

The Bulletin

MAY-JUNE 2024

VOLUME 2, ISSUE 3



KCDC joins Moving to Work program

One of 139 housing authorities nationwide

KCDC was recently welcomed into HUD's Moving to Work (MTW) demonstration program, a group of 139 housing authorities nationwide. That includes the 39 original MTW agencies and 100 new MTW agencies who have entered into the program under MTW expansion, which Congress authorized in the 2016 Consolidated Appropriations Act. KCDC is a member of the Landlord Cohort, however, all MTW flexibilities are available to us regardless of which cohort our agency is a member.

What is MTW?

The MTW program provides public housing authorities (PHAs) exemptions from many traditional public housing and voucher rules and provides flexibility for how they use their federal funds. This allows MTW housing authorities the opportunity to design and test innovative, local strategies to improve outcomes for their residents and local communities. It also permits MTW agencies to streamline administrative procedures to run a more efficient and cost-effective operation by allowing exemptions from certain public housing and Housing Choice Voucher (HCV) program requirements.

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NEW HIRES & RETIREMENTS

MTW agencies have the flexibility to find new approaches that accomplish three primary statutory goals.

3 Primary Goals

- **Cost Efficiency:** Reducing costs and achieving greater cost-effectiveness in federal expenditures.
- **Family Incentives:** Encouraging families with children to achieve economic self-sufficiency through work, job training and educational programs.
- **Housing Options:** Increasing housing choices for low-income families.

The MTW demonstration program encourages agencies to tailor their programs to the needs of their local communities using assistance received under Section 8 (42 U.S.C. 1437f) and Section 9 (42 U.S.C. 1437g) of the Housing Act of 1937 (the 1937 Act) more flexibly.

What does KCDC plan to do with the program?

PHAs in the MTW demonstration have pioneered a number of innovative policy interventions that have been proven to be successful at the local level, and subsequently rolled out to the rest of the country's PHAs. For its initial year, KCDC has adopted several flexibilities with the goal of recruiting more landlords into the HCV program.

We have also expanded the flexibility we have within the Project-Based Voucher (PBV) program. There are many other approved flexibilities HUD offers that we can take advantage if we would like to try them. In addition to those that are pre-approved, MTW agencies have requested over 1,000 custom waivers that we may consider adopting.

What specific flexibilities does KCDC have approval for now?

If you want to learn more about the MTW program, KCDC currently has adopted the following waivers:

- **2.a. Payment Standards – Small Area Fair Market Rents (SAFMR):** The PHA may establish payment standards between 80% and 150% of the SAFMR.
- **2.b. Payment Standards – Fair Market Rents (FMR):** The PHA may establish payment standards between 80% and 120% of the FMR.
- **5.d. Alternative Inspection Schedule:** The PHA may implement an alternative schedule for conducting HQS inspections. Typically, HCV units must be inspected each year. Under this MTW activity, units can be inspected less frequently but must be inspected at least once every three years.
- **9.a. Project-Based Voucher Program Flexibilities – Increase PBV Program Cap to 50%.**
- **9.b. Project-Based Voucher Program Flexibilities – Increase PBV Project Cap to 100%.**
- **9.c. Project-Based Voucher Program Flexibilities – Elimination of PBV Selection Process for PHA-owned projects without improvement, development or replacement.**
- **9.h. Project-Based Voucher Program Flexibilities – Limit Portability for PBV Units to up to 24 months.**
- **17.d. Housing Development Programs – Local, Non-Traditional Activities:** Repurposing of up to 10% of the HAP budget for acquisition, renovation, or building of affordable rental units (non-public housing) for low-income families.

How can I do my part?

MTW agencies can develop creative housing assistance and services solutions to meet the unique needs of their low-income communities. While most waivers are currently limited to properties in the public housing portfolio and the HCV program, some waivers focused on overall agency process can apply to the agency overall.

If you see a HUD requirement that is creating a burden for low-income families or would result in a cost savings if changed, then let your manager know. We want to hear your ideas!

Welcome Sgt. Loveday as KCDC liaison



Knoxville Police Department Sgt. Kyle Loveday has served as KCDC's liaison since October, taking over for Sgt. Nate Skellenger. Kyle has 20 years in law enforcement, 16 of which has been with KPD. In 2008, he started working in the Lonsdale and Western Heights communities. Five years later he joined the KPD bomb squad and was selected to work in the downtown area. In 2015, Kyle was promoted to sergeant and worked the east side of Knoxville. In 2018, he was selected to become a sergeant in KPD's Violent Crimes Unit and a year later became a certified bomb technician.

What does your role as liaison entail?

I think it is important to build good relationships with KCDC and KPD and I feel like it is my job to make that happen. Some of the things that I do on a regular basis are communicate with property managers and find out what their concerns are. I listen to what the managers say and relay these concerns to KPD and try to address the situation by coming up with different solutions that will fix the issue. I also listen to KPD about concerns they have for KCDC and take what they have to say and relay it back to the managers. I think that communication is vital and is the key to having a great relationship.

What do you hope to achieve with this role?

My goal for this position is to leave it better than I found it. Not that it was ever bad, but I believe that you can always make it better if you work at it. One of the things that I would like to do is to improve the relationships between KPD and the community. In December, you all (KCDC) took up toys for the KCDC kids and gave the toys to me so that our officers could hand them out. It was a blessing for me to hand out those toys to the kids and see their faces light up with joy. You all gave me the opportunity to make someone happy and in return it made me very happy and proud to be in this position. Another thing that we are going to try, starting with Montgomery Village is doing a kickball event with the kids. We are going to bring KPD officers, KPD command staff and KPD chaplains to Montgomery Village and play the kids in a couple games of kickball. We are also going to have a cookout for everyone in Montgomery Village. The thought behind this kickball game and cookout is to bring everyone together and have good fellowship. I hope that the community and the officers will see each other in a different light and maybe understand each other a little better. I want the community to know that officers are people and that they like to have fun and play just like everyone else. I want the officers to meet the good people of Montgomery Village. Officers deal with people when they are at their worst, they rarely get to meet them when they are at their best. With this event and others like it, I hope that the officers and the community understand a little more about each other.

Why is the KCDC-KPD partnership so important?

The KCDC and KPD partnership is very important. We work toward a common goal by helping each other keep the communities safe. I think how we reach that goal is by communication. Communication allows KCDC and KPD to know what is going on in the communities and gives direction as to what needs to be done in the future.

How can KCDC better partner with you?

KCDC has been great to me. You all make my job easy by doing what you do. You all care about the people and their safety in the community. Jane Shrader and Kristie Toby have been great to work with. If I have an issue or concern with one of the communities, they work with me and help fix it. Marisa Moazen has helped me with ideas to bring the communities and the Knoxville Police Department together and she has made them possible.



Are there things/activities you would like to do in the future within KCDC communities?

My goal is to do more events in the communities. I don't have a timeline for those events, but I would like to go around to the other communities and have cookouts and play games such as kickball or basketball.



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.

Kimberly Trame Section 8 Rental Assistance Director

Section 8 Rental Assistance Director Kimberly Trame for years has dedicated her life to helping those who need it.

Before she came to KCDC, Kimberly volunteered as a Court Appointed Special Advocate in Anderson County after the accidental shooting of her 8-year-old niece in July 2007.

"After this, I wanted to help people in a more meaningful way and make a difference," Kimberly said. "I volunteered in my free time to be a Court Appointed Special Advocate. They serve as a powerful voice for abused and neglected children as they navigate through the court system. CASAs are everyday community members appointed by a judge to advocate for children in need of care."

Kimberly served in that role for about a year but had to step away because between raising a family and going to work she couldn't dedicate the time and attention it deserved.

She joined KCDC in July 2008, starting as an occupancy specialist before working her way up to Section 8 coordinator, special program administrator and now rental assistance director. Throughout the way she's been able to maintain a connection with families seeking homes because she can relate.

"When I grew up, most of the time my mom was on assistance," she said. "My belief is — it's not true for all but for some — but if you've lived it, you can relate. When we grew up, my mother moved us every single year. I was always the new kid in school. ... There were times when we didn't have any food and you're sitting there on the hill waiting for the food stamps to come in the mail back then because there wasn't anything to eat. I remember mom waking my sisters and I up early in the morning to stand in the line at the Jacob Building for food commodities. I don't care to tell people my story, that's how I was raised."

Kimberly said she believes her past has helped make her who she is today, and she wouldn't change that. Her upbringing may have also played a role in her desire to help families.

"I brought my daughter in here one time for like an hour until her dad picked her up," Kimberly said. "There was somebody at the front cussing me, and she was like, 'Mom, how can you do that?' I said, 'Kassandra, people are not normally cussing you, they're cussing the situation. They're not normally mad at you, they're mad at the situation. A lot of people just want to be heard.' 'For me, where some people might not understand something, I can on certain things,' she added. "I can relate is the best way to say it, and I don't think growing up in the system — I don't look at myself less than anybody else."

Kimberly's attitude mirrors a favorite quote of hers by American memoirist, poet and civil rights activist Maya Angelou, and that is to live life "not merely to survive, but to thrive; and to do so with some passion, some compassion, some humor and some style."



Her promotion to rental assistance director has taken some getting used to since she's now the one in charge of the entire office, but she's managing just fine. If she has a question, she said Sabrina Draplin, Kristie Toby and Jane Shrader have been there to help whenever needed.

"The rental assistance office receives a large amount of foot traffic on site and numerous phone calls daily," Kimberly said. "We serve 4,000-plus households and have many inquiries for housing. Every day is a challenge, you never know what each day is going to bring. I welcome challenges as this is part of growth. "I enjoy working with our staff, clients and community partners," she added. "Our staff are great at what they do, and work as a team to get tasks accomplished."

When she's not at work, Kimberly can be found with her husband and their Yorkshire Terrier, Gracie, relaxing in a hot tub or out shopping. She especially loves thrifting.

"Don't get above your raising," she said. "When we were raised, thrift stores are where we got our clothes from. I was the youngest, so a lot of times I got hand-me-downs. But I'm not going to say back in the day when mama put us three girls two pair of shorts and two shirts in layaway at K-Mart for summer and she got those out, that we didn't feel like we just won the lottery."

Kimberly called herself "cheap," but in a good way.

"I'm kind of different, I like the little eccentric things," she said. "I like to find stuff that most people don't have. Like if you're decorating, I don't want to have the same thing everybody's got. I like to find good finds. And then the antique stores are cool, too, because looking in the antique stores you see all the reminders of things you've seen in your childhood that you grew up with and that's kind of cool."

When she can, Kimberly said she loves to travel. She's been to Las Vegas, Hawaii, Key West and, of course, Cade's Cove locally. She especially loves Key West, where she's visited at least 10 times. She hopes to return soon when she can find the time. At some point she also hopes to travel to Germany.

Q & A

with Lillie Sutton

For a little more than year, AmeriCorps member Lillie Sutton worked hard to help residents living in KCDC communities. With her tenure set to ending in June, she looks back on her time here, mulls over what she's learned, and discusses how she hopes to use her experience for future endeavors. Good luck, Lillie!



Lillie Sutton
AmeriCorps member

Lillie has served as an AmeriCorps VISTA since Jan. 17, 2023. Her last day will be June 15.

Q. What has been your focus while here?

My focus has been to help KCDC increase food security for residents by coordinating food distributions with existing partners, doing research on food insecurity and helping bring in new food programming / partnerships.

Q. What will you miss?

I will miss seeing all the residents, I have gotten to know a lot of them via bingo and other events, and I will be sad to not be able to see them anymore. However, I am happy that the other current/future AmeriCorps will be there for them when I am gone.

Q. How would you say your experience has been?

Overall, I think the experience has been good. I have enjoyed working at KCDC a lot. I feel as though I have met so many different people who have been able to give me advice and guide me.

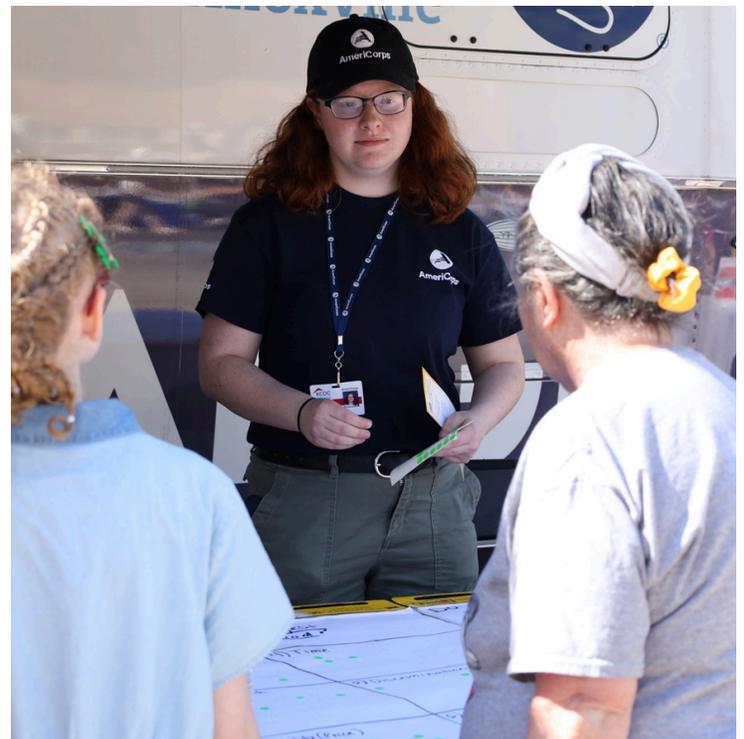
Q. How do you think this experience will help you in the future?

I have learned a lot about what goes into doing nonprofit work and see how inspiring it is when people are able to come together to help others. It has really given me a different perspective on life, and I hope to use what I have learned as I continue in my career path.

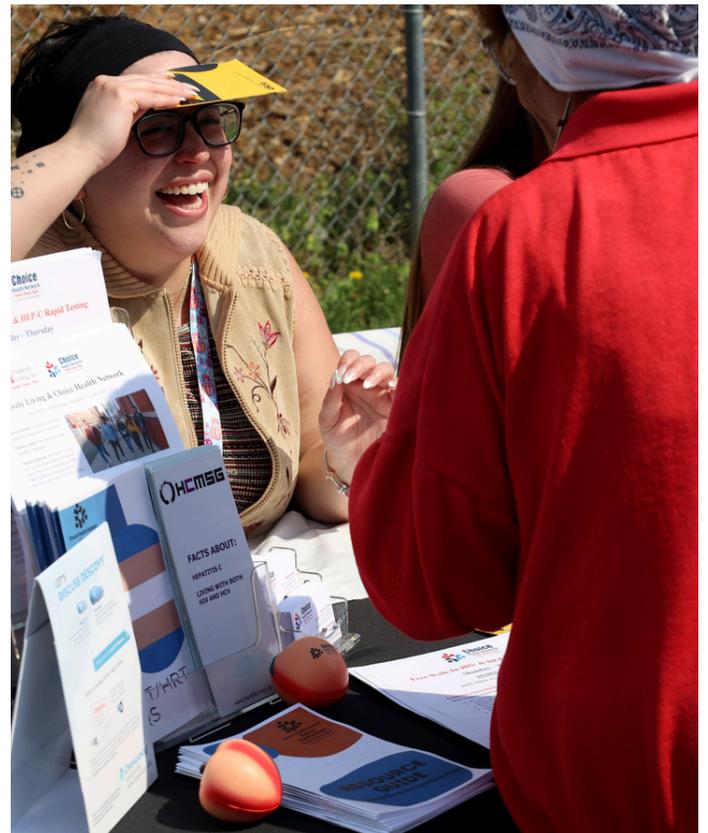


Q. What is next for you?

After my term is over, I will be working toward a MPH at the University of Pittsburgh. The program that I got into focuses on microbiology and infectious disease with an emphasis on laboratory practices. I did my undergraduate degree in biology with a minor in public health, and I really like that disease prevention and public health kind of combines what I like about science with what I like about social work. I also really want to do work that is meaningful and allows me to help people, and I can't think of a better way to do that than to work on stopping and controlling disease outbreaks."



On Location



EGG HUNTS



Western Heights - March 20

Valley Oaks - March 23



Health & Wellness

If you want to remain in good health, getting enough sleep each night is key. According to the Centers for Disease Control and Prevention, adults (18-60 years old) need at least seven hours of sleep per night. That may be easier said than done, as one in three adults don't meet that recommendation. Lack of sleep is linked to several health diseases and conditions, including type 2 diabetes, heart disease, obesity and depression.

The quality of sleep you get is just as important as the amount. Some signs to look for when determining if you're not getting some much-needed quality rest include feeling tired even after sleep, frequently waking up during the night, and having symptoms of a sleep disorder – such as snoring or gasping for air. If you have a

sleeping disorder, be sure to tell your doctor.

Habits to improve your sleep include:

- Be consistent. Go to bed at night and get up in the morning the same time every day. Yes, even on weekends.
- Keep your bedroom quiet, dark, relaxing and at a comfortable temperature.
- Remove electronic devices such as TVs, computers and phones from the bedroom.
- Avoid large meals, caffeine and alcohol before bedtime.
- Don't use tobacco.
- Exercise. Being physical during the day can help you fall asleep easier at night.

Visit [here](#) for more information on sleep and what you can do to get a better night's rest.



SLEEP

Up to 70M

Americans have sleep disorders



Adults don't regularly get recommended uninterrupted sleep

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

New Hires

The following were recently hired through May 1 at Knoxville's Community Development Corporation:



Ashley Dockery
Hired: 4/8/24
Title: Property Manager
Place: Five Points Properties



Sara Smith
Hired: 4/8/24
Title: Accounting Tech.
Place: Main Office



Olsey Williams
Hired: 4/8/24
Title: Maintenance Tech. I
Place: First Creek / The Vista



Robert Landrum
Hired: 4/8/24
Title: Maintenance Tech. II
Place: First Creek / The Vista



George Bobik
Hired: 3/21/24
Title: Maintenance Tech. II
Place: Montgomery Village



Eddie Irwin
Hired: 4/8/24
Title: Property Accountant Manager
Place: Main Office



Stephanie Dunn
Hired: 4/22/24
Title: Occupancy Specialist
Place: Section 8 Office



Ryan Cook
Hired: 4/23/24
Title: HR Assistant Director
Place: Main Office



Joshua Hawley
Hired: 4/24/24
Title: Senior Asset Manager
Place: Main Office



Ken Woodhouse
Hired: 5/1/24
Title: Director of Development (Major Gifts)
Place: Main Office

Retirements

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



Kara Davis
Retired: 4/26/24
Title: Compliance Director
Place: Main Office



Linda Jeter
Retired: 4/26/24
Title: Property Manager
Place: Isabella Towers



Adronicus Thomas
Retired: 5/10/24
Title: Property Manager
Place: North Ridge Crossing

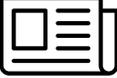




Newsletter Dates

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

- July-August
- 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.

