like it.”

Kim Trame, Section 8 special programs administrator, believes the luncheon is a good way to see coworkers in a different setting. Kim joined KCDC in 2008 and throughout the years has served as occupancy specialist, Section 8 coordinator and now her current role.

“I’m thankful. Anytime that the staff are acknowledged, and it brings together teamwork,” Kim said. “We’re all in it for the same purpose.”

Coworkers recognized

Forty-one employees were recognized for their anniversaries with the company – some dating as far back as nearly four decades. Names were called for every five years up to 35 years to receive a pin, with different colors for the varying lengths. Jack Canada, KCDC’s maintenance and construction director, was between milestone years, but coworkers also applauded his four decades of service.

“KCDC is what it is today because of the people who work here,” Benjamin Bentley said. “We had the opportunity to recognize more than 40 people for their longevity with the company – ranging from five years to 40-plus years – and are thankful for their years of dedicated commitment to the citizens of Knoxville.”

May 18 marked Linda Jeter’s 36th anniversary with the company. Throughout the years she’s worked at Walter P. Taylor Homes, Montgomery Village, Lonsdale Homes, Western Heights, The Vista at Summit Hill and Isabella Towers, where she’s currently property manager. Linda’s worked at Isabella and Lonsdale for 13 years and 16 years, respectively.

“I’m a strong believer in what KCDC’s focus is, which is we provide decent, safe, sanitary housing for low-income individuals,” Linda said. “... I’ve had a strong feeling and love for KCDC because of what we do for people who need help.”

Linda said the recognition for her hard work meant the world. The satisfaction of helping people has been a driving force for her over the years.

Feb. 16 was David Cook’s 25th anniversary in the redevelopment office for KCDC. For the past 15-20 years he’s served as redevelopment administrator.

“The thing that I like most is not recognize the young ones, but to recognize people that have been here 30-35 (years), to recognize Jack Canada, that old goat,” David said, smiling.

“That’s always nice to recognize, especially people who have been here longer than me that I know. It’s nice for them, for people to clap for them.”

“*For the company to do something like this at an event center, it’s nice. Even if you can’t attend, to offer it. - David Cook*



Work Anniversaries

The following were recently recognized for annual milestones with Knoxville's Community Development Corporation. Congratulations on the hard work over the years!

* Not present

35 Years

- Rex Wolfenbarger
- Linda Jeter



30 Years

- Jeffrey Ferrell *
- Adronicus Thomas *
- Rebaca Eshbaugh
- Kimberly Mills



25 Years

- Kristie Toby
- Kara Davis
- David Cook
- Eugene Littlejohn *
- Denise Roper *
- Michael Hodges
- Donna Martin
- Lisette Fortson *
- Maggie Fulton *
- Darryl Oliver *



20 Years

- Venus Styles *
- Thomas Schultz *
- Michael Chandler *
- Gary Angelovich *
- Jason Wells
- Elaine Natividad *
- Broderick Kelley *



15 Years

- Lisa Taylor
- Tiara Webb *
- Joy Patrick
- Jennifer Bell
- Terry McKee *



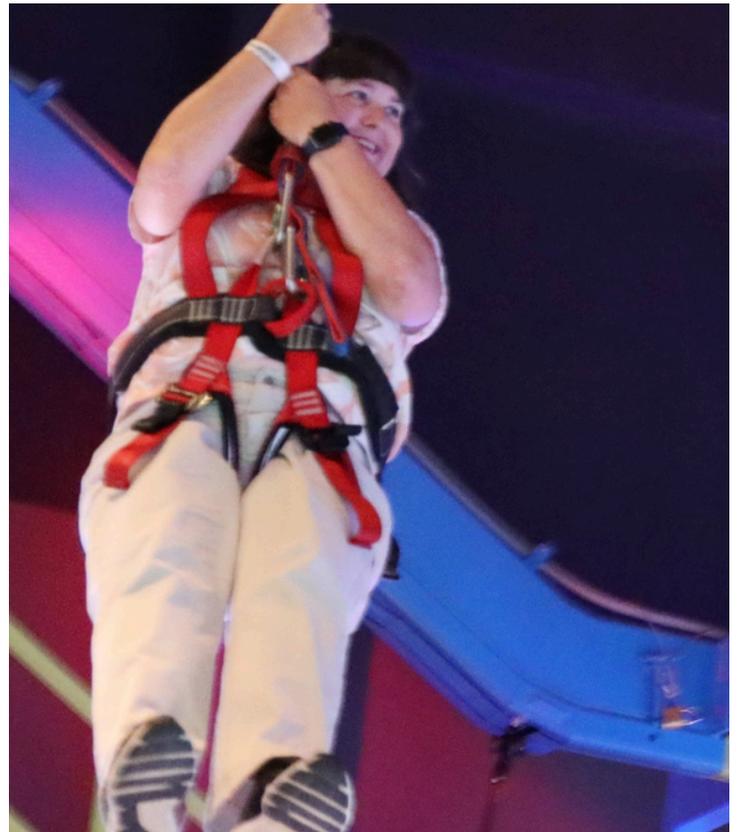


10 Years

- Shana Love *
- Debra Clowers
- Diana Willett
- David Lovelace *
- Wesley Griffin *
- Alvin Smith

5 Years

- Benjamin Bonner *
- Jim Barker
- LaContra Mills *
- Kristi Dunlap
- William Pitts
- Kimberly Matthews *
- Benjamin Bentley



Health & Wellness

By Matt Rogers

There is a litany of health observations in the month of July, one of which is sarcoma awareness. You don't hear much conversation about this type of cancer, at least not compared to colon, pancreatic or breast. Bringing awareness to this uncommon group of cancer is equally as important.

Sarcoma is the general term for a broad group of cancers that begin in the bones and in the soft (connective) tissues. This would be known as a soft tissue sarcoma. Soft tissue sarcoma forms in the tissues that connect, support and surround other body structures. This includes muscle, fat, blood vessels, nerves, tendons and the lining of your joints. There are more than 70 types of sarcoma, including angiosarcoma, osteosarcoma and Ewing's sarcoma. Treatment varies depending on sarcoma type, location and other factors.

Signs and symptoms of sarcoma include the following:

- A lump that can be felt through the skin that may or may not be painful
- Bone pain
- A broken bone that happens unexpectedly, such as with a minor injury or no injury at all
- Abdominal pain
- Weight loss

It's not clear what causes most sarcomas. In general, cancer forms when changes (mutations) happen in the DNA within cells. The DNA inside a cell is packaged into a large number of individual genes, each of which contains a set of instructions telling the cell what functions to perform, as well as how to grow and divide. Mutations might tell cells to grow and divide uncontrollably and to continue living when normal cells would die. If this happens, the accumulating abnormal cells can form a tumor. Cells can break away and spread (metastasize) to other parts of the body.

Risk factors include the following:

- **Inherited syndromes** – Some syndromes that increase the risk of cancer can be passed from parents to children. Examples of syndromes that increase the risk of sarcoma include familial retinoblastoma and neurofibromatosis type 1.
- **Radiation therapy for cancer** – Radiation treatments for cancer increases the risk of developing a sarcoma later.
- **Chronic swelling (lymphedema)** – Lymphedema is swelling caused by a backup of lymph fluid that occurs when the lymphatic system is blocked or damaged. It increases the risk of a type of sarcoma called angiosarcoma.



- **Exposure to chemicals** – Certain chemicals, such as some industrial chemicals and herbicides, can increase the risk of sarcoma that affects the liver.
- **Exposure to viruses** – The human herpesvirus 8 can increase the risk of Kaposi's sarcoma in people with compromised immune systems.

By the Numbers

13,400

New soft tissue sarcomas will be diagnosed. Broken down – 7,400 males and 6,000 females.

5,140

People are expected to die of soft tissue sarcomas. Broken down – 2,720 males and 2,420 females.

3

Most common adult sarcomas are undifferentiated pleomorphic sarcoma, liposarcoma and leiomyosarcoma.

* Estimates taken from the American Cancer Society for 2023.

Showcase

Regulatory and Compliance

By Kara Davis

An old saying in the compliance industry is, “If you think compliance is expensive, try non-compliance.” The Regulatory and Compliance team is here to serve customers and protect KCDC’s bottom line by adhering to regulations and policies set forth by the U.S. Department of Housing and Urban Development, Tennessee Housing Development Agency, Internal Revenue Service and other governing agencies. It is one of the teams under the KCDC Housing Department umbrella. This unit was created 12 years ago, during a restructure of the housing department, as a means to ensure that regulatory requirements and legal issues were attended to correctly and in line with federal, state and local requirements. Areas with the highest compliance and legal implications in housing programs include income certification, quality assurance, screening, applications, admissions, fair housing/reasonable accommodation, eviction processes, software compliance and grievance hearings/court matters.

As the Rental Assistance Demonstration (RAD) project conversions began in 2014/2015, the Compliance team led KCDC through the conversion of Low-Income Public Housing (LIPH) to Project-Based Rental Assistance (PBRA), Low-Income Housing Tax Credits (LIHTC) and blended/layered property conversions. This included training site staff in the new rules and regulations, organizing and staffing all site conversion activities to include preliminary resident meetings, mass lease signings, delivery of acquisition/rehab credits and tenant income certification, as well as coordination of relocation activities for the Tranche I and II stages of RAD. The team’s work with each property staff led to the current KCDC portfolio (minus half of Western Heights) being converted within the required timetables, and within compliance parameters.

The Compliance team is led by Director Kara Davis. As with many areas of KCDC, Compliance is reevaluating its various roles now that we are post-RAD and Yardi conversion, and looking at new areas we will be concentrating on in the near future. Some of the normal daily tasks we continue to oversee are discussed briefly below.



Back row, from left, are Courtney Swatzell, Kim Mills, LaContra Mills, Kara Davis, Stacey Ayres and Emily McCormick; front row, from left, are Angi Taylor, Jerry Branche and Ashley Ogle.

Admissions and Grievance

- The main office reception line answers about 110 calls per day – 24,800 calls annually.
- Admissions@kcdc.org receives 175 emails per month – more than 2,000 each year.
- KCDC’s 504 coordinator processes more than 500 reasonable accommodation requests annually.

Admissions and Grievance

The Admissions and Grievance staff, under the leadership of Ashley Ogle, conducts applicant screenings, appeals and grievance for all housing programs under KCDC (including PBRA, LIHTC, LIPH, Section 8 Housing Choice Vouchers and Project-Based Vouchers). The members of this team additionally handle all walk-in customers at the main office, all calls to the main KCDC reception line and all inquiries related to applications to housing. Due to this high interaction with the public, this staff is highly recognizable as the face of KCDC to the public. Jerry Branche, Emily McCormick and Courtney Swatzell are fulfilling these duties.

Also included on this staff is 504 Coordinator Kim Mills. For agencies like KCDC, which serve over 7,000 families annually, a full-time person to oversee Reasonable Accommodation and Fair Housing issues is a must. Kim processes all requests from KCDC applicants and tenants. Kim also delivers Fair Housing/Equal Opportunity annual training to all housing, maintenance and Section 8 staff. Additionally, she plays the role of hearing officer, conducting informal review for appeals made by denied housing applicants and sometimes holding grievance hearings for tenants.

Ashley Ogle is the admissions and grievance administrator who supervises this staff and its activities and tasks. She serves as the chief hearing officer for our agency, presiding over more than 100 tenant hearings each year, tracking and reviewing probation terms for tenants trying to come back into lease compliance. Ashley has been integral to the Yardi conversion KCDC has undergone, and she works to design and implement best practices for managing applications and waiting lists via Rent Café and Yardi Voyager.

Ashley is also a community partner liaison for KCDC, serving as a KCDC representative on the Community Action Committee board and working with community entities to educate them on obtaining and maintaining KCDC housing services.

Legal

LaContra Mills manages the legal processes for housing, including filing detainers and writs, preparing court dockets, responding to subpoenas, reviewing tenant ledgers and maintaining records. Beyond court matters, she is responsible for preparing and maintaining all grievance and probation correspondence for tenants; reviewing and preparing Non-Grievable Notices to Vacate; and maintaining the No Trespass List. Finally, she processes invoices and payments on behalf of the housing department and manages our resident customer service concerns.

Quality Assurance

Quality Assurance is headed by Stacey Ayres. Stacey is the guru of tenant income certifications, and has been integral to the implementation of the Yardi software product, including managing many of the property and unit setups prior to conversion and ongoing. Stacey keeps on top of annual Operating Cost Adjustment

Factor modifications, prepares the KCDC annual and five-year plans, delivers Enterprise Income Verification (EIV) and industry training, and is an excellent project manager, most recently managing the wrap-up of acquisition tax credits at Western Heights to meet deadline.

Angi Taylor reports to Stacey and is the Tenant Rental Assistance Certification System submission specialist, managing all tenant certification submissions monthly to ensure KCDC is collecting Housing Assistance Payments.

In addition, Angi maintains all central EIV reports for all KCDC communities, manages Immigration and Naturalization Service issues for the agency and assists with state reporting.

This staff is incredibly knowledgeable about the things that might cause KCDC to stumble, and works daily to keep the agency in line regarding legal and regulatory issues. In the coming year the staff plans to tackle the internal audit process and to finalize best practice recommendations for using Rent Café and Voyager to their fullest capacity, both on the applicant/tenant and staff sides.

Legal

- Files 250 detainers and writs each year.
- Fields more than 200 customer service calls each month.
- Prepares and mails 80 letters each month.

Quality Assurance

- Entered over 1,100 tenant certifications manually to the state system. **Next year Yardi will allow this to be automated.**
- Requests >\$1.2 million in HAP each month.
- Completed unit data and setups for 3,000+ units in Yardi pre-conversion.
- Scanned 3,000 tenant income certifications and validated data prior to uploading to the new Yardi system.

On Location



Q & A

with Faith and Thomas

For more than a year, AmeriCorps members Faith Coffman and Thomas Bleeker have worked hard to help residents living in KCDC communities. With their tenures set to end in August, they look back on their time here, mull over what they've learned, and discuss how they hope to use their experience for future endeavors. Good luck, Faith and Thomas!



Faith Coffman
AmeriCorps member

Faith has served as an AmeriCorps VISTA since August in the role as partnership activities coordinator for KCDC. Her tenure ends Aug. 15, but her last day on site will be July 28.

Q. What has been your focus while here?

My largest responsibility has been organizing the Community Resource Fairs at each property. We had between 15-30 partners and up to 150 residents at each event! At each fair we had tables for each partner, cotton candy, popcorn and music.

Outside of the fairs, I have organized Bingo at several of the elderly and disabled communities. Various churches and partners have been generous enough to donate prizes throughout the year.

I have worked on organizing KCDC's partner data, thus giving KCDC the opportunity to bolster existing relationships. I used this list in three major ways during my term.

First, Moazen and I hosted roundtables to discuss the needs assessment and how our partners would help fill the determined gaps in service. Along with the roundtables, we focused on our church partners by encouraging congregations to commit to certain levels of service. Over the year, churches have opted to donate as needed, donate on a monthly basis or fully commit to regularly providing services at a community in their area.

Second, we saw the necessity of these partnerships toward the end of last year when there was a fire at Montgomery Village. Having the full list of contacts made it possible to reach out quickly and get donated household items efficiently. I raised \$10,000 over two weeks.

Finally, I arranged the donation and delivery of Thanksgiving meals at Eastport, Northgate Terrace and Isabella Towers. We could not have done this without the support of our partners!

These have been the four biggest projects of my service! Outside of these, I've helped the other AmeriCorps members, volunteered at other nonprofits and aided Marisa.

Q. How would you say your experience has been?

CAC AmeriCorps has been an amazing experience that has given me lifelong friends. Knoxville is a wonderful place to live and I will be sad to leave. KCDC was a wonderful service site and I am grateful for how much I have learned and grown.



Q. What would you say your takeaways have been while serving your year with AmeriCorps/KCDC?

I picked KCDC as my service site to get more extensive knowledge on how the housing process works. I was interested in finding out if this could be a potential line of interest in developing my career in social work. Through KCDC I learned that I would like to focus on direct service, at least for a little while. I have enjoyed my time with the residents the most, and I am excited to build relationships with individuals as they manage getting social services. KCDC has helped me develop my skills in communication, partnership development and client engagement.

Q. In what ways do you think this experience will help you with whatever you plan to do in the future?

I have spent most of my time at smaller nonprofits and KCDC has opened my eyes to the administrative behind the scenes, government stipulations, and generally, the way a larger corporation works. This has given me the chance to compare and contrast my experiences to help narrow the kind of work I would like to focus on.

Q. What's next for you?

I am going to the University of Georgia to get my Master of Social Work! I will be following the Integrated Practice, as I have enjoyed seeing the importance of balance between the macro and micro that I could see going on at KCDC.

Q. What has been your focus while here?

AmeriCorps VISTA is a national service program, sort of like the domestic version of the Peace Corps. AmeriCorps members are placed in capacity building roles to help their host organizations positively impact their communities. Growing up I always knew I wanted to serve my country, and this program gave me the opportunity to do that in a manner that best fits my skill set.

I wanted to serve at KCDC because I'm deeply interested in community development and the role that housing plays in building resilience in communities. My role has been primarily focused on increasing access to health services for residents at the elderly/disabled communities, although I've had the privilege to become involved at all the locations through the three rounds of community fairs that I've participated in (August 2021-June 2023). I've coordinated on-site COVID-19 vaccinations and flu shots with the Knox County Health Department. I've put together resource lists of affordable health care options in Knoxville that residents might benefit from. I've worked closely with Marisa in nurturing a strategic partnership with Matter Health that has a transformative potential for high-rise residents.

Q. How would you say your experience has been?

One of the experiences that made the biggest impact on me during my time with KCDC was in November and December of 2021 during the response to the fire at Northgate Terrace. It was hard to see so many elders suffering; being displaced from one's home is never fun but given the circumstances I was blown away by the ability of so many of the residents to find humor in a bleak situation. That's resilience. And for me, that's the basis of community – the glue so to speak.

The fire also brought to light the need for supportive services among the aging residents. One of the reasons I wanted to stay an additional year (VISTA service terms are 12 months) was to contribute to KCDC's capacity to understand and improve this aspect of resident life. In June of this year, I was very proud to present my research on this topic to stakeholders from the state health department, local hospitals and even a member of the state legislature.



Q. What do you hope to do for a career? Why?

I have yet to narrow it down that much, but I would like to start at a smaller nonprofit helping with rental/utility assistance, food/hygiene pantry assistance, transportation assistance, etc. I am unsure which specific population I will focus on. We will see!



Thomas has served as an AmeriCorps VISTA since August 2021 in the role as health services coordinator for KCDC. His second AmeriCorps term of service at KCDC will end after July.



Q. What will you miss?

KCDC has some of the most hardworking, caring, and all around good people that I've ever worked with. I have always been so impressed by the willingness to lend a hand, especially by the maintenance staff. Furthermore, I'm grateful for the opportunities Marisa has given me to sit-in on meetings with partners, which has advanced my understanding of an array of professional competencies.

Q. What would you say your takeaways have been while serving your year with AmeriCorps/KCDC?

My takeaways have been the importance of cross-team collaboration within housing agencies and the importance of cross-sector partnerships in helping folks stay housed. Personally, my service with AmeriCorps has really hit home for me that I want a career in service.



Q. What's next for you?

After my term of service ends in August, I'm proud to be joining KCDC as a multifamily development senior analyst. In this role I will support development of multifamily housing from concept design to occupancy. I will also assist in KCDC's role as Knoxville's redevelopment agency by providing analysis on economic development initiatives. I have also applied to grad school at the University of Tennessee for a Master of Public Policy and Administration. This will advance my understanding of management practices, and build on my economic analysis skills.

Brief Intro

AmeriCorps member Lillie Sutton remains on board as food access coordinator through the remainder of the year. Here she gives a brief introduction about what she's doing while with KCDC.



Lillie Sutton
AmeriCorps member

In this position I am working on expanding food access for KCDC residents by helping food organizations – such as Knoxville-Knox County Community Action Committee and Second Harvest Food Bank of East Tennessee – with food distributions/programming, as well as creating new programming and doing research on the best ways we can get food to more people. Specifically, since coming here I have spent a lot of time working with the United Way of Greater Knoxville doing surveys and focus groups of residents living in KCDC communities.

The main point of the research has been to find out more about where residents are getting food, what barriers there are to accessing food and what food programs they use/don't use at each community. This has really allowed us to see the specific problems each location faces and focus on personalizing solutions to those problems.

Love Towers gets wellness center

A grand opening for the Guy B. Love Towers wellness center was held Thursday, July 6. "Being able to place wellness centers on site has provided a tremendous benefit to residents," Ben Bentley, KCDC CEO and executive director, said. "This is our fourth property to provide centers, and residents at the other housing communities have provided positive feedback. Our partnership with Matter Health improves the quality of life with prompt access to medical care for residents."

Matter Health's new wellness center at Love Towers will be the company's 16th in the state and the sixth in East Tennessee. It is staffed with a full-time provider and a medical assistant, and amenities and services are available to all Love Towers residents.



HR Update

Stay up to date

By Wendy Hamon

Life is busy and things can change quickly! Remember to keep your information up to date.

Here's some information that sometimes is out of date:

- **Address and phone number** – Make sure you receive benefit statements regularly by keeping your address up to date! To change your address and/or phone number information in Vista, select the Address or Phone Number bubble. Enter the updated information and update the effective date of your change. To save and update your information, click the OK button on bottom right of the screen. HR will be notified of the change and update your contact information for your KCDC benefit providers.
- **Beneficiaries for Life Insurance, Retirement Plans and Health Savings Account** – Beneficiary information can be changed at any time. If you need to change who would get your life insurance, retirement plan or Health Savings Account funds should you pass away, request forms from me at whamon@kcdc.org. If you can't remember who you selected as a beneficiary for a benefit plan, you likely need to complete a new beneficiary form!



KCDC Spotlight

The Spotlight aims to recognize the amazing things KCDC employees are doing to help make the community and workplace better. Email jnash@kcdc.org if you think there's someone we should highlight.

Stephanie Fisher Activities Coordinator

Stephanie Fisher's career has spanned multiple states and included a variety of professions.

Before her time with KCDC, Stephanie spent nearly 20 years in the medical field. Her passion for health care dates to her time meeting recruiters in high school. Ironically enough, she first attended school for a health care profession because she was afraid of blood and wanted to face her fear. She obtained her associate degree in 2003 from Seward County Community College in Liberal, Kansas.

"Once I was through school, they put you through internships in different areas, and I just loved the operating room, and so I worked on that," Stephanie said.

After graduation, Stephanie moved to Nebraska and worked in a Level 1 trauma center at Nebraska Medical Center. There she did various types of surgeries, and she was good at it – so much so that the doctors noticed her.

"In the operating room you have to anticipate, not react, and so they liked how I could anticipate what they wanted next, and so then I got put on the transplant team," Stephanie said. "In Omaha, that's the transplant team for a five-state region, so we would fly and get stuff, so I enjoyed doing that.

"... I mean, I love emergency medicine," she added. "It keeps you going. Nothing is the same, every day there's always something different. You learn something new every-day-type thing, and that's what I loved about the nursing side was you just never knew what was going to happen."

After three years in Nebraska, Stephanie moved to Austin, Texas, to be closer to family and began working at Brackenridge Hospital, first in the operating room before moving up – literally. A coworker recruited her to work on a helicopter, which she said was basically a "flying emergency room."

"The fact that no situation was ever the same, so you were constantly challenged, you were constantly having to use skills that you learned, like the baseline skills, and you were constantly having to improve those skills because the baseline wasn't going to work," she said. "I just enjoyed always being challenged in that side because I knew that I was just a little part of making somebody's life a little bit better from something that was probably just horrible for them."

During her times off from the hospital, Stephanie worked as an office manager.

In 2018, Stephanie decided it was time to try something new after 11 years and moved to California with her fiancé Austin Romines, who at the time was stationed there in the U.S. Air Force.

She joined Express Employment Professionals as a temp in case Austin had to move elsewhere or be deployed. After he left the military, they moved to Nashville in 2020 before ending up in



Knoxville a year later to be closer to Austin's family. The two recently moved to Morristown so Austin could begin working as an officer for the Morristown Police Department.

Stephanie found her way to KCDC in January 2022 as a temp before being hired full time as payroll processor in June 2022. She said it has been fun learning a new industry.

"I've never been a part of the housing/redevelopment world at all, and so learning how complex and how I guess beneficial this area is and needed, that's kind of been the highlight," she said. "... There's so many layers to what KCDC is. It's not just providing apartments for people."

Stephanie undertook her new role as activities coordinator in May – a position she believes better suits her outgoing personality. Although she's still getting used to her new role, Stephanie said she looks forward to speaking with coworkers and residents at each community to get a better feel of what activities are needed.

When she's not working, Stephanie can be found hiking, spending time with Austin and cat Lucille Belle, and playing Pokémon Go.

"Austin got me started on it because he played it just to get through separating from the military and so now I'm just all about it. I love Pokémon Go. I do blame him," she said, smiling. "He'll never admit that he does it, but whatever."

In January, Stephanie was diagnosed with breast cancer, which isn't the first time she's faced cancer. Since 2016, she has been in remission from Hodgkin's lymphoma. Despite the recent diagnosis, she said she won't be deterred.

Like other things in her life, she'll face the challenge head-on and work through it.

She also loves her Cincinnati Bengals and is a big fan of former quarterback Boomer Esiason despite growing up in Texas.

"Even being from Texas, I can't stand the Cowboys," she said.

Community Focus

Guy B. Love Towers

Guy B. Love Towers is an Elderly & Disabled community in historic Old North Knoxville. Located off Armstrong Avenue, the community includes two seven-story high-rise apartment buildings that collectively have 249 units. The current property manager is Darlene Farmer.

The affordable housing community recently underwent a \$6.5 million renovation that featured new flooring and appliances in units and a landscaped courtyard. Other renovations included new cabinets, lighting and air conditioning that aligns with KCDC's sustainability and energy-efficiency initiatives.

Love Towers is one of four high-rise communities within KCDC's portfolio that has a walk-in wellness center headed up by Matter Health. Others include Cagle Terrace, Northgate Terrace and Isabella Towers.

Did you know?

The architect firm for the 249-unit community was Painter, Weeks & McCarty, who undertook the project in 1964. According to former Knoxville Housing Authority Executive Director Robert Hembree, Guy B. Love Towers served as KHA's first high-rise project.

Construction was done by Rentenbach Engineering Co. around early 1965. Work was finished in spring 1966, with an open house held in April. At the time, the community was designed for people at least 62 years old and whose income was less than \$3,600 per year.



New Hires

The following were recently hired through June 29 at Knoxville's Community Development Corporation:



Tyrone Crowder
Hired: 5/15/23
Title: Apt. Maintenance Tech.
Place: Western Heights



Jodie Bowmer
Hired: 5/5/23
Title: Accounting Tech.
Place: Main Office



Anna Lori Ferman
Hired: 5/22/23
Title: Leasing & Occupancy Specialist PHA LIPH
Place: Western Heights



Daniel Martin
Hired: 6/1/23
Title: Accountant
Place: Main Office



Nathan McCart
Hired: 5/22/23
Title: Apt. Maintenance Tech.
Place: Northgate Terrace



Taylor Wishart
Hired: 5/26/23
Title: Intern
Place: Main Office



Mary Huffaker
Hired: 6/12/23
Title: Senior Accountant
Place: Main Office



Shannon Sligh
Hired: 6/5/23
Title: Apt. Maintenance Tech.
Place: Montgomery Village



Matthew Hatton
Hired: 6/20/23
Title: Intern
Place: Main Office



Debra Dills
Hired: 6/26/23
Title: Accounting Tech. II
Place: Main Office



Jill Mays
Hired: 6/29/23
Title: Leasing & Occupancy Specialist
Place: Lonsdale

Retirements

The following recently retired from Knoxville's Community Development Corporation:



Darrell Lindsey
Retired: 6/1/23
Title: Property Manager
Place: Autumn Landing / Nature's Cove

Happy Retirement

Partner Agency Resources

- **Furniture Ministry** – CedarBrook Outreach offers free furniture to residents in need. Furniture can be requested and donated at cedarbrookoutreach.org/furniture-ministry.

Newsletter Dates

The Bulletin is scheduled to be released every two months. Unless a delay is needed, publication will typically fall on the first full week of the month.

- **September-October Edition:** Sept. 4-8
- **November-December Edition:** Nov. 6-10

Newsletter ideas

Got something you think could be in The Bulletin? Email information to jnash@kcdc.org. The deadline for content will typically fall on the last Monday or Tuesday of the month before publication.

Calling all veterans

Are you an armed forces veteran? We would like to honor you at two upcoming events in August and November. Could you please let us know who you are and what branch you served in? We will let you know what the events are and you will have the option to participate. If you are interested, please contact Marisa Moazen at mmoazen@kcdc.org for more information.

