

The Bulletin

CONTENTS

02

NEW YORK STUDENTS PLAY JAZZ FOR NORTHGATE

03

WHITTLE SPRINGS MIDDLE CHOIR PERFORMS FOR RESIDENTS

RENTAL ASSISTANCE OFFICE WELCOMES LANDLORDS

04

KCDC SPOTLIGHT - RANDALL BROWN

05

PARTNER RECOGNITION - CAC ON LOCATION

06

AMERICORPS Q&A - PARKER OWENS

07

KCDC ATTENDS AUTISM ACCEPTANCE EVENT

CATCHING A GAME WITH COWORKERS

08

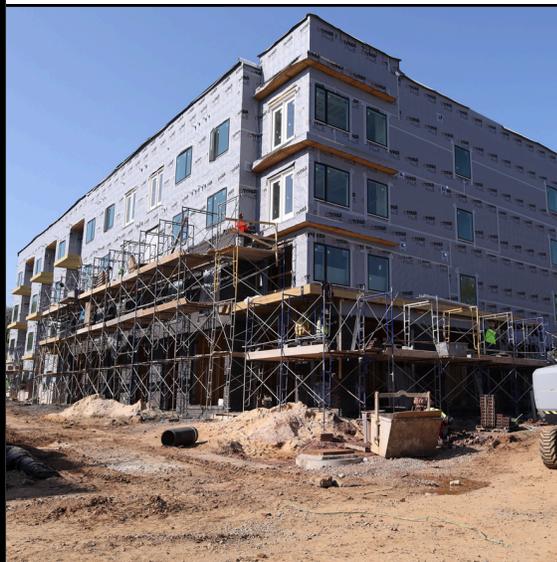
HEALTH & WELLNESS - SKIN CANCER AWARENESS

NEW HIRES

09

ANNOUNCEMENTS

Where we're at



First Creek at Austin Phase III

Construction of the third and final phase in First Creek at Austin is nearly halfway complete and on schedule for full delivery in December. Framing is done at Building A, and underway on the remaining buildings.

When finished, Phase III will include six buildings surrounding the intersection of South Bell Street and Austin Homes Boulevard. Units will be a mix of one- to four-bedroom apartments.

Phase III will include 161 new housing units. Of that total, 43 will be RAD PBRA, 50 will be HUD Section 202 age restricted, and 68 will be tax credit. The HUD 202 program combines supportive services with housing for aging households.



Transforming Western

Phase 1

Since June 2024, construction on Phase 1 housing has continued and is expected to be completed this fall. Phase 1 includes 76 total units – 31 replacement units, 30 affordable units and 15 market-rate units – and consists of four multi-unit buildings with a clubhouse.

Phase 2

Infrastructure work is underway on Phase 2 with groundbreaking for vertical construction anticipated in June. Phase 2 will include two buildings consisting of 52 units – 25 replacement units, 16 affordable units and 11 market-rate units. One building will also be home to a primary care medical clinic, the Knoxville Arts Center and a Knoxville Police Department substation on the ground level of the residential building. Phase 2 is estimated to be completed late 2026. The Connections Building and Destination Park are in the design phase and waiting on additional funding, as is the Boys & Girls Club expansion.





Historic Western Heights

Renovations to Western Heights’ 1939 housing are now finished as of March 31. Separate from Transforming Western’s revitalization, the \$12 million project included new patios, paint, roofing, exterior doors and railings, as well as new efficient HVAC units, lighting and landscaping. A ribbon-cutting ceremony could take place in June.



Five Points Infill

Following the completion of five homes off Ben Hur Avenue, the focus has now shifted to the remaining five off Selma Avenue and Chestnut Street. Clayton Homes is expected to place at least two homes off Chestnut by June. The estimated finish for all five is August. Once complete, the \$3.8 million infill housing project will feature four four-bedroom, two-bath homes, five five-bedroom, two-bath homes, and one full ADA-accessible two-bedroom, one-bath home.



New York students play jazz for Northgate

For about an hour March 21, Northgate Terrace’s community room was filled with the swinging sounds of jazz thanks to 20 high-schoolers from New York.

The Packer Jazz Band, of Brooklyn, N.Y.-based Packer Collegiate Institute, performed a series of tunes for residents like “Sweet Georgia Brown” and “Take the ‘A’ Train.”

Paul Riggio, school instrumental music coordinator, said the band’s visit was part of a weeklong road trip to and from New Orleans. Every couple of years since Hurricane Katrina he takes students in the band to Louisiana.

“We started sending instruments down because the school-aged children lost everything,” Paul said. “They had 20 feet of water in some places, which took their homes, which took their everything they opened. So, we started sending instruments down.”

During the trip Paul wants students to perform for schools and senior centers. He reached out to Northgate Terrace staff earlier this year.

Grae Potter, The Manor at Northgate Terrace supportive services coordinator, was instantly on board with the idea.

“I think what music does, is it transports us,” Grae said. “Even from a scientific perspective, there are people who have been in a wheelchair and are catatonic, but when they’re introduced to the music from their childhood, not only do they get some body movement – tapping a foot, tapping of hands and fingers – but they also mouth the words of the songs from their childhood, even though they haven’t communicated or talked with anybody in years, and so it really speaks to kind of what we’re talking about, the power of music and how it accesses parts of our brain that are still alive inside us.”



Whittle Springs Middle choir performs for residents

On Monday, May 5, the Whittle Springs Middle School (WSMS) choir sang in front of residents and staff at Northgate Terrace for the first time.

The group of 60 sixth- through eighth-graders performed Katy Perry’s “Firework,” Audra Day’s “Rise Up,” Rachel Platten’s “Fight Song,” and “This is Me,” from the musical “The Greatest Showman.” All four songs fell back to one main theme WSMS teacher Michele Reeves hoped students got from this experience – confidence. Each student was a beginner, and this school year was the first time the choir program had been installed since the COVID-19 pandemic.

“Performing at Northgate gives the students an opportunity to have a dress rehearsal before their formal concert,” Michele said. “It’s also a wonderful opportunity for the students and residents of Northgate to connect. Community is important and this is a great opportunity for the kids.”

She hoped students would step out of their comfort zone and interact with residents.

“I think it’s a perfect fit for the students to perform at Northgate; it is conveniently located and I would assume that I have students that would know someone living there,” Michele said. “I hope that my students get to the point that they want to perform more than once a semester.”

Grae Potter, The Manor at Northgate Terrace supportive services coordinator, hopes to see the choral program return.

“It is community partnership, it is the smiling faces of those who attend,” Grae said. “It is bridging the generational gaps between our youth and our seniors. There is a transporative quality to music. We can remember the songs of our youth, the theme song from our proms, the fight song from our Friday night football games, the song that was playing the first time we held hands with that special someone. Music is magical and I hope those who attend get to experience a little bit of that magic again.”



Rental Assistance office welcomes landlords

Representatives from the Section 8 Rental Assistance office did an awesome job hosting the first Coffee & Conversation event April 16 in the KCDC boardroom. The event focused on explaining the Rental Assistance program to landlords.



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.

Randall Brown

Finance Director



Ever since he was a kid, Randall Brown knew he had a knack for crunching numbers.

In school, Randall found himself leaning more toward the complexities of math than his other subjects.

“Math was always my best subject in school, and I liked math more than English, science, reading and other classes,” Randall said. “I always liked the challenge of coming up with the answers and problem solving. So, when I had my first accounting class, I knew I was going to do something working with numbers. Then I had my second accounting class, I knew I wanted to pursue an accounting degree.”

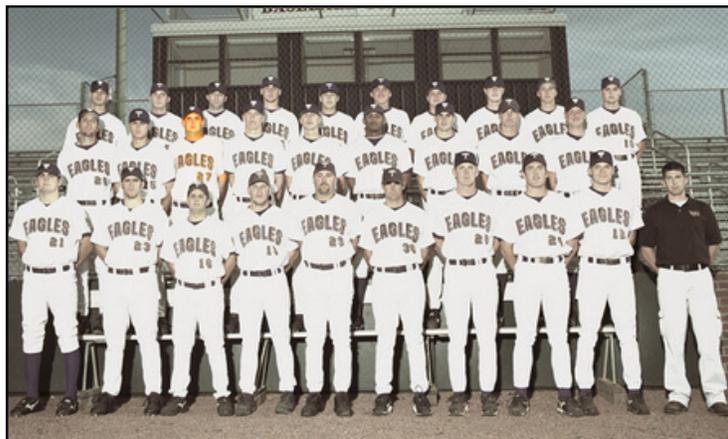
After graduating from Lenoir City High School in 1999, Randall enrolled into Motlow State Community College and eventually transferred to Tennessee Tech University, where he obtained his bachelor's degree in accounting.

Randall credits a former coworker for jumpstarting his career. Fresh out of college, he took a seasonal job cutting grass at Avalon Country Club in Lenoir City. The superintendent knew Randall had an accounting degree, and he recommended him for an open accounting position at the property management and development firm Lawler-Wood.

“Put my resume in, did the interview, and got the job,” Randall said. “It just happened to be in property management and development, and I really enjoyed that part of it, and was kind of just fortunate to get in to that.”

Randall started his accounting career in January 2006, and over time he began to enjoy the real estate side of things.

“Really just the different components of the real estate part keep it interesting. Other than that accounting would be boring,” Randall said, laughing. “But the real estate side keeps it interesting for me and kind of engaged.”



2002 Tennessee Tech Roster



He made the move to KCDC in June 2015 as senior accountant largely because he felt it was a better opportunity, and that proved true. Since December 2022 he's served as finance director. The promotion was a welcome challenge for Randall, who now manages a team of 15 and oversees KCDC's financials and reports for the U.S. Department of Housing and Urban Development, investors and lenders.

“As the finance director, you've kind of got to look at the overall picture of that and then just from a leadership standpoint kind of learning and growing even in that area,” he said.

The nearly 10 years with KCDC have “flown by,” he said.

Baseball a passion

Sports have always had a role in Randall's life. In high school, he played forward on the basketball team and swapped between pitcher and infielder on the baseball team.

“Part of it was I liked practicing those sports, even if it was just practice, and then we played more games,” Randall said. “Football I didn't understand the, ‘OK, let's practice all week and then play one game,’ and I didn't much care for the practice part of football, but I enjoyed going to practice and doing basketball or baseball.”

He ultimately chose to pursue baseball in college, and pitched for Motlow and Tennessee Tech. To this day one of his fondest memories was when Motlow traveled to Grand Junction, Colo., and finished runner-up in the National Junior College Athletic Association World Series in 2000.

“It was one of the coolest experiences I have had,” Randall said. “Got to spend about two weeks in Colorado. Got to fly for the first time and see different national parks on our days off.”

Randall played until a shoulder injury forced him to quit the team after his junior year at Tennessee Tech. He would then go on to help coach baseball teams for Lenoir City and West high schools for around 10 years until his daughter was born. Now he coaches her softball team.

When he's not working, there's a good chance Randall's at the ballfield or on the golf course, the latter of which he admits he wishes he had more available time to do.

“I'm probably very mediocre. I try to keep it in play,” he said, laughing.

Partner Recognition

The enduring partnership between CAC and KCDC

By Marisa Moazen

The Knoxville-Knox County Community Action Committee (CAC) and Knoxville's Community Development Corporation (KCDC) share a deep-rooted partnership that has grown and evolved since CAC's founding in 1964 by Knox County and the City of Knoxville. Over the decades, this collaboration has led to impactful initiatives that uplift communities and provide vital services to Knoxville's most vulnerable residents. In earlier years, the partnership expanded to include programs such as the Daily Living Center at Christenberry Heights (now North Ridge Crossing) and a federal pilot grant focused on fostering self-sufficiency. These programs laid the groundwork for many others that followed.

Today, the CAC-KCDC partnership remains robust and multifaceted. Highlights include:

- CAC Congregate Meals served on weekdays at four KCDC communities.
- Community gardens at six communities.
- Commodity distributions at 13 communities.
- Fresh produce distribution at four communities.
- AmeriCorps members (2-3 annually) supporting various KCDC sites.
- Head Start Centers operated at two communities.
- A co-funded eviction prevention program serving all four high-rise communities through dedicated social workers.

One of the most visible and impactful collaborations today is Transforming Western – a six-year initiative supporting the Western Heights community through redevelopment and revitalization. This effort exemplifies the shared commitment of CAC and KCDC to holistic neighborhood transformation.

At the heart of this enduring partnership is a mutual dedication to promoting self-sufficiency, improving community well-being, and delivering essential services. We are deeply grateful for the tireless efforts of CAC and KCDC staff who work every day to make Knoxville a stronger, more supportive community for all.



On Location



Q & A

with Parker Owens

For two years, AmeriCorps member Parker Owens worked hard to help residents living in KCDC communities. With his tenure nearly up, he looks back on his time here, mulls over what he's learned, and discusses how he hopes to use his experience for future endeavors. Good luck, Parker!



Parker Owens
AmeriCorps member

Q. What has been your focus while here?

I've had several focuses for my two terms with AmeriCorps at KCDC. My first year was primarily supporting our community gardens in partnership with Beardsley Farm. I worked with Beardsley to maintain our garden spaces, support residents in their endeavors to grow fresh fruits and vegetables and coordinate the delivery of thousands of free seeds/plants, and monthly produce distributions to four properties. This past year, I've spent more of my time in the office looking over our food systems. I've been working on updating programming numbers with information from our partners, gaining a better understanding of where KCDC residents are getting food, what resources are available to them, assisting and coordinating food distributions across several properties, assisting with helping partners conduct programs and distributing food around Liberty Place, and supporting our bingo and community resource fairs.

Q. How would you say your experience has been?

I would say this has been an eye-opening experience. This position was one of my first full-time jobs outside of college and has helped me understand what I am looking for when it comes to future employment. This position has allowed me to learn new skills when it comes to gardening, urban agriculture, event coordination, and watching how the social determinants of health play out in the real world to impact residents in our community.

I was also able to learn more about how housing works in our city, the role KCDC plays as a redevelopment agency, and the role KCDC can play in improving and protecting the quality of life of residents who depend on us for housing. After two years I think I finally have a rough understanding of how TIF financing works.



Q. How has your experience been, and in what ways do you think it'll help you in the future?

Some of my key takeaways from this experience would be how crucial it is to have our community working together to support one another. I've been able to see firsthand both at Beardsley and at KCDC how dependent some of the residents are on the services that our community partners offer. I also found it interesting to see firsthand how impactful it can be to grow your own food. I've heard from several residents how grateful they are for the chance to garden and how helpful that produce is for them.

With the distributions, I hear all the time from residents how the produce we brought allowed them to have something nice to eat for the holidays or get them through to their next paycheck. At a glance, having these gardens can seem like a simple thing, even a hassle sometimes, but the benefits residents get from them are so much more as it can impact almost all the eight dimensions of wellness.

My second term has taught me about the importance of communication and the power of people. People and organizations are happy to help, and when you have effective channels of communication that streamline things it helps make things happen. One of my first weeks here was the groundbreaking for Liberty Place and I was able to stay long enough to see its ribbon cutting, and I feel that this event solidified these lessons to me.

This year also hasn't been without trials as I have had to navigate the termination of the AmeriCorps program here in Knoxville. I am glad that KCDC was supportive enough in the work I do to allow me to return as an intern and complete the projects I have been working on. I am grateful for the years of service I have been able to do here in Knoxville, the obstacles I have had to overcome, the skills I've gained, and the people I've met all come together to better prepare me for the uncertainty I am bound to face in my next steps.

Q. What is next for you?

My next steps involve me leaving for Peace Corps on June 1 to serve as a Health Educator in Moldova. I will spend the next two years and three months learning Romanian, working as a teacher serving in three main areas: support children and youth in developing life skills and knowledge for healthy lifestyles, behavioral health goals such as physical activity promotion and stress management, and lastly in the prevention of substance abuse and non-communicable diseases.

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

I'm still working on narrowing down what I would like to do for a career. The direction I think I want to go in is a career in public health, but I know that is a broad field. More specifically, I think I want to work in community health promotion, maybe even disaster and emergency response. I've always found it fascinating that one's health is not only impacted by one's individual choices, but the environment they both live and grow up in, and what opportunities they are exposed to. Long story short is I still am not quite sure, but these past two years have taught me that I enjoy being outside and supporting people and communities, and I am sure I will find something that aligns with both of those things.



Catching a game with coworkers

KCDC has tickets for baseball, soccer and hockey available for employee use. Interested employees should contact Joy Patrick at jpatrick@kcdc.org for more information or to reserve a game.

KCDC attends Autism Acceptance event

On May 4, KCDC representatives participated in the third annual Autism Acceptance Family Fun Day at World's Fair Park hosted by the Autism Society of East Tennessee. Representatives handed out water bottles to attendees.



Health & Wellness

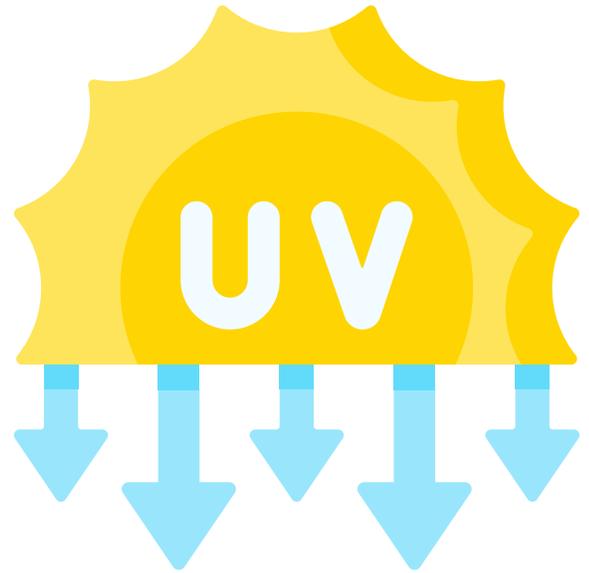
May is Skin Cancer Awareness Month.

According to the American Academy of Dermatology (AAD), an estimated 9,500 people in the United States are diagnosed with this cancer every day. It's the most common type of cancer, and people of all ages and skin tones develop it. Many skin cancers can be prevented with sensible protection from the sun and no tanning bed use.

The most serious type of skin cancer is melanoma. About 104,960 melanomas are estimated to be diagnosed this year. Around 8,430 people will die from it.

AAD encourages regular skin self-exams.

- If caught early, melanoma is highly treatable.
- Melanoma can develop anywhere on the skin, including skin that's had plenty of sun exposure and skin that's usually protected from the sun.
- Melanoma can develop under or around a fingernail or toenail.
- You can find melanoma early by examining your skin for the [ABCDEs of melanoma](#) and [checking your nails](#).



Health Tips

- Practice Safe Sun
 - Seek shade
 - Wear sun-protective clothing
 - Apply sunscreen (broad-spectrum, SPF 30 or higher, and water resistant) every time before going outdoors
- Reapply sunscreen
 - Every two hours
 - After swimming
 - After sweating
 - After toweling off
- Forget indoor tanning
- Skip getting a base tan, as it cannot prevent sunburn
- Use a self-tanner if you like the look of a tan

Survival Rates

- Basal cell and squamous cell carcinomas, the two most common forms of skin cancer, are highly treatable if detected early and treated properly.
- The five-year survival rate for people whose melanoma is detected and treated before it spreads to the lymph nodes is 99%.
- The five-year survival rate for melanoma that spreads to nearby lymph nodes is 75%. The five-year survival rate for melanoma that spreads to distant lymph nodes and other organs is 35%.

** Data taken from the American Academy of Dermatology.*

New Hires

The following were recently hired through April 30 at Knoxville's Community Development Corporation:



Shanterra Washington
 Hired: 3/11/25
 Title: Assistant Property Manager
 Place: The Vista at Summit Hill



Jada Buckner
 Hired: 4/22/25
 Title: Maintenance Tech I
 Place: Western Heights

Juwane Pipkins
 Hired: 3/27/25
 Title: Maintenance Tech II
 Place: The Vista at Summit Hill



Troy Bryant
 Hired: 3/13/25
 Title: Maintenance Tech II
 Place: First Creek at Austin



Doris Morris
 Hired: 4/28/25
 Title: Assistant Property Manager
 Place: First Creek at Austin



Kim Wilson
 Hired: 3/25/25
 Title: HR Business Partner
 Place: Main Office



Kit Elder
 Hired: 4/28/25
 Title: Assistant Property Manager
 Place: Five Points



Announcements

Got an announcement you'd like to put in The Bulletin? Email the information to jnash@kcdc.org. The deadline for content will typically fall on the last Monday or Tuesday of the month before publication.

- **Liberty Living** – We've started a newsletter specifically for Liberty Place. If you would like to be put on the email list, please email jnash@kcdc.org. Liberty Living aims to highlight the happenings around the community, the needs of residents, and just provide a way for us to show our appreciation for those who have an interest in supporting Liberty Place.



Newsletter Dates

The Bulletin is scheduled to be released every two months. Here are the remaining newsletters for 2025:

- 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.

Follow us



Resident Resources