

The Bulletin



KCDC Officially Opens The Overlook at Beaumont

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K CDC, along with business and community leaders and residents, officially opened Jan. 14 the first new housing development of the Transforming Western initiative.

The Overlook at Beaumont includes 76 rental units with one- to five-bedroom options, including 31 subsidized replacement units, 30 affordable units and 15 market rate units. The apartment units include quartz countertops, stainless steel appliances, dishwashers, washer and dryer connections as well as sleek, modern design. Some units include balconies with sweeping views.

“Transforming Western started with the idea to holistically change a community,” Ben Bentley, KCDC executive director and CEO, said. “It took the combined efforts and vision of residents and leaders at the local, state and federal levels to embrace this initiative and make it a reality. With the official opening of The Overlook at Beaumont, the neighborhood is on its way to offering residents the opportunity to thrive through early education and improved access to employment, health care, recreation and supportive services.”

The Overlook at Beaumont offers an on-site leasing office with conference room; resident lounge featuring floor-to-ceiling windows with views of the city and mountains; a fitness center;

and laundry facilities. The site includes a playground, picnic area and nearby Boys and Girls Club. The property is pet-friendly and trash, water and sewer are included.

The new residential community is the first of six to open at Beaumont as part of the Transforming Western initiative. The construction project is planned to proceed in several phases, with final completion anticipated by 2029. Once finished, the redevelopment will deliver a total of 479 newly constructed residential units within the neighborhood.

Funding for Transforming Western comes in part from a \$40 million U.S. Housing and Urban Development (HUD) Choice Neighborhoods grant that was announced in 2022. The City of Knoxville is investing \$4.2 million in infrastructure, as part of \$26.5 million committed over multiple budgets.

“Transforming Western is not just meeting our community’s need for housing, it’s creating a neighborhood where residents can thrive,” Indya Kincannon, Knoxville mayor, said. “The City’s \$26.5 million investment will support infrastructure and prioritize access for all to transportation, jobs, entrepreneurship opportunities, health care and technology.”

Architecture for The Overlook at Beaumont is provided by Smith Gee Studio of Nashville; Jenkins & Stiles is general contractor; Richman

Group is equity partner; and lender is J.P. Morgan Community Development Banking. Blackburn Development Group is serving as owner's representative.

For property and leasing information about The Overlook at Beaumont, visit LiveatBeaumont.com.

In addition to the new housing at The Overlook at Beaumont, 232 units have been renovated at the adjacent Historic Western Heights, which opened to residents in 2025. It offers 92 one-bedroom, 101 two-bedroom and 39 three-bedroom units. The original 244-unit property, designed by Baumann & Baumann, opened in 1940. The recent renovation included the removal of 12 units to allow for better drainage and vehicle access to the property, along with the conversion of 12 existing units to ADA-accessible units and the addition of a playground.

VIDEO: Click [here](#) to see a video of the event.



About Transforming Western

The process to earn the highly competitive HUD Choice Neighborhoods grant began in 2021 with insight from Western Heights residents followed by meetings with 17 stakeholder groups with a vested interest in the neighborhood. The grant program enables communities to replace distressed public housing and HUD-assisted developments with new mixed-income housing.

Choice Neighborhoods grantees and their partners invest in tailored supportive services to improve employment, health and educational outcomes for residents living in public and other HUD-assisted housing. Local supportive services, including health clinics, schools, early education centers, job training providers and employers, can empower residents.

Led by KCDC and Brinshore Development, the housing component of the Transforming Western plan aims to build and manage housing that serves households with a mix of incomes, increases choices and takes advantage of the unique site features.

Led by the City of Knoxville and KCDC, the neighborhood component of the Transforming Western plan will address safety; transportation; open space such as parks and recreation; arts, culture and entrepreneurship; and cohesiveness of the community.

A large park will include a hillside climbing park, playground and splashpad with spaces for creativity and entrepreneurship to build a new neighborhood economic center, including food service and an entrepreneurial kitchen.

Led by the Knoxville-Knox County Community Action Committee (CAC), the people component of the Transforming Western plan focuses on improving education outcomes; offering better internet access; boosting health care availability; establishing enrichment opportunities for youth; securing living wage jobs and career paths; and offering access to affordable, healthy and fresh foods.

The first step of the overall initiative was completed in October 2022 with the official opening of the Western Heights Head Start center, which provides comprehensive preschool programs for neighborhood children from infant to age 5.

Information about the full plan is available at TransformingWestern.com

NAHRO Tours Knox

By Marisa Moazen

KCDC was pleased to host the leadership of the National Association of Housing and Redevelopment Officials (NAHRO) while they were in Knoxville last week for their leadership retreat. Ninety individuals toured KCDC communities and saw what placemaking means here in Knoxville.

NAHRO is a membership organization that serves more than 26,000 housing and community development providers and professionals throughout the United States.



KCDC in the Community

Got a photo of you or a coworker representing KCDC in the community? Email the information to jnash@kcdc.org.



**Thomas "Tank" Strickland
Leadership Awards Luncheon**



**Love Kitchen Volunteer
Opportunity**



**Love Kitchen Volunteer
Opportunity**

VIDEO: Click [here](#) to see a video of the event.

Year in Review



April 2025

Urban Land Institute presents the 2025 Rose Faeges-Easton Community Impact Award and an Excellence in Development Award for First Creek at Austin Phase 1.



May 2025

National Coalition for Homeless Veterans presents the Outstanding Partnership Award for Liberty Place.



June 2025

KCDC holds a groundbreaking for Transforming Western's phase 2, which will add 52 housing units through two buildings, along with mixed-use space for Knoxville Arts Center, a UT Medical Center health center and a Knoxville Police Department substation.



September 2025

KCDC holds a ribbon-cutting ceremony for First Creek at Austin Phase 3, which adds 161 housing units, including 50 supportive housing units for low-income seniors.



September 2025

NAHRO presents Community Innovation Awards for Liberty Place in the category of affordable housing and the Pathways Program in the category of resident and client services.



November 2025

Affordable Housing Finance (AHF) presents the AHF Readers' Choice Award for First Creek at Austin Phase 2 in the category of Best Public Housing Redevelopment.

Holiday Fun

Video of the event: [Here](#)

Photo gallery of the event: [Here](#)



Partner Appreciation

By Jenna Bailey

In early November, Michelle Johnson of Maury Middle School (MMS) in Dandridge reached out about collecting donations for veteran residents living at Liberty Place. She is the faculty coordinator of the school's Fellowship of Christian Athletes (FCA). About 150 students at MMS participate in the FCA led by a council of student leaders. They wanted to focus their service project on veterans because of the familial connections students and faculty have.

"My grandfather, father, husband and four children have all served in the military, and so many of our students are similar – parents, grandparents and even siblings who currently serve," Michelle said.

FCA coordinates a Veteran's Day program for the veterans connected to their school, but they knew they wanted to look beyond their immediate community and help others. Students collected donations of paper goods and cleaning products over four weeks and then delivered everything to Liberty Place Dec. 19. The group sorted donations for residents while asking thoughtful questions about KCDC and Liberty Place, but the best question of them all came from the group's secretary: "What more can we do?"

Maury's FCA will continue projects in the spring that they hope can benefit Liberty Place and the veterans residing there.



On Location



Health & Wellness

February is American Heart Month, a national observance that brings awareness to cardiovascular disease, which is the leading cause of death in the United States. Visit [here](#) for more information.

Know the Difference

People use cardiovascular disease, heart disease and coronary heart disease interchangeably because they sound so familiar, but the conditions differ.

Cardiovascular Disease – The Big Umbrella

This is a term used for all types of diseases that affect the heart or blood vessels, including coronary heart disease (clogged arteries), which can cause heart attacks, stroke, heart failure and peripheral artery disease. According to the National Heart, Lung and Blood Institute (NIH), more than 800,000 Americans die each year from cardiovascular disease.

Heart Disease – A Type of Cardiovascular Disease

Heart Disease is a term that's a catch-all phrase for several conditions affecting the heart's structure and function. NIH notes all heart diseases are cardiovascular diseases, but not all cardiovascular diseases are heart disease. The most common type of heart disease is coronary heart disease. According to NIH, nearly 650,000 Americans die each year from heart diseases. About 11% – more than 1 of every 9 – of American adults have been diagnosed with heart disease.

Coronary Heart Disease – A Type of Heart Disease

Coronary Heart Disease is typically referred to as "heart disease," although it's not the only type of heart disease. This occurs when plaque builds up in your arteries. Plaque lessens the amount of oxygen-rich blood getting to your heart, which can cause chest pain. Plaque can also cause a blood clot, which is the most common cause for a heart attack. About 366,000 Americans die each year from coronary heart disease, according to NIH.



What You Can Do

- Ask your doctor about your blood pressure, cholesterol and A1C.
- Reduce sodium, and increase fruits, vegetables and whole grains in your diet.
- Be physically active.
- Maintain a healthy weight.
- Don't smoke.
- Manage stress.
- Keep your diabetes under control.

** Taken from the National Heart, Lung and Blood Institute.*

HR Update

What you really earn: Your Total Rewards Statement is now available

By Ryan Cook

We're excited to share that your Employee Total Rewards Statement is now available in the Paylocity Self-Service Portal. This personalized statement provides a clear and comprehensive look at the full value of your employment – not just your paycheck. It brings together your base pay along with the employer-provided benefits and programs you receive as part of your total compensation package.

Your Total Rewards Statement highlights the organization's investment in you by outlining the financial value of benefits such as health coverage, retirement contributions, paid time off and other employer-paid programs. We encourage all employees to take a few moments to review their statement in Paylocity and gain a better understanding of the complete rewards you receive for the important work you do every day.

If you have any questions, please don't hesitate to contact any member of Human Resources. We are always happy to help!

New Hires

The following were recently hired through Dec. 31 at Knoxville's Community Development Corporation:



Michael Chandler Jr.
Hired: 11/10/25
Title: Maintenance Tech. II
Place: Small Property Collective



Brad Richmond
Hired: 12/1/25
Title: Senior Development Associate
Place: Main Office



Tonya Dyer
Hired: 11/10/25
Title: Leasing & Occupancy Specialist
Place: Five Points



Daniel Watson
Hired: 12/15/25
Title: Director of Philanthropy
Place: Main Office



Olivia Leonard
Hired: 12/1/25
Title: Intern
Place: Main Office



Larry Sellers
Hired: 12/16/25
Title: Maintenance Tech. II
Place: Small Property Collective

Retirements

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

Lisette Fortson
Retired: 12/31/25
Title: Occupancy Specialist
Place: Rental Assistance Office
Years of Service: 29

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.

Newsletter Dates

- March-April
- May-June
- July-August
- September-October
- November-December

Newsletter Ideas

Got something you think could be 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.

