



Where we're at

Housing

KCDC serves as the housing authority for Knoxville and Knox County. Through this role we house some of Knoxville's most vulnerable citizens and increase both the quality and quantity of affordable housing in the area.



Transforming Western

Phase 1: Infrastructure on vacant land between Vermont and Virginia avenues is complete, and vertical construction has begun. Seventy-six units of new housing will be offered when finished. Projected completion is mid-2025.

Phase 2: Demolition of 12 buildings along Reed Street and Bonnyman Drive began June 5.



Western Heights Renovations

The final two phases (3 and 4) of the exterior upgrade to Western Heights' 1939 housing – also known as section 3-1 – is scheduled to be finished January 2025. Work on the \$12 million project began in October and includes new patios, paint, roofing, exterior doors and railings, as well as new efficient HVAC units, lighting and landscaping.



Liberty Place

Work on Liberty Place, KCDC's first veteran-focused community, is on schedule and set to be completed in November. The building has been bricked and exterior paneling has begun which should be finished mid-July. Solar panels are due to be installed on the roof in late July. The interior of the building is in the drywall stage.

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First Creek at Austin Phase II

The second of three phases in First Creek at Austin is being completed one building at a time. The first building received its certificate of occupancy June 30 and is ready to begin leasing. Phase II includes 180 units, some of which are part of a 20-year Housing Assistance Program contract for project-based voucher (PBV) subsidy.

First Creek at Austin Phase III

Contractors started site work around June 2. Vertical construction could begin in late August. Phase III will include 161 units spanning a townhome-style structure and three multifamily buildings, one of which will include 50 elderly units funded by the U.S. Department of Housing and Urban Development 202 grant. The entire project will be done by late 2026.



Five Points Infill

The first three houses off Ben Hur Avenue should be finished by the end of July. An additional two houses down the street are also underway and are due to be completed in late September. In total, 10 houses will be constructed off Ben Hur and Selma avenues and Chestnut Street over four phases. Work should be finished in March 2025.

Redevelopment

KCDC serves as the redevelopment agency for the city of Knoxville. Through this role, we carry out projects at the request of the city, using a combination of city, state and federal funds, as well as grants, loans, and private dollars. Through powers granted by the state of Tennessee, KCDC has the ability to issue bonds and tax incentives such as PILOTs and TIFs.



McClung Warehouses

The city of Knoxville turned over the McClung Warehouse site to KCDC. KCDC will put together a plan for the site, based on community input, and start the redevelopment process with an emphasis on mixed use and mixed-income housing.

Smokies Stadium

If you drive by the site, you can see that the stadium is underway. KCDC has a role in the project infrastructure and financing of the stadium, and we are excited to see the first pitch spring 2025.





South Waterfront Pedestrian Bridge

A plan is in place for the redevelopment of the south waterfront and progress continues to be made. Partial funding has been secured for the bridge and additional funding is being sought. KCDC has acquired all land needed for the bridge’s landing in South Knoxville.

Reconnecting Communities

With a lot of government projects, there are long periods of inactivity. We received the RC grant in March and are now in the contracting phase with Department of Transportation. Once the contracts are negotiated and signed, local work will begin. All work is scheduled to be completed by 2031. Some highlights include a \$7 million park at First Creek and the Beck Cultural Corridor.



Blood Drive

Thank you to everyone who participated in the blood drive June 20 at the main office and rental assistance office. With your help, Medic Regional Blood Center collected 19 units of blood. Your willingness to give back to the community we serve will undoubtedly save lives.

As part of the blood drive, a friendly competition was held between the offices. Congratulations to the main office for collecting the most blood!



Blood Drive Unit Totals

Main Office

14

Rental Assistance Office

5

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.

Ashley Ogle

Admissions & Lease Compliance Coordinator



Ashley Ogle has helped residents find suitable housing at KCDC for nearly 25 years.

"KCDC's been very good to me," Ashley said. "I had my only child just six months after I had started my job here, so he grew up here at KCDC. He has helped me serve dinners at The Manor at

Northgate Terrace, attended resident association meetings at Walter P. Taylor Homes and helped with various other little jobs throughout the years."

Ashley recalled a time she picked up her son from preschool.

"Eli, my son, was about 3, and I picked him up from preschool, and he said, 'Yeah, I'm going to marry Autumn and we're going to have a baby and name her Casey.' I said, 'OK, well that's a pretty name'," Ashley said. "He said, 'Yep, she'll be Casey DeeCee.'

"So, I guess Casey DeeCee Ogle is going to be my grandchild one day," she added, laughing. "Because that's what my son grew up always hearing about — KCDC."

Ashley joined KCDC in August 1999 as the resident services coordinator in the now-defunct social services department required for HOPE VI, a program through the U.S. Department of Housing and Urban Development that aimed to revitalize distressed public housing projects into mixed-income communities. Funding was used to develop the Mechanicsville neighborhood, which included demolition of the old College Homes community. As resident services coordinator, Ashley oversaw the public housing, Section 8 and HOPE VI family self-sufficiency programs.

"One of our tasks was to meet with the returning tenants from College Homes and help them develop self-sufficiency plans and help them set and reach their goals," she said.

Ashley stayed in that role until the early 2000s when the department was discontinued, as federal funding was diverted to help with efforts following the Sept. 11, 2001, attacks. She then transitioned to a similar role and supervised resident services liaisons who provided supportive services within all KCDC communities.

"Our main focus was to help people solve problems and to link them to community resource agencies in an effort to help residents keep their housing in KCDC," Ashley said. "In this role, we also worked with tenants, who had zero income, to help them obtain income and we also helped tenants form and operate resident associations at all of our properties."

Ashley now supervises KCDC's admissions specialists and the 504/ADA coordinator. Most of the admissions unit's work revolves around applicants and tenants, and she's proud of everything they do.

"We help people apply for housing and respond to reasonable



accommodation requests in a compassionate way," Ashley said. "The staff are just nice people by nature, but they also understand what people are faced with, so if somebody loses their temper, we get it. We understand why some people would be stressed when they come to us for help."

Before joining KCDC, Ashley helped people with disabilities secure and maintain their housing through the McNabb Center and The Arc Knox County.

"What I found while helping people as a case manager, is how hard it was to navigate social service programs," she said. "That led to me returning to school to obtain a master's degree in social work with a focus on management and community practice. I have loved working with the homeless population. I have loved working with people with disabilities. And, I have loved working at KCDC."

Ashley was born and raised in Knoxville, and she'll be quick to point out South Knoxville specifically. A "Vol for Life," she was born at University of Tennessee Medical Center and later graduated from the University of Tennessee.

"If there's a place more beautiful than East Tennessee, I haven't seen it yet," Ashley said.

That said, she still loves to travel when she has the time. Last month she went on a 10-day trip to Las Vegas, Sedona, Ariz., and the Grand Canyon.

Her favorite travel spots so far have been Italy and Costa Rica, the latter of which she went to in 2016 with her son. There they whitewater rafted on the Tenorio River — another hobby of hers that she tries to do somewhere at least once a year.

"I just love going to the river," Ashley said. "If we're camping, I absolutely prefer to be camping by a river, so I go a lot of times to the Oconaluftee River in Cherokee, North Carolina. ... I enjoy camping and spending all weekend sitting by a river, reading. Even though I'm not great at it, I really like to fish, too, so I might also toss a line just for the fun of it."

Health & Wellness

With summer typically comes hot, muggy days that require special precautions to ensure your safety and well-being. According to the Centers for Disease Control and Prevention, 1,220 people in the United States die from extreme heat each year. “Extreme heat” is considered a period of at least two or three days when the temperature is above 90 degrees. Visit [here](#) for the latest “HeatRisk” in your area.

Health Effects

Heat-related illnesses, like heat stroke or heat exhaustion, occur when the body can’t properly cool itself. Typically, your body will sweat to cool itself, but that may not be enough during extreme heat. In those instances, a person’s body temperature rises quicker than it can cool itself down. This could cause damage to your brain and other vital organs.

Factors that could increase the risk of a heat-related illness include:

- High levels of humidity
- Obesity
- Dehydration
- Prescription drug use
- Heart disease
- Mental illness
- Poor circulation
- Sunburn
- Alcohol use

Visit [here](#) if you’d like to know signs and symptoms for heat-related illnesses.



Did you know?

- Sunburn can significantly slow the skin’s ability to release excess heat.
- Those living in urban areas may have a greater risk from the effects of a prolonged heat wave than those in rural areas.
- Between 1999–2009, an average of 658 people died yearly from heat in the U.S.

** According to the Centers for Disease Control and Prevention*

Prevention

Stay cool, stay hydrated and stay informed. Here are a few things the CDC lists:

- Wear appropriate clothing.
- Stay cool indoors.
- Schedule outdoor activities carefully.
- Pace yourself.
- Wear sunscreen.
- Avoid hot and heavy meals.
- Drink plenty of fluids.
- Check your local news for extreme heat alerts and safety tips.
- Know the signs of heat-related illnesses.
- Use a buddy system to ensure safety from heat-related illnesses.
- Check on those who are at high risk.

On Location



HR Update

Take care of yourself

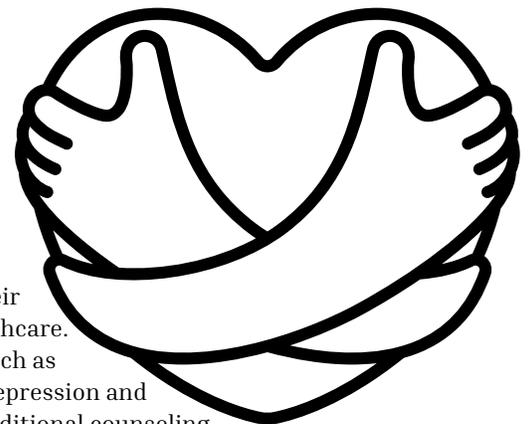
By Wendy Hamon

If it's a need for a positive outlook, getting through a "rough patch," changing a habit, pursuing a new healthy lifestyle or dealing with a long-term issue, emotional health is important. There are two types of **free** assistance available. All employees and those in their household are eligible for the Employee Assistance Program (EAP) through Magellan Healthcare. EAP offers up to three **free** and confidential counseling visits for any of life's challenges such as managing stress, relationship issues, dealing with chronic medical issues or controlling depression and anxiety. Counselors can also provide support in quitting tobacco, alcohol or drug use. If additional counseling is needed, EAP will coordinate with your medical plan network to find in-network providers. Call EAP at 800-523-5668.

EAP also has an extensive website filled with articles, webinars and other helpful information to help you get through life's challenges. Login to the site [here](#) to create an account and search for materials on nearly any health or wellness topic. Employees with health insurance through KCDC also have access to an additional EAP plan through Here4TN and Optum Behavioral Health Benefits. Eligible family members are covered even if they are not enrolled in health insurance. This plan offers up to five **free** and confidential counseling visits. If additional visits are needed, they are then applied to your Optum Behavioral Health Benefits and covered under your plan benefits. Free phone assistance is available 24/7 at 855-Here4TN (855-437-3486). The [website](#) offers **free** live chat from 9:30 a.m.-3 p.m. along with a vast array of online benefits and services.

Here4TN helps in locating and scheduling your initial appointment with a provider. They will take your needs and other criteria into consideration while locating a qualified provider that has availability to get you or your loved one access to care as quickly as possible.

Life is hard. Please take time to utilize these **free** benefits to make your life a little easier.



New Hires

The following were recently hired through July 8 at Knoxville's Community Development Corporation:



Amanda Stewart
Hired: 6/26/24
Title: Occupancy Specialist
Place: Rental Assistance Office



Jeremiah Chandler
Hired: 5/21/24
Title: Maintenance Tech. I
Place: Five Points Properties



Breana Rose
Hired: 6/3/24
Title: Quality Assurance Administrator
Place: Main Office



Kellen Streno
Hired: 7/1/24
Title: Maintenance Supervisor
Place: Isabella Towers



Janice Rogers
Hired: 6/11/24
Title: Leasing & Occupancy Specialist
Place: First Creek



Haley Turner
Hired: 5/20/24
Title: Property Manager
Place: Isabella Towers



Pamela Carter
Hired: 5/20/24
Title: Accounting Technician
Place: Main Office



Lisa Hicks
Hired: 6/11/24
Title: Leasing & Occupancy Specialist
Place: North Ridge Crossing



Alisia Chandler
Hired: 7/8/24
Title: Admissions Specialist
Place: Rental Assistance Office



Lisa Holbrook
Hired: 6/17/24
Title: Property Manager
Place: Autumn Landing-Nature's Cove



Christopher Beaulieu
Hired: 5/13/24
Title: Maintenance Tech. II
Place: First Creek

Retirements

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



Diana Willett
Retired: 6/28/24
Title: Senior Admissions Specialist
Place: Rental Assistance Office
Years of Service: 13

Mobile Mammogram

Knoxville Comprehensive Breast Center will be outside the main office the morning of Monday, Aug. 12, to offer mammograms. To schedule an appointment, please call 865-583-1003.

Bring your insurance card, if applicable, and an acceptable form of ID. If you do not have insurance, the out-of-pocket cost for a mammogram and radiologic interpretation is \$170 and due at the time of your exam. Please do not wear lotion, deodorant or powder on the day of your appointment. Deodorant will be provided for use following your mammogram.

Identification includes:

- State or federal government-issued document that includes your photo and full name.
- VISA (U.S. government issued).
- Passport.
- Employer-issued photo ID or badge that includes your full name.
- If you're a Tennessee resident and uninsured, please call the mobile coordinator at 865-583-1003 to see if you qualify for assistance to pay for your mammogram.



Newsletter Dates

The Bulletin is scheduled to be released every two months. Here are the remaining newsletters for 2024.

- September-October
- November-December

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.

Follow us



Resident Resources

