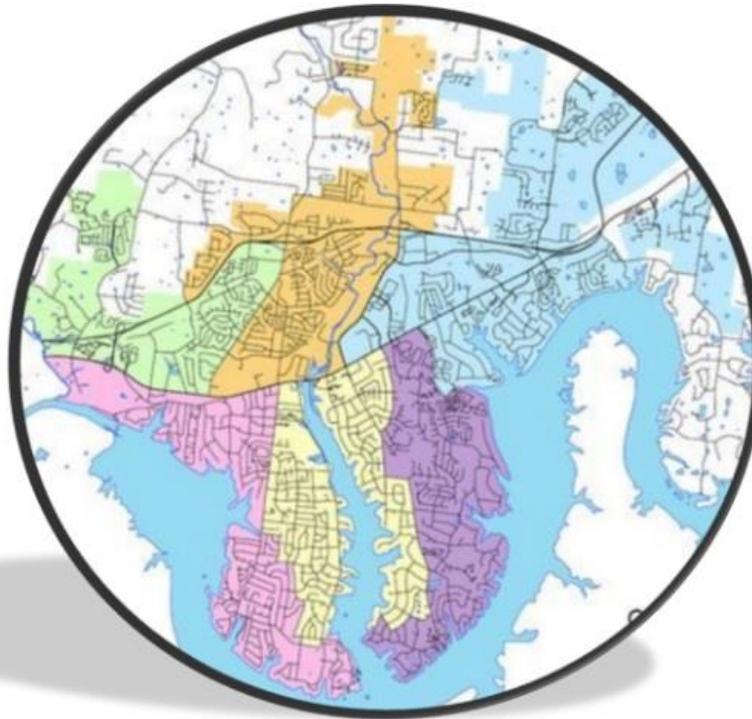

CITY OF HENDERSONVILLE, TN

THIRD AMENDED 2017 – 2021 CONSOLIDATED PLAN

(7/1/2017 – 6/30/2022)



2020 – 2021 ACTION PLAN

HUD Community Development Block Grant (CDBG)

Created By: Hendersonville Planning Department Staff

Amendment Approved: March 25, 2021

(Resolution 2021-14)

This is a Consolidated Plan amendment that reflects a redirection of project funds in order to more adequately address needs from the City's strategic goals, and balance administrative capacity.

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

In order to receive CDBG funds to which it is entitled, HUD requires the City of Hendersonville to develop a Consolidated Plan for affordable housing and community development needs. According to HUD's regulations, the overall goal of the Consolidated Plan "is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons (Code of Federal Regulations 24 Part 91.1)." Households with an income at or below 80% of the Area Median Income (AMI) based on size are considered by HUD to be low and moderate income.

This document covers the five fiscal years beginning July 1, 2017 and ending June 30, 2022. The following grant programs are covered by the Consolidated Plan regulation:

- Community Development Block Grant (CDBG);
- Emergency Solutions Grant (ESG);
- HOME Investment Partnerships (HOME) Program: and
- Housing Opportunities for Persons With Aids (HOPWA).

The City of Hendersonville receives CDBG funding directly from HUD. The City has previously received a share of the state's ESG allocation through Tennessee Housing Development Agency (THDA). The City is not a HOME participating jurisdiction and does not receive HOME funding. The City is not a HOPWA grantee and does not receive HOPWA funding.

The consolidated plan serves the following functions:

- 1) A planning document for the jurisdiction, which builds on a participatory process among citizens, organizations, businesses, and other stakeholders;
- 2) A submission for federal funds under HUD's formula grant programs for jurisdictions;

Demo

- 3) A strategy to be followed in carrying out HUD programs; and
- 4) A management tool for assessing performance and tracking results.

The Hendersonville Consolidated Plan is supported by a series of five Annual Action Plans. The 2021-2022 Fourth-Year Action Plan is submitted to HUD for approval in conjunction with the third amended 2017-2021 Consolidated Plan.

CURRENT 5 YEAR BUDGET	
	Revised 7/1/2017
2017-18 CDBG Funds	\$ 213,698
Estimated 2015-16 Reprogrammed CDBG Funds	\$ 320,000
Total CDBG Funds Available for 2017-18 (Year 1)	\$ 533,698
Planning Staff Admin Reimbursement (salaries)	\$ 15,000
Professional/Technical Admin Cost (contractors)	\$ 15,000
Total 2017-18 CDBG Admin Cost	\$ 30,000
Sign Replacement Program - LMI Areas (Phase I)	\$ 100,000
New Roof Reconstruction, Building Improvements & Site Improvements to Henderson Senior Center (Phase I)	\$ 403,698
Total 2017-2018 CDBG Special Projects	\$ 503,698

Total Estimated CDBG Funds Available for 2018-19 (Year 2)	\$ 220,000
Planning Staff Admin Reimbursement (salaries)	\$ 15,000
Professional/Technical Admin Cost (contractors)	\$ 15,000
Total 2018-19 CDBG Admin Cost	\$ 30,000
Sign Replacement Program - LMI Areas (Phase II)	\$ 25,000
New Roof Reconstruction, Building Improvements & Site Improvements to Henderson Senior Center (Phase II)	\$ 40,000
Street, Sidewalk and Drainage Reconstruction - LMI Areas (Phase I)	\$ 125,000
Total 2018-2019 CDBG Special Projects	\$ 190,000

Total Estimated CDBG Funds Available for 2019-20 (Year 3)	\$ 220,000
Planning Staff Admin Reimbursement (salaries)	\$ 15,000
Professional/Technical Admin Cost (contractors)	\$ 15,000
Total 2019-20 CDBG Admin Cost	\$ 30,000
Sign Replacement Program - LMI Areas (Phase III)	\$ 15,000
Existing Homeowner Rehab Grants - Partnership with Non-Profit Housing Provider	\$ 30,000
Street, Sidewalk and Drainage Reconstruction - LMI Areas (Phase II)	\$ 145,000
Total 2019-2020 CDBG Special Projects	\$ 190,000

Total Estimated CDBG Funds Available for 2020-21 (Year 4)	\$ 220,000
Planning Staff Admin Reimbursement (salaries)	\$ 15,000
Professional/Technical Admin Cost (contractors)	\$ 15,000
Total 2020-21 CDBG Admin Cost	\$ 30,000
Existing Homeowner Rehab Grants - Partnership with Non-Profit Housing Provider	\$ 30,000
Street, Sidewalk and Drainage Reconstruction - LMI Areas (Phase III)	\$ 160,000
Total 2020-21 CDBG Special Projects	\$ 190,000

Total Estimated CDBG Funds Available for 2021-22 (Year 5)	\$ 220,000
Planning Staff Admin Reimbursement (salaries)	\$ 30,000
Professional/Technical Admin Cost (contractors)	\$ 10,000
Total 2021-22 CDBG Admin Cost	\$ 40,000
Street, Sidewalk and Drainage Reconstruction - LMI Areas (Phase IV)	\$ 180,000
Total 2021-22 CDBG Special Projects	\$ 180,000

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Original 5 Year Budget



ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

October 22, 2020

CORRECTED NOTICE

The Honorable Jamie Clary
Mayor of Hendersonville
101 Maple Drive North
Hendersonville, TN 37075

Dear Mayor Clary:

I am pleased to inform you of your jurisdiction’s Fiscal Year (FY) 2020 allocations for the Office of Community Planning and Development’s (CPD) formula programs, which provide funding for housing, community and economic development activities, and assistance for low- and moderate-income persons and special needs populations across the country. President Trump signed Public Law 116-94 on December 20th, 2019, which includes FY 2020 funding for these programs.

Since issuing the original allocation announcement letters, HUD has discovered an error in the formula calculation for two CPD formula programs, the Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME) programs, stemming from issues at HUD field offices in California which are currently being resolved. HUD informs you that the correction to the formula has resulted in a decrease in the allocation for your community, an amount representing 99.98% of your total CDBG grant for FY 2020. Hendersonville’s original CDBG allocation was \$219,164. Your jurisdiction’s FY 2020 available allocation is now as follows:

Community Development Block Grant (CDBG) \$219,130

This letter highlights several important points related to these programs. We remind grantees that CPD seeks to develop viable communities by promoting integrated approaches that provide decent housing and suitable living environments while expanding economic opportunities for low- and moderate-income and special needs populations, including people living with HIV/AIDS. The primary means towards this end is the development of partnerships among all levels of government and the private sector, including both for-profit and non-profit organizations.

Based on your jurisdiction’s CDBG allocation for this year, you also have \$1,095,820 in available Section 108 borrowing authority. Since Section 108 loans are federally guaranteed, this program can leverage your jurisdiction’s existing CDBG funding to access low-interest, long-term financing to invest in Opportunity Zones or other target areas in your jurisdiction.

HUD continues to emphasize the importance of effective performance measurements in all of its formula grant programs. Proper reporting in the Integrated Disbursement and Information System (IDIS) is critical to ensuring grantees are complying with program requirements and

www.hud.gov espanol.hud.gov

HUD Correction Letter Page 1

Demo

policies, providing demographic and income information about the persons that benefited from a community's activities, and allowing HUD to monitor grantees. Your ongoing attention to ensuring complete and accurate reporting of performance measurement data continues to be an invaluable resource with regard to the impact of these formula grant programs.

The Office of Community Planning and Development is looking forward to working with you to promote simple steps that will enhance the performance of these critical programs and successfully meet the challenges that our communities face. If you or any member of your staff have questions, please contact your local CPD Office Director.

Sincerely,



John Gibbs
Assistant Secretary (Acting)
for Community Planning and Development
U.S. Department of Housing and Urban Development

HUD Correction Letter Page 2

https://www.hendersonvillestandard.com/public_notices/public-notices-week-of-march-18-2021/article_e07a76d0-8b12-11eb-bdf1-1f9057085eec.html

Public Notices week of March 18, 2021

Mar 18, 2021

Notice to Creditors

Sumner County Chancery Court, 100 Public Square, Room 401, Gallatin, TN 37066

Case Number 83CH1-2021-PR 111 Charles Aaron Wilburn, Deceased

Notice is Hereby Given that on March 2nd of 2021, letters testamentary (or of administration as the case may be) in respect to the estate of Charles Aaron Wilburn, who died 11/27/2020 were issued to the undersigned by the Sumner County Chancery Court of Sumner County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the Clerk of the above-named Court, on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred: (1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before date that is four (4) months from the date of the first publication (or posting); or (B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors, if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1) (A); or (2) Twelve (12) months from the decedent' s date of death.

1st Public Hearing Notice Ad

https://www.hendersonvillestandard.com/public_notices/public-notices-week-of-march-18-2021/article_e07a76d0-8b12-11eb-bdf1-1f9057085eec.html

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2nd Public Hearing and Comment Period Ad pg1

Demo

July 1, 2017 to June 30, 2022 and the 2020-2021 Annual Action Plan covering the period from July 1, 2020 to June 30, 2021. This meeting will be held via Zoom/ the live meeting can be viewed at [www.youtube.com/ user/CityofHendersonville](http://www.youtube.com/user/CityofHendersonville). The following options are available to allow for public comments: 1. Use this link to sign up to speak live via Zoom: www.hvilletn.org/HRPCcomments. Please sign up prior to the meeting to receive an invitation link to speak during the meeting. 2. Send comments to be included in the public record by mail to the City of Hendersonville (101 Maple Drive North, Hendersonville, TN 37075 – ATTN: Planning Department) or by email (planning@hvilletn.org). The Consolidated Plan is a requirement for the City of Hendersonville to receive funds through the Community Development Block Grant (CDBG) program of the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan is a comprehensive planning document on housing and community development that includes an analysis of the current housing market, an assessment of the affordable and fair housing and community development needs, strategies and goals for meeting the needs identified, and an annual action plan for utilizing CDBG funds allocated to the City of Hendersonville. As required, the Plan identifies specific strategies to address affordable housing in general, non-housing community development, housing homeless persons, and supportive housing for persons with special needs. The 2020-2021 Annual Action Plan proposes reappropriation of CDBG funding to the Hendersonville Senior Center Phase II Site and ADA Improvements project and the CDBG-CV funding of Phase III improvements to the Hendersonville Senior Citizen's Center that include a new HVAC and air purification system to reduce the spread of COVID-19. Through the CARES Act, CDBG-CV funds have been made available and are being proposed for the Senior Center Phase III project. Emailed written comments will be considered during or prior to the public hearing. Verbal citizen comments will be considered prior to the virtual public hearing. Written comments may be directed to: CDBG Plan, c/o Planning Department, City Hall, 101 Maple Drive North, Hendersonville, TN 37075 or emailed to ggreen@hvilletn.org. Any person wishing to provide verbal comments, needing a translator, or having special needs should contact Grant Green, Senior Planner, at (615) 264-5316 or TDD/Voice Response (615) 264-5334 so that arrangements can be made.

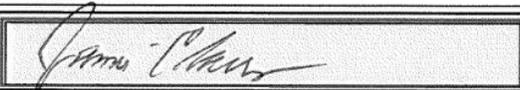
2nd Public Hearing and Comment Period Ad pg3

View Burden Statement		OMB Number: 4040-0004 Expiration Date: 12/31/2022
Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="radio"/> Preapplication <input type="radio"/> Application <input checked="" type="radio"/> Changed/Corrected Application	* 2. Type of Application: <input type="radio"/> New <input type="radio"/> Continuation <input checked="" type="radio"/> Revision	* If Revision, select appropriate letter(s): E: Other (specify) _____ * Other (Specify): HUD Formula correctio _____
* 3. Date Received: 04/06/2021	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: B-20-MC-47-0015	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Hendersonville, TN		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 620809182	* c. Organizational DUNS: 0782417340000	
d. Address:		
* Street1: 101 Maple Drive North	Street2: _____	
* City: Hendersonville	County/Parish: _____	
* State: TN: Tennessee	Province: _____	
* Country: USA: UNITED STATES	* Zip / Postal Code: 37075-2586	
e. Organizational Unit:		
Department Name: _____	Division Name: _____	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr.	* First Name: Grant	
Middle Name: _____	* Last Name: Green	
Suffix: _____	Title: Senior Planner	
Organizational Affiliation: City of Hendersonville, TN		
* Telephone Number: 615-264-5316	Fax Number: _____	
* Email: gggreen@hvilletn.org		

Signed SF424 Page 1

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="C: City or Township Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="HUD"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text"/>	
CFDA Title: <input type="text"/>	
* 12. Funding Opportunity Number: <input type="text"/>	
* Title: <input type="text" value="Continuation of CDBG funding via PJ Status"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="Continuation of CDBG funding via PJ Status"/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="View Attachments"/>	

Signed SF424 Page 2

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	TN 6th
* b. Program/Project	
Attach an additional list of Program/Project Congressional Districts if needed.	
	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date:	07/01/2020
* b. End Date:	06/30/2021
18. Estimated Funding (\$):	
* a. Federal	219,130.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	219,130.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="radio"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input type="radio"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="radio"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="radio"/> Yes <input checked="" type="radio"/> No	
If "Yes", provide explanation and attach	
	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix:	Mr.
* First Name:	Jamie
Middle Name:	
* Last Name:	Clary
Suffix:	
* Title:	Mayor
* Telephone Number:	615-822-1000
Fax Number:	
* Email:	jclary@hvilletn.org
* Signature of Authorized Representative:	
* Date Signed:	4-7-21

Signed SF424 Page 3

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Per HUD guidance, the City of Hendersonville has assigned an objective that best describes the purpose for funding each proposed activity and an outcome that best reflects the intended benefit.

The objective is to create a suitable living environment. The outcomes are increasing availability and accessibility, and promoting sustainability of communities.

Objective 1: Invest in increasing the accessibility of Public Facilities and Improvements.

Public improvements include activities such as streets, sidewalks, curbs and gutters, water and sewer lines, flood and drainage improvements, neighborhood signage enhancements, and rehabilitation of the Senior Citizen Center. The National Objectives that will be met may include low and moderate income area benefit, limited clientele, and spot blight.

Outcomes: Renovation of Senior Citizen's Center to serve the needs of aging residents, improve safety of streets, drainage and signage within low to moderate income neighborhoods, assist existing low income residents to improve their homes, protect historic sites and properties, remove dangerous buildings and expand economic opportunities within older commercial areas located within low to moderate income areas.

3. Evaluation of past performance

4. Summary of citizen participation process and consultation process

As required by 24 CFR 91.105, the City of Hendersonville has adopted a Citizen Participation Plan. A copy of the plan is available for review on the City website: (<http://www.hvilletn.org/Planning>). The Plan requires a minimum of two public hearings each year for the Consolidated and Annual Action Plans. The following two public hearing were held on the 2017-2021 Consolidated Plan amendment and 2020-2021 Annual Action Plan:

- February 16, 2021 – Virtual Public Hearing #1 to obtain input on Community Needs.
- March 9, 2021 - Virtual General Committee Meeting (Zoom) to recommend forwarding Plan to BOMA.
- March 18, 2021- April 6, 2021 - 20 Day Public Comment Period (Reduced from 30 per CARES Act Provision)
- March 23, 2021 - Virtual Public Works Committee Meeting (Zoom) to recommend forwarding Plan to BOMA.

Demo

- March 23, 2021 - Virtual BOMA Meeting (Zoom) to authorize the proposed 2017-2021 Consolidated Plan and 2020-2021 Annual Action Plan pending April 6 public comments.
- April 6, 2021 – Virtual Public Hearing #2 (Zoom) at Planning Commission to obtain input on the proposed 2017-2021 Consolidated Plan and 2020-2021 Annual Action Plan.

During the preparation of this Consolidated Plan, the Planning Department consulted with other City of Hendersonville Departments and agencies and community organizations. Copies of the draft the amended 2017-2021 Consolidated Plan and 2020-2021 Annual Action Plan were available for review at the April 6, 2021 public hearing, and have been available for review at City Hall, 101 Maple Drive North. Electronic copies of the plans were also available for review on the City website: (<http://www.hvilletn.org/Planning>).

5. Summary of public comments

No comments received to date.

6. Summary of comments or views not accepted and the reasons for not accepting them

There have been no comments or views that have not been accepted.

7. Summary

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	HENDERSONVILLE	
CDBG Administrator		

Table 1 – Responsible Agencies

Narrative

The City of Hendersonville is the entity responsible for overseeing the development and implementation of the Consolidated Plan.

The City of Hendersonville is governed by a 13-member Board of Mayor and Aldermen. The mayor, who functions as the city's Chief Executive Officer, is elected at large and serves a four-year term of office. The City is apportioned into six wards, or geographical subdivisions based upon population, with each ward encompassing approximately 8,500 residents. Registered voters in each ward elect two aldermen/alderwomen who serve staggered four-year terms of office. Staggered terms provide continuity of policy, direction, and ordinances.

The Board of Mayor and Aldermen meets twice monthly to conduct city business. Meetings are held on the second and fourth Tuesday at 7:30 p.m. at City Hall. Three aldermen serve on each of the Board's various sub-committees which meet a minimum of once a month to consider proposals. Findings and recommendations are reported to the full Board of Mayor and Aldermen for decisions. Citizen volunteers, who are appointed by the Mayor or the Board, serve on several commissions that also meet a minimum of once a month. The commissions oversee routine operations of various city activities. One alderman/alderwoman serves as non-voting liaison, and reports any recommendations to the full Board for a decision. All meetings of the Board of Mayor and Aldermen, its sub-committees, and its commissions are set by city ordinance, and are always open to the public. Regular meeting notices are posted on an outdoor bulletin board at City Hall, and any special called meeting of the Board, a committee, or a commission are also posted on the bulletin board, and are announced in the local bi-weekly newspaper when time permits http://www.hvilletn.org/Aldermen/Aldermanic_Charter).

The Planning Department is charged with developing the Consolidated Plan and implementing its programs. The Planning Commission is comprised of 10 members, 8 of which are appointed by the

Demo

Mayor, 1 Statutory filled, and 1 Board filled. Each member serves a 3 year term except for the Board position which term length is determined by election.

Hendersonville is an entitlement grantee in the Community Development Block Grant program and current staff has experience administering CDBG and various state grants.

Consolidated Plan Public Contact Information

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Hendersonville's 2017-2021 Consolidated Plan and the 2017-2018 First-Year Action Plan (and subsequent Action Plans and Amendments) have been prepared by Planning Department staff. The documents are the result of a comprehensive planning process which included both formal and informal consultations with many private-sector organizations. A comprehensive list of these organizations is included in the table below. Many of the organizations that provided input for the Consolidated Plan are long-time City partners.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

During the preparation of this Consolidated Plan, the Planning Department consulted with other City of Hendersonville Departments and agencies and community organizations. The following groups will be contacted during the process of preparing the Consolidated Plan. The listing is in no particular order:

- Continuum of Care- Buffalo Valley Homeless No More (HNM)
- Nashville Cares – Housing Opportunities for Persons With Aids/HIV (HOPWA)
- Hendersonville Senior Citizen's Center

- Home Bound Meals
- Habitat for Humanity
- United Way
- The Community Foundation
- Hendersonville Area Chamber of Commerce
- Hendersonville Samaritan Association
- Literacy Council of Sumner County
- Community Childcare Services
- City Departments

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Demo

The Continuum of Care for the City of Hendersonville is Buffalo Valley Homeless No More (HNM). The City is actively involved in the Continuum of Care and regularly attend Board meetings and communicate with Buffalo Valley staff members and housing leaders in other communities.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City is an active member of the Buffalo Valley Homeless Nor More (HNM) Steering Committee, the decision-making body for the Continuum of Care (CoC). The Senior Planner represents the Mayor on the Steering Committee. The Steering Committee reviews ESG allocation recommendations and is responsible for ranking CoC housing competition applications. The Steering Committee is responsible for developing performance standards and evaluates outcomes.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	NASHVILLE CARES
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Email and called soliciting comments.
2	Agency/Group/Organization	BUFFALO VALLEY, INC
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with Buffalo Valley to discuss Homeless issues in Hendersonville and Summer County. Will continue to work closely with this organization.
3	Agency/Group/Organization	Hendersonville Samaritan Association
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Utility and Rent Assistance
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy

Demo

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with Hendersonville Samaritan Association to discuss the local affordable housing and service needs in the community. The City currently provides an annual allocation to assist the organization. The City has also been passing thru ESG funds to the Organization to assist in transitional housing needs.
4	Agency/Group/Organization	Hendersonville Senoir Citizen's Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health Services-Education Senior Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Senior Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with Senior Citizen's Center to obtain needs for updated senior service facilities and needs of seniors in the community. The City partners closely with this organization.
5	Agency/Group/Organization	Community Childcare Services
	Agency/Group/Organization Type	Services-Children Services-Education childcare provider
	What section of the Plan was addressed by Consultation?	daycare services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed with Community Childcare Center the needs of low income childcare in the community. The City will continue to work with the Center to see how we can assist them with their new playground that they will be installing.
6	Agency/Group/Organization	Community Foundation of Middle TN
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Persons with Disabilities Services-Health Services-Education Foundation

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed the needs with the Foundation that they are seeing in Middle Tennessee. We will coordinate with the Foundation to look for ways to create a local advisory board for a Hendersonville Chapter for the Fund that would support local needs.
7	Agency/Group/Organization	Habitat For Humanity of Sumner County
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Affordable Housing Provider
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed the need for affordable housing with Habitat. The City will work with Habitat to create a existing homeowner rehab program.
8	Agency/Group/Organization	Literacy Council of Middle TN
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy Educational Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed with Council the educational needs of all age groups in the community. The City will continue to look for ways to support this growing effort to impact the community.
9	Agency/Group/Organization	Salvus Center Partners in Health
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Services to LMI Uninsured

Demo

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed with Salvus Center the health related needs for LMI persons within Sumner County. The City will continue to look for opportunities to partner with the Center to improve the accessibility of health services to LMI persons in Hendersonville.
10	Agency/Group/Organization	Hendersonville Chamber of Commerce
	Agency/Group/Organization Type	Housing Services-Employment Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed the current business environment with the Chamber. The City will continue to work closely with the Chamber to promote local economic development.
11	Agency/Group/Organization	City of Hendersonville
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Facility Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discuss the public facility needs within LMI areas with the Public Works Director. The City will continue to look for opportunities to improve public facilities within defined LMI areas.
12	Agency/Group/Organization	MID CUMBERLAND HUMAN RESOURCE AGENCY
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Transportation
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy Transportation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed the transportation needs for LMI persons in the area. Will look for opportunities to work with this organization on local transit solutions.

13	Agency/Group/Organization	Tennessee Housing Development Agency
	Agency/Group/Organization Type	Housing Service-Fair Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	TDHA was consulted and provided information of the services that they provide to Hendersonville residents. The City of Hendersonville will continue to work with TDHA to access the needs of individuals and families in our community.

Identify any Agency Types not consulted and provide rationale for not consulting

All relevant agencies have been consulted or contacted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Buffalo Valley Homeless No More	The Goals of the Strategic Plan coordinate with the goals of the COC for the region.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City has previously received ESG funding from the State, and has worked closely with State officials in the administration of the grant. The Planning Staff meet quarterly with all surrounding planning staffs in Sumner County to discuss and coordinate activities.

Narrative (optional):

Comments from all agencies during the consultation of this Plan were found to be detailed and extremely helpful in defining the needs of our community.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

As required by 24 CFR 91.105, the City of Hendersonville has adopted a Citizen Participation Plan. The Hendersonville Citizen Participation Plan, as required by 24 CFR 91.105, is designed to provide for and encourage citizen involvement in the development, implementation, and evaluation of housing and community development programs, particularly the Community Development Block Grant, in the City of Hendersonville. A copy of the plan is available for review on the City website (<http://www.hvilletn.org/planning>). The plan requires a minimum of two public hearings each year. The hearings covering the 2017-2021 Consolidated Plan and 2017-2018 Annual Action Plan were held on February 2, 2017 and April 4, 2017, at Hendersonville City Hall. Notice of each of these meetings was published in the Hendersonville Standard, a newspaper of local general circulation. Notice of these hearings was also posted on the City meeting information board.

Copies of the draft 2017-2021 Consolidated Plan and 2017-2018 Annual Action Plan Action Plan were available for review at the April 4, 2017, public hearing. During the 30-day comment period which began March 9, 2017, and ended April 7, 2017, hard copies of the draft plans were available for review at City Hall, 101 Maple Drive North.

The hearings covering the 2017-2021 Consolidated Plan Amendment and 2019-2020 Annual Action Plan were held on May 23, 2019, July 2, 2019, and July 8, 2019 at Hendersonville City Hall. Notice of each of these meetings was published in the Hendersonville Standard, a newspaper of local general circulation. Notice of these hearings was also posted on the City meeting information board.

Copies of the draft 2017-2021 Consolidated Plan Amendment and 2019-2020 Annual Action Plan Action Plan were available for review at the July 2 and 8, 2019, public hearings. During the 30-day comment period which began June 4, 2019, and ended July 3, 2019, and extended to July 8, hard copies of the draft plans were available for review at City Hall, 101 Maple Drive North.

The hearings covering the 2017-2021 Consolidated Plan Amendment and 2020-2021 Annual Action Plan were held on February 13, 2020 at Hendersonville City Hall, and virtually per COVID-19 guidance from HUD on May 8, 2020, and June 8, 2020. Notice of each of these meetings was published in the Hendersonville Standard, a newspaper of local general circulation.

Demo

The hearings covering the 2017-2021 Third Consolidated Plan Amendment and 2020-2021 Annual Action Plan were held virtually per COVID-19 guidance from HUD (CARES Act Waiver) on February 16th, 2021, and on April 6, 2021. Notice of each of these meetings was published in the Hendersonville Standard, a newspaper of local general circulation.

Copies of the draft 2017-2021 Consolidated Plan Amendment and 2020-2021 Annual Action Plan Action Plan were available for review at the April 6, 2021 public hearing. During the 20-day comment period which began March 18, 2021, and ended April 6, 2021, hard copies of the draft plans were available for review at City Hall, 101 Maple Drive North.

Electronic copies of the plans were available for review on the City website (<http://www.hvilletn.org/planning>).

CONTINGENCY PROVISION NOTE: Per HUD guidance, it was made clear through the process that any increase or decrease in estimated CDBG funding to would be applied to the Hendersonville Senior Citizen’s Center Facility Rehabilitation Project and/or Street, Sidewalk, and Drainage Improvements in LMI areas.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	No attendees for the February 2, 2017 Public Hearing #1 for input on community needs for the Consolidated Plan and Annual Action Plan	No comments received	n/a	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Residents of Public and Assisted Housing	Public Notice ran in local paper on January 26, 2017 about February 2, 2017 Public Hearing #1.	No comments.	n/a	
3	Newspaper Ad	Non-targeted/broad community	Public Notice ran in local paper on March 23, 2017 about April 4, 2017 Public Hearing #2.	No Comments.	n/a	
4	Public Hearing	Non-targeted/broad community	56 attendees for the April 4, 2017 Public Hearing #2 for input on community needs for the Consolidated Plan and Annual Action Plan	Question asked from Planning Commissioners concerning the Location of the LMI Areas.	n/a	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Non-targeted/broad community	Public Works Committee Meeting held on April 11, 2017.	Questions from BOMA Public Works Committee Members concerning proposed projects and location of LMI Areas. Public Works Committee Recommended to forward to full BOMA with a favorable recommendation to approve.	n/a	
6	Public Meeting	Non-targeted/broad community	April 25, 2017 BOMA Meeting to approve the Plan. 89 in attendance.	No Comments from public	n/a	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	30-day public comment period newspaper advertisement ran in the local paper on March 9, 2017	No comments received to date.	n/a	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: all</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Public Notice ran in local paper on May 16, 2019 about May 23, 2019 Public Hearing #1.	No Comments from public	n/a	
9	Public Meeting	Non-targeted/broad community	No attendees for the May 23, 2019 Public Hearing #1 for input on community needs for the amended Consolidated Plan and Annual Action Plan	No Comments from public	n/a	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Newspaper Ad	Minorities Non-English Speaking - Specify other language: all Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Notice ran in local paper on May 30, 2019 about June 3, 2019-July 3, 2019 30 Day Comment Period and Public Hearing #2 on July 2, 2019.	No Comments from public	n/a	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: all</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Public Notice ran in local paper on June 27, 2019 about extension of June 3, 2019-July 3, 2019 30 Day Comment Period through July 8, 2019 and Public Hearing #3 on July 8, 2019.	No comments received to date.	n/a	
12	Public Meeting	Non-targeted/broad community	35 attendees for the July 2, 2019 Public Hearing #2 for input on community needs for the amended Consolidated Plan and Annual Action Plan.	No comments received to date.	n/a	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	Public Meeting	Non-targeted/broad community	No attendees for the July 8, 2019 Public Hearing #3 for input on community needs for the amended Consolidated Plan and Annual Action Plan.	No comments received to date.	n/a	
14	Public Meeting	Non-targeted/broad community	General Committee Meeting held on July 9, 2019.	No comments received.	n/a	
15	Public Meeting	Non-targeted/broad community	Public Works Committee Meeting held on July 23, 2019.	No comments received.	n/a	
16	Public Meeting	Non-targeted/broad community	July 23, 2019 BOMA Meeting to approve the amended Consolidated Plan and 2019-2020 Action Plan. 58 in attendance.	No comments received.	n/a	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
17	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: all</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Public Notice ran in local paper on February 11, 2021 about February 16, 2021 Virtual Public Hearing #1.	Received request from Sumner Habitat for Humanity to assist with CDBG funds for Home Repair project.	Added funds in to Consolidated Plan for Year 5 (2021-2022).	
18	Virtual Hearing - Phone, Email, and Planned Accessible	Non-targeted/broad community	Virtual Public Hearing #1 was held with email, phone, and planned accessible options on February 16, 2021 at 4:00pm.	No comments received.	n/a	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
19	Newspaper Ad	Minorities Non-English Speaking - Specify other language: All Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Notice ran in local paper on March 18, 2021 about April 6, 2021 Virtual Public Hearing #2 and 20 Day Comment Period (March 18-April 6, reduced per CARES Act provision) for the Draft Plan.	No comments received.	n/a	
20	Public Meeting	Non-targeted/broad community	General Committee meeting to discuss Consolidated Plan amendment and endorse for BOMA consideration. Approximately 20 in attendance.	No comments received.	n/a	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
21	Public Meeting	Non-targeted/broad community	Public Works meeting to discuss Consolidated Plan amendment and endorse for BOMA consideration. Approximately 25 in attendance.	Comments were received regarding Senior Center project Phases II and III, available funds, CDBG-CV fund applicability, and project rebid for Phase II.	n/a	
22	Public Hearing	Non-targeted/broad community	Virtual Public Hearing #2 was held by Zoom prior to the Planning Commission meeting on April 6, 2021 at 6:30pm. Accessible options were advertised and available at request.	No comments received.	n/a	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

In evaluating the existing housing needs, it is determined that a significant shift in the availability of affordable subsidized and market rental units has made it more difficult for individuals and families seeking decent affordable housing. Over the past 8-10 years, local rents have increased, the demand for subsidized rents has significantly outpaced supply and many renters that would have typically made the move to homeownership could not afford to do so. This has created a growing rental crisis for low to moderate income families within the community. The majority of new homes being constructed start pricing at \$225,000, which would only families making above \$50,000 year could afford, at the same time many new rental units have been constructed that have rents ranging from \$750 - \$1,150 per month.

Demographics	Base Year: 2000	Most Recent Year: 2015	% Change
Population	40,620	54,168	33%
Households	16,507	22,898	39%
Median Income	\$50,108.00	\$64,339.00	28%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2015 American Community Survey

Data Source Comments: Latest Census Information

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,680	1,945	3,410	2,150	10,610
Small Family Households	745	575	1,190	865	6,650
Large Family Households	105	160	205	210	1,035
Household contains at least one person 62-74 years of age	265	290	675	590	2,004
Household contains at least one person age 75 or older	299	494	520	220	535
Households with one or more children 6 years old or younger	270	289	494	475	1,464

Table 6 - Total Households Table

Data Source: 2008-2012 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	10	120	39	4	173	35	0	0	0	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	30	0	40	70	30	15	30	0	75
Housing cost burden greater than 50% of income (and none of the above problems)	705	395	45	24	1,169	360	295	330	90	1,075
Housing cost burden greater than 30% of income (and none of the above problems)	190	410	655	20	1,275	135	245	555	545	1,480

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	10	0	0	0	10	39	0	0	0	39

Table 7 – Housing Problems Table

Data 2008-2012 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	715	550	85	74	1,424	430	310	360	90	1,190
Having none of four housing problems	305	535	1,430	440	2,710	175	555	1,540	1,550	3,820
Household has negative income, but none of the other housing problems	10	0	0	0	10	39	0	0	0	39

Table 8 – Housing Problems 2

Data 2008-2012 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	585	440	240	1,265	155	90	300	545
Large Related	25	49	55	129	80	70	80	230
Elderly	105	220	119	444	214	259	315	788
Other	190	250	325	765	70	145	189	404

Demo

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	905	959	739	2,603	519	564	884	1,967

Table 9 – Cost Burden > 30%

Data 2008-2012 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	480	165	15	660	130	75	115	320
Large Related	25	45	0	70	80	10	30	120
Elderly	90	135	49	274	105	105	100	310
Other	115	160	20	295	70	115	80	265
Total need by income	710	505	84	1,299	385	305	325	1,015

Table 10 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	30	35	40	105	30	15	30	0	75
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	0	30	35	40	105	30	15	30	0	75

Table 11 – Crowding Information – 1/2

Data 2008-2012 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Without specific data it is difficult to determine the number of single person households within the community. It is assumed that the overwhelming majority of single person households needing assistance would be senior citizens. There have been no new subsidized senior housing projects developed within the community to meet the need for quality affordable housing.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Data unavailable to fully evaluate the number of families that meet this criteria. In conversations with local service provider, these family types are experiencing the same problems with availability and affordability of rental opportunities that others in similar income category are experiencing.

What are the most common housing problems?

The most common housing problem is cost burden, that is 30% or more of the household’s income is expended for housing-related expenses. 10.3% of owner-occupied households and 21.9% of renter-occupied households are cost burdened. Less than 1% of all occupied households experience overcrowding.

Are any populations/household types more affected than others by these problems?

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Demo

All groups that are in the 0-30 AMI income group are at a higher risk of homelessness within the community. Rapid re-housing assistance is a challenge given the existing lack of available affordable units to rent.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Hendersonville does not provide estimates of at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Unaccompanied youth, lack of education or quality work experience, drug addiction, domestic violence and aging out of foster care.

Discussion

The limited resources available will be utilized to make the biggest impact on these indicators within the community over the next 5 years.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The following charts provided from 2008-2012 CHAS HUD data detail Disproportionately Greater Need in regards to Housing Problems. A greater need is determined of the persons in a category of need who are members of a particular racial or ethnic group that is at least 10 % higher than persons in the category as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,425	135	45
White	1,090	105	45
Black / African American	185	30	0
Asian	70	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	50	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,300	384	0
White	1,065	369	0

Demo

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	80	20	0
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	135	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,615	1,579	0
White	1,425	1,364	0
Black / African American	160	69	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	40	120	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	850	1,165	0
White	725	1,030	0
Black / African American	69	75	0
Asian	45	10	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	15	35	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

In the 0-30% income group, Asian, American Indian, Alaska Native and Hispanic disproportionately had one or more of the four housing problems. In the 30-50% income group, Asian, and Hispanic disproportionately had one or more of the four housing problems. In the 50-80% income group, Black African American disproportionately had one or more of the four housing problems. In the 80-100% income group, White, Asian, and Hispanic disproportionately had one or more of the four housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For the purposes of the Consolidated Plan, HUD defines “severe housing problem” as a household that spends more than 50% of its income on housing and/or a household with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls or half- rooms. The following charts provided from 2008-2012 CHAS HUD data detail Disproportionately Greater Need in regards to Severe Housing Problems. A greater need is determined of the persons in a category of need who are members of a particular racial or ethnic group that is at least 10 % higher than persons in the category as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,125	435	45
White	845	350	45
Black / African American	155	65	0
Asian	70	0	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	50	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	745	950	0
White	630	805	0
Black / African American	35	65	0
Asian	0	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	80	55	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	564	2,644	0
White	464	2,329	0
Black / African American	85	144	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	140	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	265	1,745	0
White	200	1,555	0
Black / African American	49	95	0
Asian	0	55	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	15	35	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Hispanic 0-30% and 30-50% have disproportionately greater severe housing problems. Black/African American 50-60 % have a disproportionately greater severe housing problems. Black/African American and Hispanic 80-100% have a disproportionately greater severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The Table in this section differs from those above in that the Table deals with just Cost Burden, just one of the four housing problems.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,380	3,450	2,554	45
White	11,995	2,990	2,050	45
Black / African American	730	240	325	0
Asian	180	65	70	0
American Indian, Alaska Native	70	10	0	0
Pacific Islander	0	0	0	0
Hispanic	345	115	95	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2008-2012 CHAS

Discussion:

American Indian, Alaska Native 0-30% have a disproportionately greater housing cost burden. All groups that are in the 0-30% income category have higher housing cost burdens.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The need is greater for the 0-30% income group in all racial and ethnic groups.

If they have needs not identified above, what are those needs?

No additional needs have been identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

1. a family poverty rate greater than or equal to 40 percent, or a family poverty rate greater than or equal to 300 percent of the metro region's tract average, whichever is lower; and a non-white population that is greater than 50 percent.

Non-White includes persons identified as Hispanic or Latino (including Hispanic White), Black or African American, Asian, Native Hawaiian or Pacific Islander, American Indian or Native Alaskan, Other Races or Multi-racial. There are no census tracts in the City of Hendersonville that reach the thresholds described above.

NA-35 Public Housing – 91.205(b)

Introduction

There is no Public Housing Authority in the City of Hendersonville.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	6,123	1	6,038	0	0	49

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	10,784	8,088	10,731	0	0	
Average length of stay	0	0	0	5	1	5	0	0	
Average Household size	0	0	0	2	1	2	0	0	

Demo

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	785	0	769	0	0
# of Disabled Families	0	0	0	1,819	1	1,772	0	0
# of Families requesting accessibility features	0	0	0	6,123	1	6,038	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	2,436	1	2,413	0	0	9
Black/African American	0	0	0	3,667	0	3,606	0	0	40
Asian	0	0	0	10	0	9	0	0	0

Demo

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	0	6	0	6	0	0	0
Pacific Islander	0	0	0	4	0	4	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	107	0	107	0	0	0
Not Hispanic	0	0	0	6,016	1	5,931	0	0	49

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

HUD's Section 504 regulations define an individual with a disability as any person who has a physical or mental disability that substantially limits one or more major life activities; has a record of such an impairment; or is regarded as having such an impairment [24 CFR 8.3]. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself. The law also applies to individuals who have a history of such impairments as well as those who are perceived as having such an impairment. A person who meets the above definition, and who is otherwise qualified for the program, service or activity, is covered under Section 504. To be otherwise qualified means the individual meets the essential eligibility requirements, including, for example, requirements for tenancy, if the program is a housing program.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The City of Hendersonville does not operate a Housing Authority or manage rental housing units. The number of Vouchers listed in the table below are for the region that Hendersonville is located within, not the actual numbers of Vouchers being utilized being utilized by Hendersonville residents. THDA currently (as of 3/1/2017) serves 129 Voucher holders in Hendersonville and a total of 599 Voucher holders in all of Sumner County. TDHA's Section 8 Voucher waiting list is done by county and the current number of families on the wait list for Sumner County is 877 families. Due to the large number on the Section 8 Voucher waiting list, the list is closed for 2017 and the number is so large and the turnover is so low that in effect the possibilities of even someone that is currently been on the list for some time would never receive a Section 8 Voucher.

How do these needs compare to the housing needs of the population at large

The needs defined within this section are comparable to the general housing needs of the population at large. There are a number of individuals and families that are experiencing severe housing cost burden that would not consider existing public housing options and would not be reflected in the waiting list of any assisted housing.

Discussion

There is a great need to construct new affordable public housing to meet the current and future demands of individuals and families within the community. With the construction of new units would significantly increase affordable housing choice that would significantly change their monthly housing cost, thus freeing up income for other family expenditures.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

While the City of Hendersonville does not currently experience a severe challenge related to homeless persons and families, it still persists given the larger regional and national economic realities. There are persons and families stranded from travel along the interstate system, persons and families that have been evicted from existing rental arrangements, and families and persons escaping domestic violence or other social issues. The Central Tennessee Continuum of Care (C of C) that includes Sumner County and Hendersonville is administered by Buffalo Valley Homeless No More (HNM). It services over 20 Tennessee counties. There is a lack of good data regarding homelessness and its subpopulations in the City of Hendersonville. There is data regarding the activity related to the Central Tennessee C of C. HUD’s 2016 Continuum of Care Homeless Assistance Programs for Homeless Populations and Subpopulations. According to the Central Tennessee C of C’s Point-in-Time Count held January 2017, there were 23 total homeless persons in Sumner County.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	2	21	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Homeless No More Point in Time 2017 Count (Sumner County)

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

All categories have an undermined need in Hendersonville: Homeless Individual and families, families with children, veterans and their families and unaccompanied youth.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Data is not available to provide a detailed estimate for this homeless population need.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Data is not available to provide an accurate estimate for homeless population by racial and ethnic group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Sheltered and Unsheltered homelessness is difficult to determine due to lack of homeless facilities and lack of visual identification of unsheltered person in Hendersonville.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

For the purposes of the Consolidated Plan and subsequent Annual Action Plans, HUD considers the following to be special needs populations:

- Elderly (defined as 62 and older)
- Frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking and performing light housework)
- Persons with mental, physical and/or developmental disabilities
- Persons with alcohol or other drug addictions
- Persons with HIV/AIDS and their families
- Victims of domestic abuse, dating violence, sexual assault and stalking

Describe the characteristics of special needs populations in your community:

The frail elderly, persons with disabilities, alcohol, drug abuse, or AIDS receive assistance and services through a multitude of agencies and organizations in the community. The City of Hendersonville does not supply these services directly.

What are the housing and supportive service needs of these populations and how are these needs determined?

In most cases the needs are the same as have been previously listed concerning rental affordability. Each agency that serves a specific population determines the detailed housing needs of the population.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Hendersonville does not receive an allocation of HOPWA funding. The Nashville Cares organization serves the needs of HIV/AIDS families and individuals in the Nashville Metro Area. They typically serve more than 55,000 individuals each year with their services and assistance throughout Middle Tennessee. They provide housing assistance, counseling, medical testing and provide meals for persons with HIV/AIDS.

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The existing Hendersonville Senior Citizen's Center serves the needs of local senior citizens. The current facility is in need of major renovation and is currently being utilized at full capacity.

How were these needs determined?

- Benefit eligible low to moderate-income families;
- Benefit eligible low to moderate income areas
- Aid in the elimination of slums or blight and
- Assist with community development needs which pose a serious and immediate threat to the health or welfare of the community.

Describe the jurisdiction’s need for Public Improvements:

Improving public infrastructure is important to provide a desirable residential environment and attract investment by homeowners, housing developers, and small businesses. Public improvements that have high visibility, such as street improvements, sidewalks, and storm water drainage projects and street and identity sign programs, particularly in low to moderate income target areas, with a goal of improving the visual appearance and physical functioning of an area. Wherever possible, CDBG funds will be leveraged with other sources of private and public funds to maximize impact.

How were these needs determined?

- Benefit eligible low- and moderate-income families and Areas;
- Aid in the elimination of slums or blight and
- Assist with community development needs which pose a serious and immediate threat to the health or welfare of the community.

Describe the jurisdiction’s need for Public Services:

The availability and accessibility of public and private services to support communities is critical. The CDBG program allows for a variety of public services to give localities the flexibility to address their

unmet community development needs. Residents of Hendersonville are currently served by several local and regional community service organizations. Due to the limited amount of annual CDBG allocation, the City of Hendersonville does not look to expend funds on service, but rather focus efforts on public improvements and facilities.

How were these needs determined?

The City of Hendersonville began to identify priority non-housing community development needs eligible for assistance with CDBG funds shortly after receiving notice from HUD that the City would be eligible for an allocation in 2012. The Planning Department has been in consultations with various City departments and community members regarding community development needs. Community Development Block Grant (CDBG) funds will be an important tool in providing non-housing community development activities as the program grows, and will be supplemented with local public and private-sector resources whenever feasible. These activities will be designed to:

- Benefit eligible low- and moderate-income families and Areas;
- Aid in the elimination of slums or blight and
- Assist with community development needs which pose a serious and immediate threat to the health or welfare of the community.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Since 2000 more than 2,600 new housing units have been constructed in Hendersonville, more than half (51.3%) have been single-family homes and 48.7% have been rental apartments. Much of this development has been driven by the overall quality of life in Hendersonville and the rising cost of housing near the center of Nashville.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	15,501	73%
1-unit, attached structure	803	4%
2-4 units	760	4%
5-19 units	2,017	10%
20 or more units	1,989	9%
Mobile Home, boat, RV, van, etc	134	1%
Total	21,204	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	42	0%	268	5%
1 bedroom	61	0%	1,689	29%
2 bedrooms	978	7%	2,122	37%
3 or more bedrooms	12,903	92%	1,735	30%
Total	13,984	99%	5,814	101%

Table 28 – Unit Size by Tenure

Data Source: 2008-2012 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Income level for persons and households served by CDBG programs may not exceed 80% of Area Median Income. The City will look for opportunities to partner with non profit agencies to create an Existing Housing Rehab Program to assist owner-occupants of single-family residences that do not exceed 80% of Area Median Income. It is anticipated that 6 housing units may be able to be assisted over the next 5 years.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There is no way to determine specifically what the number of units lost will be. There is no anticipation that any Section 8 contracts will be lost during the next five years. It is reasonable to estimate that 4 housing units could be lost to demolition due to property maintenance code enforcement efforts over the next 5 years.

Does the availability of housing units meet the needs of the population?

There will always be a need for more decent affordable housing in the community. Federal and state funding is not anticipated to increase significantly over the next 5 years. The development of new single-family home construction will continue to occur at a high volume pace, however most of these homes will be priced from \$225,000 to \$425,000.

Describe the need for specific types of housing:

There is a need for additional affordable units of all housing types in the community.

Discussion

The City of Hendersonville will continue to work closely with housing developers to address the demands for different types of housing in the community.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The overall cost of homeowner and rental housing has a significant impact on the quality of life in the community. Since 2000, the median home value has increased 49% and the median contract rent increased by 27%. Only 18;8% of all owner units are affordable to households making less than 80% of median income and just 2% of owner units are affordable to households making less than 50% of median income.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	134,200	199,500	49%
Median Contract Rent	595	753	27%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	869	14.9%
\$500-999	3,756	64.6%
\$1,000-1,499	842	14.5%
\$1,500-1,999	221	3.8%
\$2,000 or more	126	2.2%
Total	5,814	100.0%

Table 30 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	235	No Data
50% HAMFI	1,020	249
80% HAMFI	3,554	2,389
100% HAMFI	No Data	4,075
Total	4,809	6,713

Table 31 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	661	756	925	1,228	1,433
High HOME Rent	661	756	925	1,169	1,284
Low HOME Rent	600	642	771	890	993

Table 32 – Monthly Rent

Data Source Comments: FY 2016 FMR from HUD was used in order to compare between Fair Market and HOME rents.

Is there sufficient housing for households at all income levels?

Additional affordable rental housing needs to be constructed for households with incomes below 50% HAMFI. The private market is positioned well to meet the demands of higher income households that can afford more costly rents or monthly mortgages.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing cost of households making less than 80% of median income will continue to outpace demand. The value of existing homes will continue to rise due to the high demand and rent will continue to increase each year as individuals and families that once may have purchased a home are now staying in the rental market.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The rents are only closely related to one bedroom units and separate quite a bit when number of bedrooms increased. It appears there may be a need for additional assistance for medium to large families.

Discussion

The City of Hendersonville will continue to monitor local rents closely.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The City a large stock of older homes (built prior to 1980) located within the western 1/3 of the city. This area is also the location of most of the low to moderate income Census Tracts as well. Resources are limited and insufficient to meet the needs for low income families in need of homeowner rehabilitation.

Definitions

Substandard housing is defined as housing that lacks complete plumbing or kitchen facilities, has no source of heat. Substandard condition but suitable for rehab is defined as substandard housing which is structurally sound and where the cost of rehab is economically practical.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,351	24%	2,538	44%
With two selected Conditions	60	0%	196	3%
With three selected Conditions	0	0%	36	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,573	76%	3,044	52%
Total	13,984	100%	5,814	100%

Table 33 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,985	21%	989	17%
1980-1999	4,759	34%	2,873	49%
1950-1979	6,048	43%	1,861	32%
Before 1950	192	1%	91	2%
Total	13,984	99%	5,814	100%

Table 34 – Year Unit Built

Data Source: 2008-2012 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,240	45%	1,952	34%
Housing Units build before 1980 with children present	2,214	16%	1,555	27%

Table 35 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The majority of owner housing is not in need of significant rehabilitation. There are several homes located within the low to moderate income block group area that would be good candidates for targeted rehabilitation assistance for persons who earn less than 80% of the median income. 2,538 rental units have one of the selected conditions and may be in need of rehabilitation.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

It is estimated that 1,800 housing units within the city that are occupied by low to moderate income families contain lead-based paint hazards. There is no way to determine the actual amount of homes that do contain hazards, just estimate those that may be at a higher risk.

Discussion

The cost to construct new housing stock has increased significantly over the years and efforts to maintain existing housing stock are vital to overall housing affordability in the community. The use of CDBG funds to promote the rehabilitation of existing units may be an effective tool to maintain this housing stock.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Hendersonville does not operate a Housing Authority or manage rental housing units. The number of Vouchers listed in the table below are for the region that Hendersonville is located within, not the actual numbers of Vouchers being utilized being utilized by Hendersonville residents. THDA currently (as of 3/1/2017) serves 129 Voucher holders in Hendersonville and a total of 599 Voucher holders in all of Sumner County. TDHA's Section 8 Voucher waiting list is done by county and the current number of families on the wait list for Sumner County is 877 families. Due to the large number on the Section 8 Voucher waiting list, the list is closed for 2017 and the number is so large and the turnover is so low that in effect the possibilities of even someone that is currently been on the list for some time would never receive a Section 8 Voucher.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				6,105			0	0	420
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The limited number of subsidized rental housing units are in fair to good condition.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The City of Hendersonville does not operate a Housing Authority or manage rental housing units. Existing subsidized rental units that are locating in the communituy basic needs would be HVAC and exterior and interior improvements to update aging units.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The City of Hendersonville does not operate a Housing Authority or manage rental housing units.

Discussion:

More affordable housing is needed in the community.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Please see the previous Homeless Needs response.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Please see the previous Homeless Needs response.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Please see the previous Homeless Needs response.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

No Funding from the City of Hendersonville to meet specific Special Needs Objectives is anticipated for the Consolidated Plan Timeframe. The City will work closely with providers to assist and support that the needs are met for these population groups.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

- Elderly – Accessibility to facilitate independent living
- Frail elderly – Assisted living services and accessibility issues
- Persons with mental disabilities – Case management, recovery services, primary medical care and daily living skills
- Persons with physical disabilities – Accessible housing which allows independent living
- Persons with developmental disabilities – affordable group housing
- Persons with alcohol or other drug addictions – Housing with 24-hour supervision, case management, daily groups, meals, laundry service, medication reminders, transportation services
- Public housing residents – Connections to mainstream services that will help develop independent living skills
- Veterans – Additional VASH vouchers are needed, as is financial assistance to help cover move-in expenses
- Victims of domestic violence –Permanent housing that allows them to become self- sufficient.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City currently receives Emergency Solution Grant funding through Tennessee Housing Development Agency to offer rapid re-housing services. 2017 is the final year the the City will recieve the ESG Funding.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The Homebound Meals on Wheels progm serves many elederly and disabled individuals within the community. The Hendersonville Samaratan Association assist many individuals and families with assistance. Mid Cumberland Human Resource Agency provide services to elderly and young children through various programs. The Salvus Center asisst persons in need of medical assistance any make refferals for mental related issues.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City will continue to look for opportunities to support agenceis that provide housing and supportive services.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

- Cost of land and lots in Hendersonville
- substandard housing
- Lack of publicly subsidized and availability of Section 8
- Lack of housing for disabled and senior citizens
- Not enough affordable rental housing
- Lack of affordable retirement type housing, specifically to accommodate seniors living independently (such as single levels)
- More affordable townhome and condominium developments
- Need for donated land.
- Need for Workforce Housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The overall economic health of the community has a significant impact on the lives of low to moderate income households.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	59	12	0	0	0
Arts, Entertainment, Accommodations	2,883	2,664	14	19	5
Construction	1,048	1,097	5	8	3
Education and Health Care Services	3,955	2,336	19	17	-2
Finance, Insurance, and Real Estate	1,542	907	8	6	-2
Information	527	225	3	2	-1
Manufacturing	1,645	771	8	5	-3
Other Services	821	641	4	5	1
Professional, Scientific, Management Services	2,186	1,586	11	11	0
Public Administration	0	0	0	0	0
Retail Trade	3,230	3,123	16	22	6
Transportation and Warehousing	1,054	108	5	1	-4
Wholesale Trade	1,563	671	8	5	-3
Total	20,513	14,141	--	--	--

Table 40 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	27,968
Civilian Employed Population 16 years and over	26,090
Unemployment Rate	6.71
Unemployment Rate for Ages 16-24	25.37
Unemployment Rate for Ages 25-65	4.07

Table 41 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	7,386
Farming, fisheries and forestry occupations	1,353
Service	1,975
Sales and office	7,915
Construction, extraction, maintenance and repair	1,627
Production, transportation and material moving	1,105

Table 42 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,338	60%
30-59 Minutes	8,354	35%
60 or More Minutes	1,322	6%
Total	24,014	100%

Table 43 - Travel Time

Data Source: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	755	168	404
High school graduate (includes equivalency)	5,799	297	1,673
Some college or Associate's degree	7,008	385	1,657

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	8,129	282	1,223

Table 44 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	23	94	51	189	380
9th to 12th grade, no diploma	358	146	341	506	838
High school graduate, GED, or alternative	1,462	1,763	1,836	4,191	2,395
Some college, no degree	1,626	1,318	1,932	3,371	1,562
Associate's degree	159	560	755	1,127	309
Bachelor's degree	414	1,584	1,801	3,150	935
Graduate or professional degree	22	580	1,226	1,317	609

Table 45 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	15,995
High school graduate (includes equivalency)	31,307
Some college or Associate's degree	33,025
Bachelor's degree	45,491
Graduate or professional degree	62,391

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within the City of Hendersonville are: Education and Health Care Services (18%); Retail Trade (15%); Arts, Entertainment, Accommodations (13%); and Professional, Scientific, Management Services (10%).

Describe the workforce and infrastructure needs of the business community:

All major industry sectors across Sumner County and Middle Tennessee continue to be challenge by the tight labor market. While low unemployment speaks to the economic health of our community, it puts stress on employers to find entry level employees.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Nashville/Middle Tennessee area continues to see growth that exceeds national averages in job creation and population. This trend does not seem to be slowing over the next five years. Location, low taxes, an excellent work force and good transportation system are all part of the formula that has spurred growth in the region. The business sector mix includes automotive, health care and entertainment. These include high-growth areas and long-term stability for the local economy.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Many Hendersonville residents commute daily to Nashville for employment. The opportunity to bring primarily white-collar jobs to the city will permit some of the current workforce to utilize their skills and remain to work in Hendersonville. Expanding this new job area locally will broaden and strengthen the employment base and decrease the need for future expenses involved with traffic and commuting to Nashville.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Numerous regional and state level workforce training initiatives are available to both students (e.g. Career & Technical Education Pathways and the Tennessee Promise) and adults (e.g. WIOA administered by NCAC).

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

There are no census tracts in the city where multiple housing problems are concentrated.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The U.S. Department of Housing and Urban Development (HUD) defines a Racially/Ethnically Concentrated Area of Poverty (R/ECAP) as an area with one or more census tracts that contain the following characteristics:

1. a family poverty rate greater than or equal to 40 percent, or a family poverty rate greater than or equal to 300 percent of the metro region's tract average, whichever is lower; and a non-white population that is greater than 50 percent.

Non-White includes persons identified as Hispanic or Latino (including Hispanic White), Black or African American, Asian, Native Hawaiian or Pacific Islander, American Indian or Native Alaskan, Other Races or Multi-racial.

There are **no** census tracts in Hendersonville that reach the thresholds described above.

What are the characteristics of the market in these areas/neighborhoods?

N/A

Are there any community assets in these areas/neighborhoods?

N/A

Are there other strategic opportunities in any of these areas?

N/A

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadband is a needed resource for all households, and low to moderate income households are typically in greater need of the upgrade due to the advanced age of the housing.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

This is an issue that is not specific to Hendersonville, however, in general, broadband internet service providers service areas do not offer multiple reliable or high-quality opportunities for competition with providers, and typically result in increased prices for the consumer.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Significant climate change could affect the City of Hendersonville by flooding due to the proximity of Old Hickory Lake and tributaries, particularly with development pre-dating FEMA floodplain boundaries.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Comparable to other housing, low to moderate income households should experience a relative low amount of risk in the next 10-20 years, not accounting for unforeseen disasters and 500 year flood events.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	CT210.02 BG3
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	CT210.09 BG3
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

	Are there barriers to improvement in this target area?	
3	Area Name:	CT211.03 BG2
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	Area Name:	CT211.04 BG1
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

5	Area Name:	CT211.04 BG2
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
6	Area Name:	CT211.05 BG1
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
7	Area Name:	CT211.05 BG2

	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
8	Area Name:	CT211.06 BG1
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
9	Area Name:	CT211.06 BG2
	Area Type:	Local Target area

	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
10	Area Name:	City-Wide
	Area Type:	Any Location within the Jurisdiction
	Other Target Area Description:	Any Location within the Jurisdiction
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

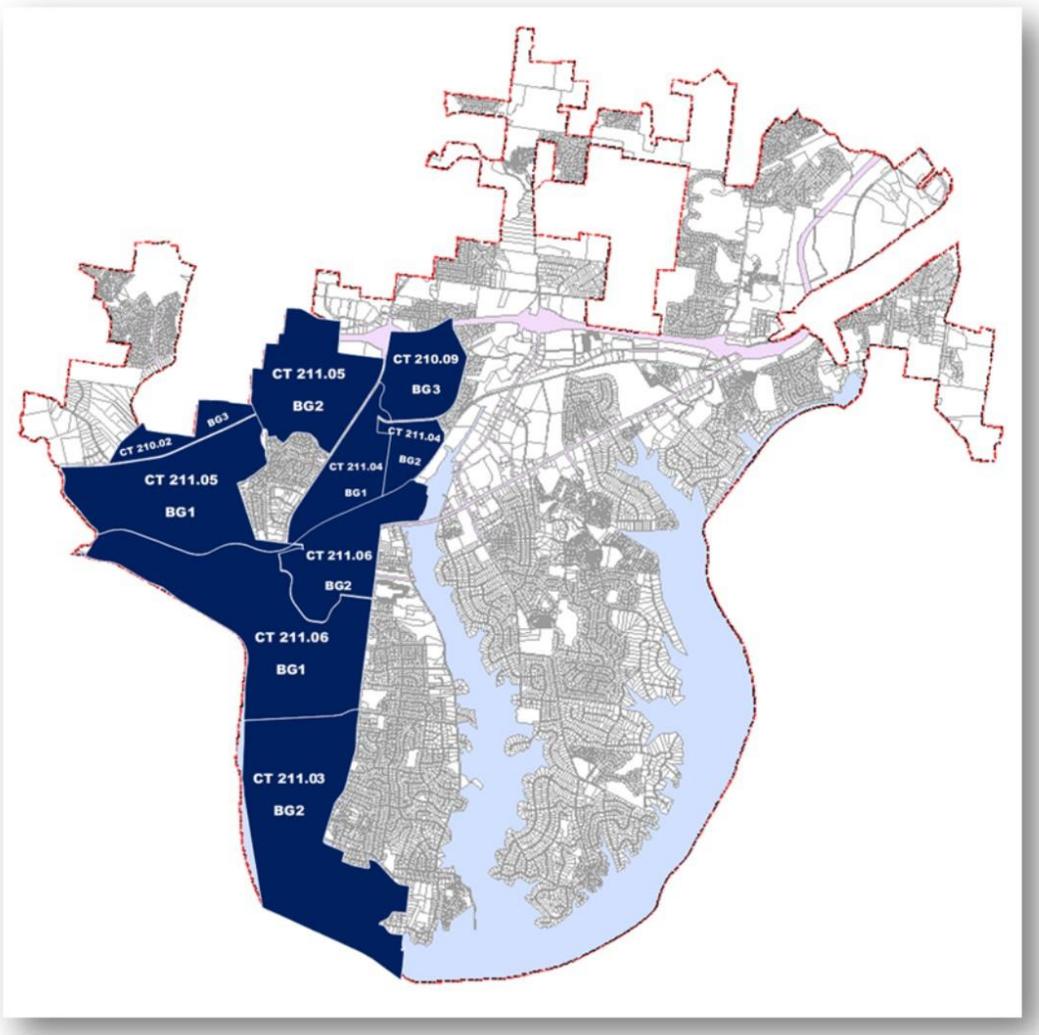
Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Hendersonville is committed to creating a better quality of life for all its citizens. When the City allocates its CDBG dollars, this commitment is concentrated on its low- and moderate- income residents and Areas. The City of Hendersonville is has an Area-Based Exception due to the fact that there are very few areas in which 51 percent of the residents are low and moderate income. The CDBG law authorizes an exception criterion in order for such grantees to be able to undertake area benefit activities. Specifically, section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, states that an activity shall be considered to principally benefit low and moderate income persons when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income."

The City will focus the majority of its efforts within the Census Tract Block Groups that have a 34.48% LowMod rating or higher. The following are the defined LowMod Block Goups:

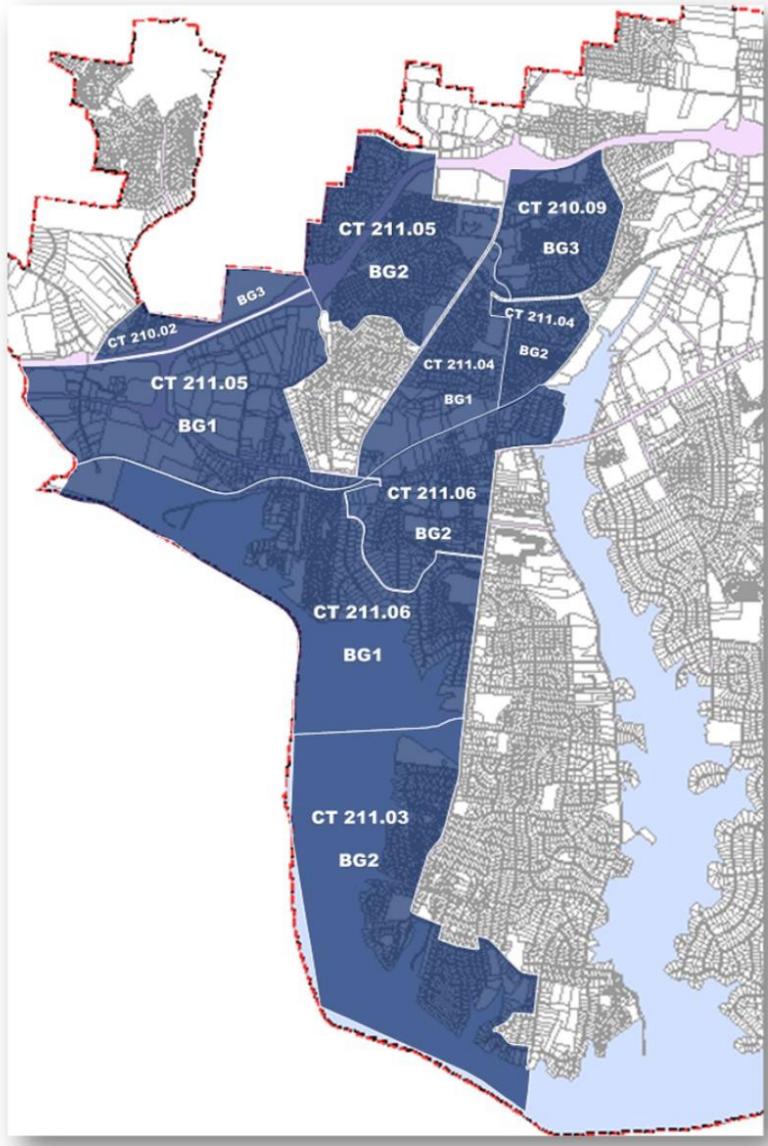
- CT211.04 BG1 & BG2
- CT211.05 BG1 & BG2
- CT210.02 BG3
- CT211.06 BG1 & BG2
- CT211.03 BG2
- CT210.09 BG3

See the Map and Chart



LOW-MODERATED INCOME (LMI) CDBG TARGET AREA

LMI CDBG TARGET AREA MAP



LOW-MODERATED INCOME (LMI) CDBG TARGET AREA

LMI CDBG TARGET AREA MAP 2

HENDERSONVILLE, TN CDBG AREA-BASIS EXCEPTION (FY2016) (34.48%)

Based on HUD CPD'S 2014 LMISD Data

Census Tract	Block Group	LMOD %	LOW	%	LMOD	%	LMOD UNIV	%
211.05	3	5%	25	2.12%	60	5.08%	1,180	100.00%
210.08	1	6%	60	1.62%	205	5.55%	3,695	100.00%
212.01	1	9%	70	3.63%	175	9.07%	1,930	100.00%
212.01	4	9%	10	0.73%	130	9.45%	1,375	100.00%
212.04	2	11%	65	4.66%	150	10.75%	1,395	100.00%
210.07	1	12%	155	11.61%	165	12.36%	1,335	100.00%
212.03	1	12%	80	3.20%	310	12.40%	2,500	100.00%
212.01	2	14%	25	2.63%	130	13.68%	950	100.00%
210.02	2	16%	280	8.36%	550	16.42%	3,350	100.00%
212.05	2	19%	165	10.48%	300	19.05%	1,575	100.00%
211.03	1	20%	165	10.44%	320	20.25%	1,580	100.00%
212.04	1	21%	190	7.50%	520	20.51%	2,535	100.00%
210.09	2	21%	15	2.31%	135	20.77%	650	100.00%
211.03	3	22%	220	11.86%	400	21.56%	1,855	100.00%
212.01	3	23%	295	14.57%	470	23.21%	2,025	100.00%
210.02	4	25%	60	9.52%	160	25.40%	630	100.00%
210.09	1	28%	180	12.54%	405	28.22%	1,435	100.00%
212.05	1	29%	150	19.87%	220	29.14%	755	100.00%
212.03	2	30%	455	22.14%	620	30.17%	2,055	100.00%
211.07	2	30%	50	6.76%	225	30.41%	740	100.00%
212.04	3	31%	505	13.99%	1,130	31.22%	3,620	100.00%
210.07	3	32%	200	9.78%	645	31.54%	2,045	100.00%
211.07	3	32%	200	9.78%	645	31.54%	2,045	100.00%
211.07	1	34%	350	24.48%	485	33.92%	1,430	100.00%
211.04	1	34%	95	8.19%	400	34.48%	1,160	100.00%
211.05	2	35%	515	15.92%	1,145	35.39%	3,235	100.00%
210.02	3	37%	265	27.18%	365	37.44%	975	100.00%
211.06	1	38%	430	17.99%	900	37.66%	2,390	100.00%
211.03	2	38%	515	21.33%	915	37.89%	2,415	100.00%
211.06	2	50%	445	33.84%	655	49.81%	1,315	100.00%
211.05	1	54%	540	23.28%	1,260	54.31%	2,320	100.00%
211.04	2	56%	230	29.30%	440	56.05%	785	100.00%
210.09	3	60%	1,055	46.78%	1,355	60.09%	2,255	100.00%
11/10/2016								

LOW-MODERATED INCOME (LMI) CDBG TARGET AREA

CDBG BASIS EXCEPTION CHART

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Senior Citizen's Facilities Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly Persons with Physical Disabilities
	Geographic Areas Affected	Any Location within the Jurisdiction
	Associated Goals	Hendersonville Sr. Citizen's Ctr Reconstruct Ph II Public Facilities - Street, Sidewalk & Drainage Hendersonville Senior Center Rehab Phase III
	Description	Needed major reconstruction of roof, exterior, site and parking and interior improvements to the Hendersonville Senior Citizen's Center to meet the needs of local seniors.
	Basis for Relative Priority	Immediate needs for facility improvement and consultation with stakeholders. This was also identified as a high priority in the previous Consolidated Plan.
	2	Priority Need Name
Priority Level		High
Population		Non-housing Community Development

	Geographic Areas Affected	CT211.04 BG1 CT211.05 BG2 CT210.02 BG3 CT211.06 BG1 CT211.03 BG2 CT211.06 BG2 CT211.05 BG1 CT211.04 BG2 CT210.09 BG3 Any Location within the Jurisdiction
	Associated Goals	Public Facilities - Sign Replacement Program Public Facilities - Street, Sidewalk & Drainage Hendersonville Senior Center Rehab Phase III
	Description	Construction, reconstruction or rehabilitation of public streets, sidewalks drainage, bikeways, street name and identity signage, parks, sewer and water (except for buildings for the general conduct of government).
	Basis for Relative Priority	Consultation with stakeholders and program history.
3	Priority Need Name	CDBG Planning & Administration
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Other
	Geographic Areas Affected	Any Location within the Jurisdiction
	Associated Goals	CDBG Planning & Administration
	Description	Administration and Planning for CDBG Program.
	Basis for Relative Priority	Administrative
4	Priority Need Name	Existing Homeowner Rehabilitation

	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Elderly Persons with Physical Disabilities Other
	Geographic Areas Affected	Any Location within the Jurisdiction
	Associated Goals	Existing Homeowner Rehab Program
	Description	Grants to LMI residents to assist with renovations to thier home (including interior and exterior improvements).
	Basis for Relative Priority	Consultation with Stakeholders and evaluation of data.
5	Priority Need Name	Homelessness Prevention
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Elderly Families with Children veterans Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	Any Location within the Jurisdiction
	Associated Goals	Homelessness Prevention
	Description	Assitance to keep LMI individuals from becoming homeless in partnership with non profit organizations.

	Basis for Relative Priority	Consultation with Stakeholders.
6	Priority Need Name	Code Enforcement - Demolition
	Priority Level	Low
	Population	Non-housing Community Development Other
	Geographic Areas Affected	Any Location within the Jurisdiction
	Associated Goals	Code Enforcement/Demolition
	Description	Utilize CDBG funds to demolish vacant dangerous structures that have been condemned by the City
	Basis for Relative Priority	Community Survey and consultation with stakeholders.

Narrative (Optional)

Priority Needs identified are limited due to the limited amount of CDBG funding that is projected to be available over the next 5 years. Additional opportunities or unforeseen obstacles may move a low priority to be funded above a high priority over the next 4 program years.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Hendersonville does not receive HOME funding for TBRA for Non-Homeless Special Needs.
TBRA for Non-Homeless Special Needs	Availability of Continuum of Care housing competition funding.
New Unit Production	CDBG and THDA/HOME funds cannot be used for new units. Development of affordable new units will depend on availability of Low Income Housing Tax Credits and developer access to private capital.
Rehabilitation	Age and condition of owner-occupied housing stock.
Acquisition, including preservation	Increased need for affordable rental housing.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Hendersonville is a CDBG entitlement city. It is not a HOME participating jurisdiction and it does not receive HOPWA funding. The city was authorized \$213,698 in 2017-2018, \$207,476 in 2018-2019, \$201,037 in 2019-2020, and \$219,130 in 2020-2021, and additional grants of \$128,927 and \$288,456 (\$417,383 total) in CDBG-CV COVID-19 specific funds through the CARES Act in 2020-2021.

CONTINGENCY PROVISION NOTE: Per HUD guidance, it was made clear through the process that any increase or decrease in estimated CDBG funding to would be applied to the Hendersonville Senior Citizen’s Center Facility Rehabilitation Project and/or Street, Sidewalk, and Drainage Improvements in LMI Areas.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	219,130	0	283,792	502,922	233,136	\$13,954.96 in previous year CDBG funding is requested to be reprogrammed, and approximately \$269,837.39 is available in Phase II of the Senior Center Rehabilitation Project.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Other	417,383	0	0	417,383	0	\$417,383 in CDBG-CV funds have been allocated in COVID-19 relief funding per the CARES Act.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

There are no matching requirements for the CDBG funds. Projects will leverage investments being made by the City of Hendersonville and other organizations.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Hendersonville owns the property that the Senior Citizen's Center is located on. The City also has ownership of the roadways that will be reconstructed.

Discussion

Numerous non-profit and governmental agencies exist in the community that serve the housing and supportive service needs of our low- to moderate-income households, homeless population, and special needs population.

CONTINGENCY PROVISION NOTE: Per HUD guidance, it was made clear through the process that any increase or decrease in estimated CDBG funding to would be applied to the Hendersonville Senior Citizen's Center Facility Rehabilitation Project and/or Street, Sidewalk, and Drainage Improvements in LMI Areas.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Hendersonville	Government	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Hendersonville Senoir Citizen's Center	Non-profit organizations	Non-homeless special needs public facilities	Jurisdiction
Hendersonville Samaritan Association	Non-profit organizations	Homelessness Non-homeless special needs Ownership Rental public services	Jurisdiction
Habitat For Humanity of Sumner County	Non-profit organizations	Non-homeless special needs Ownership neighborhood improvements	Other

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Hendersonville, through its Planning Department, is the lead entity for implementing the Consolidated Plan. The Department works closely with other departments in City government, particularly Building & Codes, Finance, Planning, Parks & Recreation, Police, Transportation and Legal. The City is actively engaged with the Regional Continuum of Care. The City recieved an ESG grant from the Tennessee Housing Development Agency. In addition to its partnerships with public service subrecipients, the Planning Department also has strong working relationships with community organizations .

The primary gap is the lack of adequate funding to fully address any one of the many needs identified by this Plan.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Limited services are available and caseworkers and the school systems assist clients on assistance availability. These issues are comprehensively being addressed in the Continuum of Care.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Given the limited amount of resources available to local service organizations, they are performing at a higher level of service that would be expected. All agencies are working closely together through the Continuum of Care.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The strategy is to maximize partnerships and advocate for increasing federal, state and private funding to properly fund the organizations and their life changing services.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Hendersonville Sr. Citizen's Ctr Reconstruct Ph II	2019	2020	Non-Homeless Special Needs	CT211.06 BG1	Senior Citizen's Facilities Improvements	CDBG: \$502,922	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6572 Persons Assisted
2	Hendersonville Senior Center Rehab Phase III	2021	2022	Non-Housing Community Development Coronavirus Protection and Mitigation	CT211.04 BG1 CT211.05 BG2 CT210.02 BG3 CT211.06 BG1 CT211.03 BG2 CT211.06 BG2 CT211.05 BG1 CT211.04 BG2 CT210.09 BG3 City-Wide	Public Facilities Improvements Senior Citizen's Facilities Improvements	CDBG-CV: \$417,383	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6572 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Facilities - Street, Sidewalk & Drainage	2018	2021	Non-Housing Community Development	CT211.04 BG1 CT211.05 BG2 CT210.02 BG3 CT211.06 BG1 CT211.03 BG2 CT211.06 BG2 CT211.05 BG1 CT211.04 BG2 CT210.09 BG3	Public Facilities Improvements Senior Citizen's Facilities Improvements	CDBG: \$205,636	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 16850 Persons Assisted
4	CDBG Planning & Administration	2017	2021	Administration	City-Wide	CDBG Planning & Administration	CDBG: \$20,000	Other: 1 Other
5	Existing Homeowner Rehab Program	2023	2024	Affordable Housing Existing Homeowner Rehabilitation	City-Wide	Existing Homeowner Rehabilitation	CDBG: \$7,500	Homeowner Housing Rehabilitated: 1 Household Housing Unit
6	Homelessness Prevention	2024	2025	Homeless	City-Wide	Homelessness Prevention	CDBG: \$0	Homelessness Prevention: 2 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Public Facilities - Sign Replacement Program	2019	2020	Non-Housing Community Development	CT211.04 BG1 CT211.05 BG2 CT210.02 BG3 CT211.06 BG1 CT211.03 BG2 CT211.06 BG2 CT211.05 BG1 CT211.04 BG2 CT210.09 BG3	Public Facilities Improvements	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 16850 Persons Assisted
8	Code Enforcement/Demolition	2025	2026	Non-Housing Community Development	City-Wide	Code Enforcement - Demolition	CDBG: \$0	Buildings Demolished: 2 Buildings

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Hendersonville Sr. Citizen's Ctr Reconstruct Ph II
	Goal Description	Phase I included reconstruction and renovation of roof, exterior, interior and site for the Hendersonville Senior Citizen's Center to promote senior services. Phase II is intended to reconstruct the parking lot, which is to include new pavement, landscaping, and improvements to accessibility, and potentially look at structure improvements.
2	Goal Name	Hendersonville Senior Center Rehab Phase III
	Goal Description	This project is being added as a continuation of the CDBG Senior Center Rehabilitation. The City plans to primarily utilize the CDBG-CV funds available in the upcoming year to replace the aging HVAC system and and install an air purification system to help reduce airborne pathogens in the facility and protect a vulnerable population, and supplement various final improvements with the rehab with both CDBG and CDBG-CV funds. Air purification and HVAC will follow COVID-19 standards set forth by EPA and ASHRAE to reduce airborne pathogens. This project is being added as a continuation of the CDBG Senior Center Rehabilitation. CDBG-CV funds are being planned to equip the Senior Center with a new HVAC system, including an appropriate air purification system and increased ventilation to reduce COVID-19 exposures to Senior Citizens as an at risk group, following guidance from both the EPA and The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), who have stated "Transmission of SARS-CoV-2 through the air is sufficiently likely that airborne exposure to the virus should be controlled. Changes to building operations, including the operation of heating, ventilating, and air-conditioning systems, can reduce airborne exposures." CDBG-CV funds are being planned to equip the Senior Center with a new HVAC system, including an appropriate air purification system and increased ventilation to reduce COVID-19 exposures to Senior Citizens as an at risk group, following guidance from both the EPA and The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), who have stated "Transmission of SARS-CoV-2 through the air is sufficiently likely that airborne exposure to the virus should be controlled. Changes to building operations, including the operation of heating, ventilating, and air-conditioning systems, can reduce airborne exposures." Remaining project funds may be utilized for final improvements to the Senior Center, and/or for other public facilities coronavirus needs, such as PPE, electrostatic sprayers, disinfection gear, and other items and services as needed to prevent and address the spread of COVID-19 and other diseases.
3	Goal Name	Public Facilities - Street, Sidewalk & Drainage
	Goal Description	Reconstruction and construction of streets, sidewalks, bikeways and drainage improvements within LMA Census Tract Block Groups.

4	Goal Name	CDBG Planning & Administration
	Goal Description	Administration of CDBG Program.
5	Goal Name	Existing Homeowner Rehab Program
	Goal Description	Assist existing homeowners who make less than 80% of median income with repairs to their homes (excluding driveways) in partnership with a nonprofit organization.
6	Goal Name	Homelessness Prevention
	Goal Description	Program planning for homelessness prevention.
7	Goal Name	Public Facilities - Sign Replacement Program
	Goal Description	Replace and install all street and traffic signs within LMA Census Tract Block Groups to improve livability and safety. Install new neighborhood identity signage within LMA Census Tract Block Groups.
8	Goal Name	Code Enforcement/Demolition
	Goal Description	This program would make CDBG funds available for demolition of dilapidated homes in the city, including Low to Moderate income areas.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City is not a HOME Participating Jurisdiction. The number of families that will be provided affordable housing as a result of a CDBG project cannot be determined at this time.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City of Hendersonville does not have a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

There is not a Public Housing Authority that opportates within the City of Hendersonville. The City will continue to work with the limited number of existing subsidized housing developments within the community to encourage and foster involvement by residents.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

- Cost of land and lots in Hendersonville
- substandard housing
- Lack of publicly subsidized and availability of Section 8
- Lack of housing for disabled and senior citizens
- Not enough affordable rental housing
- Lack of affordable retirement type housing, specifically to accommodate seniors living independently (such as single levels)
- More affordable townhome and condominium developments
- Need for donated land.
- Need for Workforce Housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Hendersonville will aggressively look for opportunities to work with affordable housing developers to create developments that further our goal of providing additional high quality, safe and affordable housing for the families and individuals who reside in Hendersonville.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Hendersonville will continue to support the efforts of these different agencies to reach out to homeless unsheltered persons within the community.

Addressing the emergency and transitional housing needs of homeless persons

No funds are currently projected to be utilized to address emergency shelter and transitional housing during the next 5 years. The City will continue to work with organizations and service providers to assist in developing transitional housing for homeless persons and families.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Hendersonville is not a direct recipient of HUD ESG or HOPWA funds, although we are currently a recipient of State ESG funds. The City of Hendersonville will continue to support and work with local homeless advocates to address the needs of homeless persons. Examples would be keeping in communication with homeless advocates and service providers and assisting them in various ways, such as with professional assistance.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City of Hendersonville Planning Department Staff will continue to support and work with local homeless advocates and service providers to address the needs of homeless and chronic homeless persons in the community. The City will continue to participate in the regional Continuum of Care to address the needs of homeless persons.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Any existing housing rehab programs will incorporate the HUD lead based paint requirement to identify and eliminate lead based paint. Testing and mitigation plans will be completed by certified individuals.

How are the actions listed above related to the extent of lead poisoning and hazards?

Testing and mitigation plans will be completed by certified individuals.

How are the actions listed above integrated into housing policies and procedures?

The requirements for testing and levels of remediation will be detailed in the housing rehab program policies and procedures documents as they are created.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The over-all strategy of developing sound residential areas will hopefully assist in the reduction of poverty levels in the community. Increasing the supply of affordable rental units, reducing rates of housing deterioration and dilapidation, increasing home ownership rates, and aiding our homeless and persons with special needs should help reduce poverty rates. The exact impact these strategies are impossible to measure. Numerous federal, state, and local programs and resources are directed at serving persons in poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of Hendersonville is committed to focusing the benefits of the Community Development Block Grant program with leveraged funds and services from other public, private, and non-profit sources, for its low to moderate income citizens and their neighborhoods, including those with incomes below the poverty level. The City will utilize the limited amount of CDBG funding over the next 5 years to maximize the impact of the Consolidated Plan.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Hendersonville will use the existing City standards and procedures to monitor City funding, expenditures and performance.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Hendersonville is a CDBG entitlement city. It is not a HOME participating jurisdiction and it does not receive HOPWA funding. The city was authorized \$213,698 in 2017-2018, \$207,476 in 2018-2019, \$201,037 in 2019-2020, and \$219,130 in 2020-2021, and additional grants of \$128,927 and \$288,456 (\$417,383 total) in CDBG-CV COVID-19 specific funds through the CARES Act in 2020-2021.

CONTINGENCY PROVISION NOTE: Per HUD guidance, it was made clear through the process that any increase or decrease in estimated CDBG funding to would be applied to the Hendersonville Senior Citizen’s Center Facility Rehabilitation Project and/or Street, Sidewalk, and Drainage Improvements in LMI Areas.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	219,130	0	283,792	502,922	233,136	\$13,954.96 in previous year CDBG funding is requested to be reprogrammed, and approximately \$269,837.39 is available in Phase II of the Senior Center Rehabilitation Project.
Other	public - federal	Other	417,383	0	0	417,383	0	\$417,383 in CDBG-CV funds have been allocated in COVID-19 relief funding per the CARES Act.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

There are no matching requirements for the CDBG funds. Projects will leverage investments being made by the City of Hendersonville and other organizations.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Hendersonville owns the property that the Senior Citizen's Center is located on. The City also has ownership of the roadways that will be reconstructed.

Discussion

Numerous non-profit and governmental agencies exist in the community that serve the housing and supportive service needs of our low- to moderate-income households, homeless population, and special needs population.

CONTINGENCY PROVISION NOTE: Per HUD guidance, it was made clear through the process that any increase or decrease in estimated CDBG funding to would be applied to the Hendersonville Senior Citizen's Center Facility Rehabilitation Project and/or Street, Sidewalk, and Drainage Improvements in LMI Areas.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Hendersonville Sr. Citizen's Ctr Reconstruct Ph II	2017	2018	Non-Homeless Special Needs	CT211.06 BG1	Senior Citizen's Facilities Improvements	CDBG: \$502,922	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6572 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Hendersonville Senior Center Rehab Phase III	2021	2022	Non-Housing Community Development Coronavirus Protection and Mitigation	CT211.04 BG1 CT211.05 BG2 CT210.02 BG3 CT211.06 BG1 CT211.03 BG2 CT211.06 BG2 CT211.05 BG1 CT211.04 BG2 CT210.09 BG3 City-Wide	Public Facilities Improvements Senior Citizen's Facilities Improvements	CDBG-CV: \$417,383	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6583 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Hendersonville Sr. Citizen's Ctr Reconstruct Ph II
	Goal Description	2017-2018 Senior Citizen's Center Renovations (Phase II). This includes reconstruction of the parking area, landscaping, and accessibility improvements to the site.
2	Goal Name	Hendersonville Senior Center Rehab Phase III
	Goal Description	This project is being added as a continuation of the CDBG Senior Center Rehabilitation. The City plans to primarily utilize the CDBG-CV funds available in the upcoming year to replace the aging HVAC system and and install an air purification system to help reduce airborne pathogens in the facility and protect a vulnerable population, and supplement various final improvements with the rehab with both CDBG and CDBG-CV funds. Air purification and HVAC will follow COVID-19 standards set forth by EPA and ASHRAE to reduce airborne pathogens. This project is being added as a continuation of the CDBG Senior Center Rehabilitation. CDBG-CV funds are being planned to equip the Senior Center with a new HVAC system, including an appropriate air purification system and increased ventilation to reduce COVID-19 exposures to Senior Citizens as an at risk group, following guidance from both the EPA and The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), who have stated "Transmission of SARS-CoV-2 through the air is sufficiently likely that airborne exposure to the virus should be controlled. Changes to building operations, including the operation of heating, ventilating, and air-conditioning systems, can reduce airborne exposures." CDBG-CV funds are being planned to equip the Senior Center with a new HVAC system, including an appropriate air purification system and increased ventilation to reduce COVID-19 exposures to Senior Citizens as an at risk group, following guidance from both the EPA and The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), who have stated "Transmission of SARS-CoV-2 through the air is sufficiently likely that airborne exposure to the virus should be controlled. Changes to building operations, including the operation of heating, ventilating, and air-conditioning systems, can reduce airborne exposures." Remaining project funds may be utilized for final improvements to the Senior Center, and/or for other public facilities coronavirus needs, such as PPE, electrostatic sprayers, disinfection gear, and other items and services as needed to prevent and address the spread of COVID-19 and other diseases.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Hendersonville will utilize the limited CDBG funds available in the upcoming year to stabilize a key facility that serves the needs of our growing senior citizen population and make needed public facility improvement throughout the neighborhoods located within the nine (9) identified LMI Census Tract Block Group areas.

Projects

#	Project Name
1	Hendersonville Senior Citizen's Center Renovations Phase II
2	Hendersonville Senior Center Rehab Phase III

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects funded for the Fourth Year Action Plan (2020-2021) were determined from a combination of consultations with stakeholders, evaluating the limited amount of CDBG funds available combined with the corresponding limited administrative capacity.

AP-38 Project Summary
Project Summary Information

1	Project Name	Hendersonville Senior Citizen's Center Renovations Phase II
	Target Area	CT211.06 BG2
	Goals Supported	Hendersonville Sr. Citizen's Ctr Reconstruct Ph II
	Needs Addressed	Senior Citizen's Facilities Improvements
	Funding	CDBG: \$502,922
	Description	New roof, exterior and interior renovation, and site work to the Hendersonville Senior Citizen's Center.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit the residents of this low to moderate income tract, approximately 6,572 residents, and indirectly assist residents citywide.
	Location Description	197 Campus Drive, Hendersonville, TN 37075
	Planned Activities	This project will provide much needed major renovations to the Senior Citizen's Center roof structure, exterior, interior, site and parking facilities. The facility is currently being fully utilize and efforts will be made to improve the structure to insure continued availability to serve local seniors well into the future. The following are some of the possible improvements that may occur with this project: Design a new roof system to replace the existing flat roof (this will improve the longevity and the appearance of the facility); also design improvements to the exterior shell of the building to create a more prominent entrance and utilize the outdoor space to the rear of the building; Redesign the existing exterior site and parking lot to improve safety and utilization of the site (add additional parking); improvements to the kitchen facilities; and possible enhancements to the HVAC system.
2	Project Name	Hendersonville Senior Center Rehab Phase III
	Target Area	CT211.04 BG1 CT211.05 BG2 CT210.02 BG3 CT211.06 BG1 CT211.03 BG2 CT211.06 BG2 CT211.05 BG1 CT211.04 BG2 CT210.09 BG3 City-Wide

Goals Supported	Hendersonville Senior Center Rehab Phase III
Needs Addressed	Public Facilities Improvements
Funding	CDBG-CV: \$417,383
Description	<p>This project is being added as a continuation of the CDBG Senior Center Rehabilitation. The City plans to primarily utilize the CDBG-CV funds available in the upcoming year to replace the aging HVAC system and install an air purification system to help reduce airborne pathogens in the facility and protect a vulnerable population, and supplement various final improvements with the rehab with both CDBG and CDBG-CV funds. Air purification and HVAC will follow COVID-19 standards set forth by EPA and ASHRAE to reduce airborne pathogens. This project is being added as a continuation of the CDBG Senior Center Rehabilitation. CDBG-CV funds are being planned to equip the Senior Center with a new HVAC system, including an appropriate air purification system and increased ventilation to reduce COVID-19 exposures to Senior Citizens as an at risk group, following guidance from both the EPA and The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), who have stated "Transmission of SARS-CoV-2 through the air is sufficiently likely that airborne exposure to the virus should be controlled. Changes to building operations, including the operation of heating, ventilating, and air-conditioning systems, can reduce airborne exposures." CDBG-CV funds are being planned to equip the Senior Center with a new HVAC system, including an appropriate air purification system and increased ventilation to reduce COVID-19 exposures to Senior Citizens as an at risk group, following guidance from both the EPA and The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), who have stated "Transmission of SARS-CoV-2 through the air is sufficiently likely that airborne exposure to the virus should be controlled. Changes to building operations, including the operation of heating, ventilating, and air-conditioning systems, can reduce airborne exposures." Remaining project funds may be utilized for final improvements to the Senior Center, and/or for other public facilities coronavirus needs, such as PPE, electrostatic sprayers, disinfection gear, and other items and services as needed to prevent and address the spread of COVID-19 and other diseases.</p>
Target Date	5/1/2022

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>The entire Senior Citizen and resident population of the City of Hendersonville could benefit from the improvements based on their future use of the facility. It has been estimated that 6,572 residents will be affected positively from the improvements. In addition, more residents and workforce could benefit from Coronavirus measures at other facilities.</p>
<p>Location Description</p>	<p>The City of Hendersonville Senior Citizens Center, 197 Imperial Drive, Hendersonville, TN 37075. In addition, other facilities may be considered for CDBG-CV funding based on need.</p>
<p>Planned Activities</p>	<p>The City plans to primarily utilize the CDBG-CV funds available in the upcoming year to replace the aging HVAC system and and install an air purification system to help reduce airborne pathogens in the facility and protect a vulnerable population, and supplement various final improvements with the rehab with both CDBG and CDBG-CV funds. CDBG-CV funds are being planned to equip the Senior Center with a new HVAC system, including an appropriate air purification system and increased ventilation to reduce COVID-19 exposures to Senior Citizens as an at risk group, following guidance from both the EPA and The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), who have stated "Transmission of SARS-CoV-2 through the air is sufficiently likely that airborne exposure to the virus should be controlled. Changes to building operations, including the operation of heating, ventilating, and air-conditioning systems, can reduce airborne exposures."</p>

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

All 2020-2021 funded CDBG projects will be located within the identified nine (9) LMI Census Tract Block Group areas. There are no area of significant minority concentration within the community.

Geographic Distribution

Target Area	Percentage of Funds
CT211.04 BG1	0
CT211.05 BG2	0
CT210.02 BG3	0
CT211.06 BG1	0
CT211.03 BG2	0
CT211.06 BG2	100
CT211.05 BG1	0
CT211.04 BG2	0
CT210.09 BG3	0
City-Wide	0

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

100% of the available funds will be going to needed major renovations to the Hendersonville Senior Citizen's Center site for Phase II improvements (including the parking lot reconstruction, with accessibility improvements) and Phase III CDBG-CV Coronavirus related improvements at the Senior Center for HVAC and air purification, and potentially other facilities in the city. The Senior Citizens Center Improvements will serve seniors who live throughout the city.

Discussion

The projects have been selected because they offer the largest impact for the limited CDBG funding available.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

No 2020-2021 CDBG funding will be utilized to create or maintain affordable housing units.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Hendersonville was projecting to create an existing homeowner rehab program partnership with a non-profit agency in Action Plan Year 3 and Action Plan Year 4, but due to reduced funding amounts and associated limited administrative capacity, is no longer pursuing this activity. The City will continue to look for ways to assist in affordable housing efforts and education.

AP-60 Public Housing – 91.220(h)

Introduction

No 2020-2021 CDBG funding will be utilized to address the needs of public housing tenants.

Actions planned during the next year to address the needs to public housing

The City of Hendersonville will continue to work closely with local and state housing agencies and service proviers to address the needs of subsidized housing tenants in the community.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

There is not a Public Housing Authority located within the City of Hendersonville.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

The City will continue to look for opportunities to create new high quality affordable housing units to meet the needs of the community.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Hendersonville will not be utilizing 2020-2021 CDBG funding to address Homeless. The City of Hendersonville intends to utilize funding to complete the site renovation of the Hendersonville Senior Citizen's Center.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will continue to coordinate and work with local advocates and public service agencies to assess and meet the needs of homeless persons within the community. The City of Hendersonville will continue to actively participate in the regional Continuum of Care.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to coordinate and work with local advocates and public service agencies to address the needs of homeless persons within the community in need of emergency shelter and transitional housing. The City of Hendersonville will continue to actively participate in the regional Continuum of Care.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Hendersonville is not a direct recipient of HUD ESG or HOPWA funds, although we are currently a recipient of State ESG funds. The City of Hendersonville will continue to support and work with local homeless advocates to address the needs of homeless persons. Examples would be keeping in communication with homeless advocates and service providers and assisting them in various ways, such as with professional assistance. The City of Hendersonville will continue to actively participate in the regional Continuum of Care.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities,

foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City will continue to coordinate and work with local advocates and public service agencies to address the needs of individuals and families in the community to avoid becoming homeless. The City of Hendersonville will continue to actively participate in the regional Continuum of Care.

Discussion

The City will continue to participate in the regional Continuum of Care to address the needs of homeless persons.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Hendersonville will continue to look for opportunities to remove barriers to affordable housing in the community. With rapidly rising local real estate market with no crest in sight, the need for additional affordable housing is most apparent.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

No barriers relating to public policy have been identified. We will continue to closely watch these issues and take action if they become a barrier.

Discussion:

The City of Hendersonville plans to undertake an update to the Analysis of Impediments to Fair Housing within the next 3-5 years to identify any new barriers that may exist.

AP-85 Other Actions – 91.220(k)

Introduction:

The planned activities listed within the 2020-2021 Hendersonville Annual Action Plan will add to the stabilization of Low to Moderate Income (LMI) Census Tract Block Groups and Senior Citizen's facilities.

Actions planned to address obstacles to meeting underserved needs

Both of the major initiatives outlined in the 2020-2021 CDBG project funding will utilize resources that would otherwise not be available to undertake these projects that impact underserved populations in Hendersonville.

Actions planned to foster and maintain affordable housing

Utilizing the limited CDBG funding available to stabilize large areas of LMI Census Tract Block Group Neighborhood that further the affordable housing base in the community.

Actions planned to reduce lead-based paint hazards

Most likely none of the proposed 2020-2021 projects would involve lead-based paint hazards, but if they did, testing and mitigation plans will be completed by certified individuals.

Actions planned to reduce the number of poverty-level families

The City will continue to communicate and work closely with all assisted housing, service providers, government officials and transportation officials to address the needs of all low to moderated Income residents with a focus to reduce the number of poverty-level families.

Actions planned to develop institutional structure

The City of Hendersonville will continue to coordinate with the operators of assisted housing and governmental health, mental health, service agencies to develop the institutional structure of the community. The City works with the regional Continuum of Care to break the cycle of chronic homelessness and target services and resources. The City government works closely with *Sumner* officials on efforts to address affordable housing. Coordination and communication with THDA occurs throughout the year. The City works closely with the local Chamber of Commerce on a common direction for economic development activities. Coordination with the transit providers and an understanding of existing and proposed bus route assist in affordable housing related decisions.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to communicate and work closely with all assisted housing, private housing and social service providers, to address the needs of citizens.

Discussion:

The City of Hendersonville is focused on utilizing limited CDBG funding to stabilize LMI neighborhoods.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

No CDBG Program Income is anticipated during 2020-2021.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

The city's Senior Center is located in an identified Low-to-Moderate Income Census Tract. In the current year, all funding is being designated to that project, and in the final year of the Action Plan, is also planned to be utilized in LMI designated tracts. The city has undertaken capital projects with CDBG funding, and has no program income.

Appendix - Alternate/Local Data Sources

1	Data Source Name 2015 American Community Survey
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. Federal Estimates
	What was the purpose for developing this data set? Updated Census Estimates
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Comprehensive Data Set

	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2015</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
2	<p>Data Source Name</p> <p>2009-2013 HUD CHASE DATA</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Census Bureau and HUD</p>
	<p>Provide a brief summary of the data set.</p> <p>HUD Prepared Data Set</p>
	<p>What was the purpose for developing this data set?</p> <p>HUD Information for Consolidated Planning</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Comprehensive Data.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2009-2013</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>