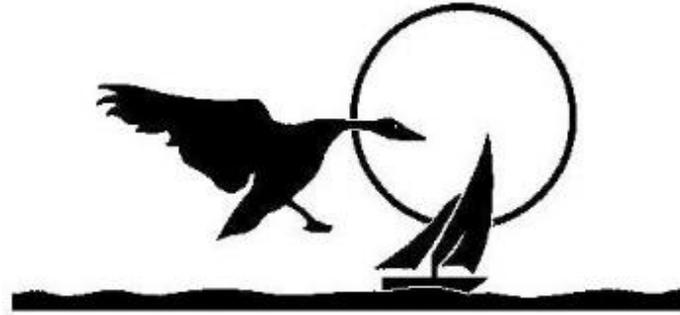


**Attachment**

**Cover Page**

**HENDERSONVILLE, TN**

**CAPER**



*Post 5<sup>th</sup> CDBG Program Year (July 1, 2023 - June 30, 2024)*

**The Consolidated Annual Performance and Evaluation Report (CAPER) includes Narrative Responses to CAPER questions that CDBG Grantees must respond to each year in order to be compliant with the HUD Consolidated Planning Regulations. This portion covers the questions in HUD's Integrated Disbursement and Information System (IDIS).**

*Created By: City of Hendersonville Planning Department Staff*

## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

**Accomplishments:** The Senior Center Renovation Project Phase I began in Fall 2018 with an advertisement for a RFQ for architectural firms to draw plans for the project. Gobbell-Hayes, a women owned business enterprise (WBE), was selected to do the plans. The project was advertised and bid out in late 2018, with Morris General Construction of Memphis, TN submitting the low bid of \$436,000. Morris General was confirmed to not be on the list of HUD debarments. The Senior Center project includes a new roof, new doors and an accessible entrance, new windows, exterior paint, lighting, a covered patio, and the addition of two canopies. Morris General did not fulfill the contract in a timely manner, partly due to not devoting enough resources to the project, and was terminated in Fall 2019. The Hendersonville Public Works department worked to finish out remaining items for the project using material purchases and no labor reimbursement, with completion in Fall 2020.

The remainder of the Phase II Senior Center project was bid in December of 2020, but exceeded budgeted funds in the Action Plan and Consolidated Plan, which required revision of both to reappropriate funds into that project line item. This was rebid in October 2021, with a low bid awarded to Steger Construction, who is also a minority owned business. The bid was \$611,932.75, constitutes a major expenditure of the CDBG funds available to the city over the last three years. The ability to have enough funds to bid Phase II was also assisted by the relaxation of the HUD Timeliness of Expenditures requirement due to COVID-19 allowances. Phase II began construction in Spring of 2022, and was closed out in early Spring of 2024.

The final phase of the Senior Center Rehabilitation Project, Phase III, had the main portion of the project bid in Fall 2023. This portion of the project is nearly complete, replacing the aging HVAC and ductwork and include an air purification system in order to reduce the transmission of COVID and other viral illnesses spread through airborne transmission. The remaining funds have been dedicated to replacement of the monument sign at the Senior Center, which is intended to be used to notify Seniors of events and provide public health information. A short section of sidewalk will be added connecting to the Senior Center that will encourage outdoor walking activities for Seniors and the public to reduce the potential exposure to COVID-19. CDBG-CV funding was made available as part of the CARES Act.

\$500,000 in HOME funds were designated by THDA for many cities throughout Tennessee over the last 5 years, including Hendersonville. However, after advertising and public outreach and an extension from THDA, there was very little interest from the public within the city, and

few applications were received. The City Codes department contracted with Raymond and Associates/GNRC to assist with processing applications that were received. GNRC has had great difficulty finding viable contractors to bid on the jobs.

**Breakdown of 2023/2024 grant funds with carryover:** The 2023-2024 HUD allocation to the City of Hendersonville was \$0. The current balance of CDBG funds is \$27,468.91, and the current balance of CDBG-CV funds remaining for Senior Center Phase III is \$190,326.61.

**Progress Assessment:** The City of Hendersonville successfully developed the necessary tools to administer CDBG funds and to begin implementing projects consistent with CDBG and other federal rules and regulations, including proper procurement policies and complying with environmental review and wage rate regulations. The Senior Citizen Center rehabilitation project Phase II, which comprised a substantial amount of current and previous year allocations, was started in late Spring 2022 and was completed in Spring 2024. Phase III, which includes a new HVAC and air purification system using CDBG-CV funds, had the main portion bid in Fall 2023 and is nearing completion. The final portion of Phase III is planned to be bid and completed by Spring 2025.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
CDBG Planning & Administration	Administration	CDBG: \$	Other	Other	1	0	0%	1	0	0.00%
Code Enforcement/Demolition	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	0	0	0%			

Existing Homeowner Rehab Program	Affordable Housing Existing Homeowner Rehabilitation	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	1	0	0%	1	0	0.00%
Hendersonville Senior Center Rehab Phase III	Non-Housing Community Development Coronavirus Protection and Mitigation	CDBG-CV: \$190,326.61	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6572	0	60%	0	0	60%
Hendersonville Sr. Citizen's Ctr Reconstruct Ph II	Non-Homeless Special Needs	CDBG: \$27,468.91	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6572	1000	100%	0	0	100%
Homelessness Prevention	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0	0%	0	0	0%

Public Facilities - Sign Replacement Program	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0%	0	0	0%
Public Facilities - Street, Sidewalk & Drainage	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	16850	0	0%	0	0	0%
Public Facilities - Street, Sidewalk & Drainage	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0%	16850	0	0%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City of Hendersonville dedicated a large amount of its funding toward the rehabilitation of the Senior Center, which is located in Census Tract 211.06 Block Group 2, a designated low to moderate income tract. This project helps meet the needs of all Senior Citizens in the city, many of whom have a fixed income and are low to moderate income earners themselves.

Administration of the grant is also a consideration. The current allocation of yearly funding limits admin costs to an amount that is not sustainable for a full-time position. However, city staff used available resources to oversee and sometimes manage the projects, as well as invoice for the approved amounts and seek reimbursement through IDIS. Staff also sought additional technical assistance and training in topics such as Environmental Review issues, but there has been very limited availability for these classes and training over the previous year. In the upcoming year, staff plans to re-evaluate projects and potentially revise the Consolidated Plan in order to make sure projects are selected that can be completed in a timely manner and fulfill community needs.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	<b>CDBG</b>
White	19,057
Black or African American	1,776
Asian	285
American Indian or American Native	44
Native Hawaiian or Other Pacific Islander	22
<b>Total</b>	<b>21,184</b>
Hispanic	877
Not Hispanic	20,307

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

The Senior Center project is located in an identified Low to Moderate income tract, but has generally been to the benefit of all citizens within the city.

The number of families above use the city's 2019 population of 58,113, the 2014-2018 ACS race and Hispanic origin statistics, and persons per household (2.65) for a total of 21,930.

According to the 2014-2018 ACS estimates, the City of Hendersonville's racial breakdown was the following (>2%):

White: 86.9%

Black/African American: 8.1%

Asian: 1.3%

American Indian/American Native: 0.2%

Native Hawaiian/Pacific Islander: 0.1%

Hispanic or Latino: 4.0%

Block groups had the following racial breakdown, according to the 2016 ACS:

CT210.02 BG 3: White-1,209, Black-75, American Indian-0, Asian-0

CT210.09 BG 3: White-2,250, Black-250, American Indian-65, Asian-22

CT211.03 BG 2: White-1,792, Black-112, American Indian-0, Asian-0

CT211.04 BG 1: White-1,081, Black-108, American Indian-0, Asian-50

CT211.04 BG 2: White-830, Black-117, American Indian-0, Asian-0

CT211.05 BG 1: White-1,338, Black-200, American Indian-0, Asian-103

CT211.05 BG 2: White-2,237, Black-0, American Indian-0, Asian-19

CT211.06 BG 1: White-2,177, Black-480, American Indian-0, Asian-39

CT211.06 BG 2: White-1,121, Black-176, American Indian-0, Asian-106

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	0	\$224,987.18
CDBG-CV	public - federal	0	\$227,056.39

Table 3 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-Wide	0	0	Any Location within the Jurisdiction
CT210.02 BG3	0	0	
CT210.09 BG3	0	0	
CT211.03 BG2	0	0	
CT211.04 BG1	0	0	
CT211.04 BG2	0	0	
CT211.05 BG1	0	0	
CT211.05 BG2	0	0	
CT211.06 BG1	0	0	
CT211.06 BG2	100	0	Senior Center Rehabilitation Phases II and III

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The City is no longer a participating jurisdiction in CDBG, and no additional grant funds are being made available. Existing CDBG funds were drawn down for the remainder of the Phase II of the Senior Center Rehabilitation Project. CDBG-CV funds were utilized on the Phase III Senior Center Rehabilitation Project.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The city contributed labor costs toward the Senior Center project Phase I. The Senior Center project is on city-owned property and the facility is open to the general public.

**CR-20 - Affordable Housing 91.520(b)**

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 5 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	1	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>1</b>	<b>0</b>

**Table 6 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The Fifth Year Action Plan for the City of Hendersonville focused funding on the Senior Center Phases II and III rehabilitation, which is located in an identified LMI tract.

The CDBG funds will be used to achieve the Suitable Living Environment Objective which includes improving the safety and livability of neighborhoods. As stated in a previous section, public

infrastructure improvements within low to moderate income areas are leveraging private residential investment from area property owners.

In March 2013, the Planning Department identified affordable housing and community development needs, analyzing barriers to affordable housing, and to advise on the development of Hendersonville’s Analysis of Impediments to Fair Housing. During the second program year key barriers were identified and the AI was completed and submitted to HUD. Recommendations in the AI are being implemented and evaluated during the last program year.

The City set aside \$7,500 in funding for Sumner County Habitat for Humanity for a homeowner rehab/ADA accessibility project. However, the project was begun by Habitat prior to having an assessment for environmental review, as well as front end LMI documentation and notice to begin by the City. The funding remains at this time for another project that meets HUD and CDBG guidelines if the agency wishes to proceed and provide the needed documentation.

**Discuss how these outcomes will impact future annual action plans.**

The City will evaluate the need for homeless housing as needed and as each Consolidated Plan is considered.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

The city focused its limited CDBG funds on projects in the Suitable Living Environment Objective, focusing on facilities in low to moderate income areas.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

While the City of Hendersonville does not currently experience a severe challenge related to homeless persons and families, it 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 Community Health Partners of Williamson County (CHPWC). 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 Continuum of Care Homeless Assistance Programs for Homeless Populations and Subpopulations as well as the Housing Inventory Chart are included in the Consolidated Plan.

According to the Central Tennessee C of C's Point-in Time Count held February 2022, there were 303 total homeless households for the 20-county included in the C of C.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Planning Department in Hendersonville was contacted by the Tennessee Housing Development Agency notifying them of the State's small cities program. The Tennessee Housing Development Agency administers the federally-funded Emergency Solutions Grant (ESG) Program to increase the number and quality of emergency shelters and transitional housing facilities for homeless individuals and families; to operate these facilities; to provide essential social services; to provide street outreach services; to provide rapid rehousing assistance; and to provide Homeless Management Information Systems. Because these funds are part of the State ESG entitlement and not a direct entitlement from HUD to Hendersonville, reporting was part of the State's required ESG performance reports. These funds are allowing the City of Hendersonville to subcontract with a local non-profit agency for homeless prevention and repaid re-housing services. 2016-2017 was the last program year the City received ESG funds.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The Emergency Shelter Grant funds previously received from the State allow the City to assist groups of persons who otherwise would be candidates for homelessness.

**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**

Participation in the Central Tennessee Continuum of Care (C of C) puts city representatives in contact with agencies that can assist homeless individuals. Staff has directed individuals to C of C partners when there have been citizens seeking assistance due to lack of housing, seeking drug rehabilitation, etc..

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City of Hendersonville does not currently have a public housing agency or City subsidized housing units. The Tennessee Housing and Development Agency may directly provide housing assistance to residents within the City of Hendersonville.

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

Due to the lack of public housing, the city has no direct involvement with public housing residents. Public housing residents have been directed to THDA and provided any information needed for homeownership programs.

### **Actions taken to provide assistance to troubled PHAs**

The City has no public housing authorities.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The City is not aware of any municipal-specific policies that serve as a barrier to affordable housing. Land use controls and zoning are generally not unique to the local jurisdiction. Multi-family and dense residential development have been previously approved in Hendersonville and Sumner County that may provide more opportunity for more affordable housing choices. Higher land and residential values are market-driven, and any affect by public policy would be negligible. Local development options and housing choices available in the nearby surrounding area help increase affordable housing availability, and assists in reducing the pressure driven by increasing land value in the Nashville MSA.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Participated in the Homeless No More Regional Continuum of Care to be a resource to expand housing opportunities for low income persons and families.

Participated in the Metropolitan Planning Organization to improve regional transportation and transit opportunities.

Projects from this previous Consolidated Plan included public notice and outreach efforts to obtain needs and provide information on current project goals.

The City continues working toward implementing action items in the community input based Hendersonville Horizons that that set specific Goals and Objectives for the city. As a part of this process, goals were evaluated to expand transit options for regional employment and housing choice.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

City of Hendersonville continued to work with the applicants for \$500,000 in HOME funds to assist low to moderate income persons and families make needed improvements to their homes.

**AI IMPEDIMENT #2 - Need for Affordable Housing Opportunities** *(expand affordable housing opportunities for low to moderate income households aiding in the diversity of neighborhoods, schools, and overall housing choice)*

**AI IMPEDIMENT #5 -Coordination efforts need to be explored with regional partners and private sector organizations** *(partner with public and private sector organizations to aid in disseminating information and awareness of fair housing initiatives to create affordable and maintain affordable*

*housing opportunities through transportation, housing programs/initiatives, and diversity)*

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Remained in contact with the Homeless No More Regional Continuum of Care to expand housing opportunities for low income persons and families.

**AI IMPEDIMENT #1 - Lack of public awareness of Fair Housing Laws and reporting procedures for discrimination complaints** *(provide opportunities for fair housing awareness and education to its citizens, landlords, property managers, and its staff)*

**AI IMPEDIMENT #2 - Need for Affordable Housing Opportunities** *(expand affordable housing opportunities for low to moderate income households aiding in the diversity of neighborhoods, schools, and overall housing choice)*

**AI IMPEDIMENT #5 -Coordination efforts need to be explored with regional partners and private sector organizations** *(partner with public and private sector organizations to aid in disseminating information and awareness of fair housing initiatives to create affordable and maintain affordable housing opportunities through transportation, housing programs/initiatives, and diversity)*

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City continued to consider action items in Hendersonville Horizons that that set specific Goals and Objectives for the Community. As a part of this process, goals were evaluated to expand transit options for regional employment and housing choice.

**AI IMPEDIMENT #2 - Need for Affordable Housing Opportunities** *(expand affordable housing opportunities for low to moderate income households aiding in the diversity of neighborhoods, schools, and overall housing choice)*

**AI IMPEDIMENT #3 - Lack of transit options for regional employment and housing opportunities** *(Regional efforts to improve transportation in the city and surrounding cities will increase options for not only employment but also increase housing choice for its current and future citizens)*

**AI IMPEDIMENT #5 -Coordination efforts need to be explored with regional partners and private sector organizations** *(partner with public and private sector organizations to aid in disseminating information and awareness of fair housing initiatives to create affordable and maintain affordable housing opportunities through transportation, housing programs/initiatives, and diversity)*

**Actions taken to enhance coordination between public and private housing and social service**

agencies. 91.220(k); 91.320(j)

**FISCAL YEAR 2023 - 2024– CITY OF HENDERSONSONVILLE DONATION LIST UTILIZING GENERAL FUNDS TO ASSIST NON-PROFIT AGENCIES TO FURTHER FAIR HOUSING AND EQUAL OPPORTUNITY RELATED EFFORTS** (The following are actions taken during the last year through funding, other than CDBG, and partnerships to promote implementation of the AI):

**HENDERSONVILLE SAMARITAN ASSOCIATION**

(FY 2023-2024 - \$12,500)

Assists families in need to get through a crisis that is unusual to their lifestyle, and then to assist them in becoming self-sufficient.

Hosts back-to-school program that provides supplies to children and a care package program that provides 2 days of food to kids over the weekend. Assist individuals and families with personal finance and budgeting. Assists with transition from homelessness needs. City has previously been pass thru to the organization for ESG Program.

**AI IMPEDIMENT #1 - Lack of public awareness of Fair Housing Laws and reporting procedures for discrimination complaints** (*provide opportunities for fair housing awareness and education to its citizens, landlords, property managers, and its staff*)

**AI IMPEDIMENT #2 - Need for Affordable Housing Opportunities** (*expand affordable housing opportunities for low to moderate income households aiding in the diversity of neighborhoods, schools, and overall housing choice*)

**AI IMPEDIMENT #5 -Coordination efforts need to be explored with regional partners and private sector organizations** (*partner with public and private sector organizations to aid in disseminating information and awareness of fair housing initiatives to create affordable and maintain affordable housing opportunities through transportation, housing programs/initiatives, and diversity*)

**MID CUMBERLAND HUMAN RESOURCE**

(FY 2023-2024 - \$5,300)

Provides transportation services for public with care to Seniors and persons with special needs.

**AI IMPEDIMENT #3 - Lack of transit options for regional employment and housing opportunities** (*Regional efforts to improve transportation in the city and surrounding cities will increase options for not only employment but also increase housing choice for its current and future citizens*)

**AI IMPEDIMENT #5 -Coordination efforts need to be explored with regional partners and private sector organizations** *(partner with public and private sector organizations to aid in disseminating information and awareness of fair housing initiatives to create affordable and maintain affordable housing opportunities through transportation, housing programs/initiatives, and diversity)*

## **COMMUNITY LIFE BRIDGE**

(FY 2023-2024 - \$15,000)

This program assists senior adults with unmet needs and improve their quality of life by providing supportive services that promote their self-sufficiency. Works with Senior Ride Sumner to provide transportation services for Seniors and persons with special needs.

**AI IMPEDIMENT #3 - Lack of transit options for regional employment and housing opportunities** *(Regional efforts to improve transportation in the city and surrounding cities will increase options for not only employment but also increase housing choice for its current and future citizens)*

**AI IMPEDIMENT #5 -Coordination efforts need to be explored with regional partners and private sector organizations** *(partner with public and private sector organizations to aid in disseminating information and awareness of fair housing initiatives to create affordable and maintain affordable housing opportunities through transportation, housing programs/initiatives, and diversity)*

## **Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City of Hendersonville has already commenced affirmatively promoting fair housing choice, taking the following actions:

1. Continuing to work with the TN Fair Housing Council (TFHC) to provide outreach and education in the Hendersonville community. TFHC is a private, non-profit advocacy organization whose mission is to eliminate housing discrimination throughout Tennessee. They give presentations to both landlords and residents regarding fair housing issues and will investigate complaints;

## **CDBG ADMINISTRATION**

Efforts to implement the second year of the Consolidated Plan for the community that included outreach efforts to obtain needs and provide information on current project goals.

**AI IMPEDIMENT #1 - Lack of public awareness of Fair Housing Laws and reporting procedures for discrimination complaints** *(provide opportunities for fair housing awareness and education to its citizens, landlords, property managers, and its staff)*

**AI IMPEDIMENT #3 - Lack of transit options for regional employment and housing opportunities**

*(Regional efforts to improve transportation in the city and surrounding cities will increase options for not only employment but also increase housing choice for its current and future citizens)*

Participated in the Metropolitan Planning Organization to improve regional transportation and transit opportunities.

**AI IMPEDIMENT #3 - Lack of transit options for regional employment and housing opportunities**

*(Regional efforts to improve transportation in the city and surrounding cities will increase options for not only employment but also increase housing choice for its current and future citizens)*

**AI IMPEDIMENT #5 -Coordination efforts need to be explored with regional partners and private**

**sector organizations** *(partner with public and private sector organizations to aid in disseminating information and awareness of fair housing initiatives to create affordable and maintain affordable housing opportunities through transportation, housing programs/initiatives, and diversity)*

## **CR-40 - Monitoring 91.220 and 91.230**

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

The City of Hendersonville's Planning Department is the Lead Agency for the preparation of the Consolidated Plan and associated Action Plans. The Planning Department has extensive experience in advertising and conducting public meetings on a variety of community planning issues such as land use and transportation, greenways and bike/ped trails, and zoning overlays. They will continue to use their strategies for public notice and outreach, which include advertising in The Hendersonville Standard and on the City's website and City cable access channel.

Staff works to ensure Housing and Urban Development as well as Community Development Block Grant goals are met. The City encourages minority and women owned business enterprises to apply for all CDBG related contracts. All CDBG related contracts must adhere to prevailing wage standards, as well as equal opportunity employment requirements. Contractors must submit documentation that affirms that these requirements are met.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

### **Citizen Participation**

Participation activities are designed to provide for and encourage the participation of all citizens, with an emphasis placed on residents with moderate, low, or extremely low household incomes, who are most likely to be affected by the expenditure of housing and community development funds. Participation is encouraged at all stages of the planning, development and evaluation of housing and community development programs by all those who may be affected, or wish to be involved in the process. Efforts will be made to assure that minorities, non-English speaking persons, as well as persons with mobility, visual or hearing impairments, or other disabilities have adequate assistance required to fully participate in the process. Anyone needing technical assistance or special assistance or interpretation service, may make special arrangements by contacting the Planning Department at (615) 264-5316.

## **Access to Information**

Citizens are given multiple opportunities to assess and comment on all aspects of the Consolidated Plan. This may be done at any point through community meetings, public hearings, phone calls, emails or other written comments to the Planning Department. Citizens, public agencies and other interested parties, including those households most affected, will have the opportunity to receive information, review and submit comments on the proposed Consolidated Plan, including estimates of the amount designed to benefit low and moderate income residents. Information regarding the Consolidated Plan and the CDBG program in the City of Hendersonville are maintained on the City of Hendersonville's website <https://www.hvilletn.org/departments/planning/community-development-block-grant-cdbg>. The Consolidated Plan, performance reports, and amendments are available on the Planning Department's website and made available to citizens free of charge. These documents may be obtained by calling (615) 264-5316. Program records will be available to interested parties for at least a period of five years. Records may be reviewed by appointment during regular business hours.

## **Public Meetings**

A minimum of two public hearings are held each year regarding the Consolidated Plan/Action Plan submission. Every effort will be made to hold these meetings at approximately the same time and location as outlined in the Plan, and the meetings are widely publicized each year. Notification of the public hearings is published as outlined per HUD guidance and following the Citizen Participation Plan. All public hearings will be held at City Hall located at 101 Maple Drive North, Hendersonville, TN 37075. City Hall is accessible to persons with disabilities, and the public notices published in the Hendersonville Standard provided information to assist persons with disabilities.

## **The Consolidated Plan and Annual Action Plan**

The Consolidated Plan and/or Annual Action Plan public hearing will be held for the purpose of receiving comments on the proposed plan during the 30 day public comment period. The proposed Consolidated Plan will include information regarding the amount of federal, state and local assistance that is expected to be received by the City of Hendersonville, information regarding the range of activities to be undertaken, including the amount that will benefit low and moderate income persons and the plans to minimize residential displacement and to assist any persons who may be displaced due to housing and community development activities. The Consolidated Plan and/or Annual Action Plans are due to HUD 45 days before the program year begins.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The city submitted an amended 5 Year Consolidated Plan and amended 2020-2021 to reflect the CARES Act appropriation for additional project funding for the Senior Citizens Center Phases II and III. Due to limited funding allocations, the city is not typically able to have a substantial amount of project funds for any major project in one calendar year. However, with the temporary removal of the timeliness of expenditures by HUD, the City of Hendersonville was able to have enough funding without penalty for the increased costs for the Hendersonville Senior Citizens Center Phase II project rebid as a result of the December 2020 initial bid, which far exceeded the expected cost. This was very helpful for our jurisdiction, as the HUD timeliness of expenditure requirement has traditionally made it difficult to accrue enough funding to plan a substantial project or set aside a responsible amount of funds for contingency costs. The extension of the CDBG-CV fund expenditures has also been crucial due to the timeframe required for project development, the bid process, and project timeframes for the Senior Center Phase III project.

The city continue efforts to reach out to local Section 3 Business Registrants and inform them of open bids and available bid documents in order to attempt to receive a bid from a local contractor.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

**Table 8 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	1				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				
Other.	0				

**Table 9 – Qualitative Efforts - Number of Activities by Program**

## **Narrative**

The city does not have the administrative capacity/staffing/funding to proactively provide a program to address many of the above items. With bid documents since at least 2018 and possibly prior, the city has included Section 3 documentation and made assistance available to those businesses/companies who qualify. For the 2-3 bidders on the few projects we have undertaken, Section 3 documentation was blank or not included in the bids.

# PR-26 2023

	Office of Community Planning and Development	DATE: 08-20-24
	U.S. Department of Housing and Urban Development	TIME: 14:38
	Integrated Disbursement and Information System	PAGE: 1
	PR26 - CDBG Financial Summary Report	
	Program Year 2023 HENDERSONVILLE, TN	

**PART I: SUMMARY OF CDBG RESOURCES**

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	0.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	0.00

**PART II: SUMMARY OF CDBG EXPENDITURES**

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	224,987.18
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	224,987.18
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	224,987.18
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	(224,987.18)

**PART III: LOWMOD BENEFIT THIS REPORTING PERIOD**

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	224,987.18
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	224,987.18
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

**LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS**

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

**PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS**

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	0.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	0.00
32 ENTITLEMENT GRANT	0.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	0.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	0.00%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	0.00
42 ENTITLEMENT GRANT	0.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	0.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	0.00%



**LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17**

No data returned for this view. This might be because the applied filter excludes all data.

**LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18**

No data returned for this view. This might be because the applied filter excludes all data.

**LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19**

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	3	47	6790798	(2018) Senior Center Ren Phase II	03A	LMC	\$193,267.00
2018	3	47	6863818	(2018) Senior Center Ren Phase II	03A	LMC	\$31,720.18
<b>Total</b>							<b>\$224,987.18</b>
							<b>\$224,987.18</b>

**LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27**

No data returned for this view. This might be because the applied filter excludes all data.

**LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37**

No data returned for this view. This might be because the applied filter excludes all data.



**PART I: SUMMARY OF CDBG-CV RESOURCES**

01 CDBG-CV GRANT	417,383.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL CDBG-CV FUNDS AWARDED	417,383.00

**PART II: SUMMARY OF CDBG-CV EXPENDITURES**

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	227,056.39
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	227,056.39
09 UNEXPENDED BALANCE (LINE 04 - LINE8 )	190,326.61

**PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT**

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	0.00
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	0.00
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	227,056.39
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	0.00%

**PART IV: PUBLIC SERVICE (PS) CALCULATIONS**

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	0.00
17 CDBG-CV GRANT	417,383.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	0.00%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
20 CDBG-CV GRANT	417,383.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	0.00%

# TN-503 CofC PIT Count 2023



## HUD 2023 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations

*Important Notes About This Data: This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) as part of their CoC Program application process, per the Notice of Funding Availability (NOFA) for the Fiscal Year 2023 Continuum of Care Program Competition. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide <https://www.hudexchange.info/hdx/guides/pit-hic/>). HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the homeless counts may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.*

### TN-503 Central Tennessee CoC

**Point-in Time Date:** 2/27/2023

#### Summary by household type reported:

	Sheltered			Total
	Emergency Shelter	Transitional Housing*	Unsheltered	
Households without children <sup>1</sup>	60	30	57	147
Households with at least one adult and one child <sup>2</sup>	12	13	0	25
Households with only children <sup>3</sup>	0	0	0	0
<b>Total Homeless Households</b>	<b>72</b>	<b>43</b>	<b>57</b>	<b>172</b>

#### Summary of persons in each household type:

<b>Persons in households without children<sup>1</sup></b>	<b>60</b>	<b>33</b>	<b>62</b>	<b>155</b>
Persons Age 18 to 24	7	0	0	7
Persons Age 25 to 34	12	12	12	36
Persons Age 35 to 44	19	7	11	37
Persons Age 45 to 54	10	6	12	28
Persons Age 55 to 64	10	6	20	36
Persons Over Age 64	2	2	7	11
<b>Persons in households with at least one adult and one child<sup>2</sup></b>	<b>40</b>	<b>40</b>	<b>0</b>	<b>80</b>
Children Under Age 18	27	26	0	53
Persons Age 18 to 24	1	1	0	2
Persons Age 25 to 34	9	7	0	16
Persons Age 35 to 44	3	5	0	8
Persons Age 45 to 54	0	1	0	1
Persons Age 55 to 64	0	0	0	0
Persons Over Age 64	0	0	0	0
<b>Persons in households with only children<sup>3</sup></b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Homeless Persons</b>	<b>100</b>	<b>73</b>	<b>62</b>	<b>235</b>

\* Safe Haven programs are included in the Transitional Housing category.

Monday, November 20, 2023

<sup>1</sup>This category includes single adults, adult couples with no children, and groups of adults.

<sup>2</sup>This category includes households with one adult and at least one child under age 18.

<sup>3</sup>This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.

# CAPER notice and PH Sign in sheet