CLARKSVILLE CITY COUNCIL
EXECUTIVE SESSION
APRIL 28, 2014, 4:30 P.M.

COUNCIL CHAMBERS
106 PUBLIC SQUARE
CLARKSVILLE, TENNESSEE

AGENDA

1) PRESENTATION BY PREDATORS ORGANIZATION

2) ASSESSOR OF PROPERTY: RE-APPRAISAL

3) PLANNING COMMISSION

ZONING PUBLIC HEARING

1. **ORDINANCE 70-2013-14** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Legends Bank/Cindy Nix, Matthew J. Ellis-Agent, for zone change on property at Riverside Drive & Dean Drive from M-1 Light Industrial District to C-2 General Commercial District *(RPC: Approval/Approval)*

2. **ORDINANCE 71-2013-14** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of the Regional Planning Commission for zone change on portions of Cunningham Place Subdivision from R-4 Multiple Family Residential District to R-2A Single Family Residential District and R-2D Single Family Residential District *(RPC: Approval)*

4) CONSENT AGENDA

All items in this portion of the agenda are considered to be routine and non-controversial by the Council and may be approved by one motion; however, a member of the Council may request that an item be removed for separate consideration under the appropriate committee report:

1. **ORDINANCE 58-2013-14** (Second Reading) Amending the FY14 Capital Projects Budget for Fort Defiance Interpretive Center signage

2. **ORDINANCE 59-2013-14** (Second Reading) Amending the FY14 Capital Projects budget to close the Excursion Boat project and create the Red River Trail Phase II project

3. **ORDINANCE 60-2013-14** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of CBP Properties c/o Christian Black for zone change on property at Crossland Avenue & Perkins Avenue from R-3 Three Family Residential District to R-6 Single Family Residential District

4. **ORDINANCE 61-2013-14** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Linda Titington, Jane Ondocin-Agent, for zone change on property at Rossview Road & Dunbar Cave Road, from R-1 Single Family Residential District to OP Office-Professional District

5. **ORDINANCE 62-2013-14** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of David S. Hong, Mike Baggett and Anthony Vaughn-Agents, for zone change on property at Highway 41-A South & Old Excell Road from R-1 Single Family Residential District to C-5 Highway & Arterial Commercial District

6. **ORDINANCE 63-2013-14** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of the Regional Planning Commission for zone change on portions of Dale Terrace Subdivision from R-4 Multiple Family Residential District to R-2 Single Family Residential District

7. **ORDINANCE 64-2013-14** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of the Regional Planning Commission for zone change on portions of Glenstone Subdivision from R-4 Multiple Family Residential District to R-1 Single Family Residential District

8. **ORDINANCE 65-2013-14** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of the Regional Planning Commission for zone change on portions of Heritage Estates from R-4 Multiple Family Residential District to R-1 Single Family Residential District

9. **ORDINANCE 66-2013-14** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of portions of Creekside Subdivision from R-4 Multiple Family Residential District to R-2 Single Family Residential District

10. Approval of Minutes: April 3rd

11. Approval of Board Appointments:

    Senior Citizens Board: Laura Ruizdesparza (fill unexpired term of Elizabeth Evans-resigned) – May 2014 through April 2015; Patricia Blair (replace Godfrey Powell-term expired) and Annette Shrader (replace Deborah Elms-term expired) – May 2014 through April 2016

5) COMMUNITY DEVELOPMENT COMMITTEE
David Allen, Chair

6) FINANCE COMMITTEE
Joel Wallace, Chair

1. **ORDINANCE 67-2013-14** (First Reading) Accepting a Federal Grant passed through the Tennessee Department of Environment & Conservation for the Clarksville Greenway through Heritage Park to the Pedestrian Bridge *(Finance Committee: Approval)*

2. **ORDINANCE 69-2013-14** (First Reading) Amending the Official Code relative to Parks & Recreation special revenue accounts *(Finance Committee: Approval)*

3. **RESOLUTION 35-2013-14** Authorizing a grant application and approving the FY15 Action Plan and Budget for the Community Development Block Grant and HOME Programs *(Finance Committee: Approval)*

7) GAS & WATER COMMITTEE
Marc Harris

8) PARKS, RECREATION, GENERAL SERVICES
Wallace Redd, Chair

9) PUBLIC SAFETY COMMITTEE
(Building & Codes, Fire, Police)
Geno Grubbs, Chair

1. **ORDINANCE 68-2013-14** (First Reading) Amending the Official Code relative to fireworks *(Public Safety: Approval)*

2. **ORDINANCE 72-2013-14** (First Reading) Amending the Official Code relative to issuance of permits for beer manufacturers

3. **RESOLUTION 36-2013-14** Authorizing a Memorandum of Understanding between the Clarksville Police Department and the United States Secret Service

10)STREET COMMITTEE
James Lewis, Chair

11)TRANSPORTATION COMMITTEE
Marc Harris, Chair

12) NEW BUSINESS

1. **RESOLUTION 37-2013-14** Authorizing and approving Addendum #3 to the Lease with Cumberland Tavern, LLC, for construction, installation, operation, maintenance, and professional management of a restaurant at Liberty Park *(Mayor McMillan)*

13) MAYOR AND STAFF REPORTS

14) ADJOURNMENT

15) PUBLIC COMMENTS

ORDINANCE 70-2013-14

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF LEGENDS BANK/CINDY NIX, MATTHEW J. ELLIS-AGENT, FOR ZONE CHANGE ON PROPERTY AT RIVERSIDE DRIVE & DEAN DRIVE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned M-1 Light Industrial District, as C-2 General Commercial District.

PUBLIC HEARING:
FIRST READING:
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Beginning at an iron pin in the western margin of Riverside Drive, said point of beginning being located north 29 degrees 08 minutes 36 seconds west 56.39 feet from a point with the intersection of the centerlines of Riverside Dr. and Dean Rd, said point of beginning also being the southeast corner of the City of Clarksville property; runs thence with the western margin of Riverside Dr. on a slight curve to the left having a radius of 1472.63 feet, a delta of 06 degrees 08 minutes 46 seconds, a tangent of 79.06 feet, a chord bearing south 14 degrees 16 minutes 45 seconds west, an arc distance of 157.97 feet, a chord distance of 157.89 feet to an iron pin, the northeast corner of the Ben Kimbrough et al property; runs thence leaving said right of way north 78 degrees 47 minutes 48 seconds west 201.19 feet to an iron pin located at the top of the bank of the Cumberland River; thence north 33 degrees 24 minutes 55 seconds east 61.12 feet to an iron pin, thence north 38 degrees 46 minutes o6 seconds east 51.70 feet to an iron pin; thence north 45 degrees 52 minutes 17 seconds east 58.67 feet to an iron pin; thence north 78 degrees 47 minutes 40 seconds east 44.97 feet to an iron pin, thence north 74 degrees 45 minutes 12 seconds east 35.54 feet to an iron pin; thence south 54 degrees 14 minutes 23 seconds east 62.52 feet to the point of beginning, containing 0.67 +/- acres further identified as Tax Map 079, Parcel 008.00.

ORDINANCE 71-2013-14

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF THE REGIONAL PLANNING COMMISSION FOR ZONE CHANGE ON PORTIONS OF CUNNINGHAM PLACE SUBDIVISION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-4 Multiple Family Residential District to R-2A Single Family Residential District and R-2D Single Family Residential District.

PUBLIC HEARING:
FIRST READING:
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Properties located south of Cunningham Lane, north of Cherry Tree Drive and west of Ft. Campbell Boulevard, properties also located and adjacent to Cunningham Place (properties located in Cunningham Place Subdivision), 6.50+/- acres, properties further identified as Montgomery County Tax Map and Parcel(s):

Tax Map 043 H-C, Parcels 021.00-028.00, 032.00-035.00, 037.00-043.00, 046.00-054.00, 056.00-060.00

Also properties located south of Cunningham Lane, north of Cherry Tree Drive and west of Ft. Campbell Boulevard, properties also located and adjacent to Cunningham Place (properties located in Cunningham Place Subdivision), 1.76+/- acres, properties further identified as Montgomery County Tax Map and Parcel(s):

Tax Map 043 H-C, Parcels 029.00-031.00, 036.00, 044.00, 045.00 and 055.00

CITY ZONING ACTIONS

The following case(s) will be considered for action at the formal session of the Clarksville City Council on May 1, 2014. The public hearing will be held on: May 1, 2014.

CITY ORD. #: 70-2013-14 RPC CASE NUMBER: Z-15-2014
Applicant: LEGENDS BANK ATTN: CINDY NIX
Agent: Matthew J Ellis
Location: fronting on the west ROW of S. Riverside Dr. directly west of the Riverside Dr. & Dean Dr. intersection.
Ward #: 7
Request: M-1 Light Industrial District
to
C-2 General Commercial District

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL

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CITY ORD. #: 71-2013-14 RPC CASE NUMBER: Z-16-2014
Applicant: REGIONAL PLANNING COMMISSION (CUNNINGHAM PLACE)
Agent:
Location: south of Cunningham Lane, north of Cherry Tree Drive and west of Ft. Campbell Boulevard, properties also located and adjacent to Cunningham Place (Cunningham Place Subdivision)
Ward #: 3/2
Request: R-4 Multiple-Family Residential District
to
R-2A Single-Family Residential District / R-2D Two-Family Residential District

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL

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CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION
STAFF REVIEW - ZONING

RPC MEETING DATE: 4/23/2014 **CASE NUMBER:** Z - 15 -2014

NAME OF APPLICANT: Legends Bank Attn: Cindy Nix

AGENT: Matthew J Ellis

GENERAL INFORMATION

PRESENT ZONING: M-1

PROPOSED ZONING: C-2

EXTENSION OF ZONE CLASSIFICATION: YES TO THE EAST

APPLICANT'S STATEMENT FOR PROPOSED USE: To conform with the common use as commercial property of surrounding and adjacent properties in the area. Most properties in the area on Riverside are used for commercial purposes.

PROPERTY LOCATION: fronting on the west ROW of S. Riverside Dr. directly west of the Riverside Dr. & Dean Dr. intersection.

ACREAGE TO BE REZONED: 0.67

DESCRIPTION OF PROPERTY AND SURROUNDING USES: Existing commercial business. North-Vacant R-1, West-Cumberland River, East-Developed C-2 Commercial, South-M-1 w/ Commercial Business

GROWTH PLAN AREA: CITY **TAX PLAT:** 079 **PARCEL(S):** 8.00

CIVIL DISTRICT: 12th

CITY COUNCIL WARD: 7 **COUNTY COMMISSION DISTRICT:** 5

PREVIOUS ZONING HISTORY:
(to include zoning, acreage and action by legislative body)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ JACK FRAZIER
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☐ DEPT. OF ELECTRICITY (CDE)
- ☐ ATT
- ☒ FIRE DEPARMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☐ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL
- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT:

1. Comments Received From Department And They Had No Concerns.

2.

1a. COST TO ENGINEER/UTILITY DISTRICT:

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Comments Received From Department And They Had No Concerns.

3.

2a. COST TO STREET/HIGHWAY DEPT.:

3. DRAINAGE COMMENTS:

Comments Received From Department And They Had No Concerns.

4.

3a. DRAINAGE COST:

4. CDE/CEMC:

5.

4a. COST TO CDE/CEMC:

5. CHARTER COMM./BELL SOUTH:

6.

5a. COST TO CHARTER AND/OR BELLSOUTH:

6. FIRE DEPT/EMERGENCY MGT.:

7. Comments Received From Department And They Had No Concerns.

6a. COST FIRE DEPT/EMERGENCY MGT.:

7. POLICE DEPT/SHERIFF'S OFFICE:

8. Comments Received From Department And They Had No Concerns.

7a. COST TO POLICE DEPT./SHERIFF'S DEPT:

8. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments Received From Department And They Had No Concerns.

9.

8a. COST TO CITY/COUNTY BLDG. & CODES:

9. SCHOOL SYSTEM:

ELEMENTARY: NORMAN SMITH

MIDDLE SCHOOL: MONTGOMERY

HIGH SCHOOL: MONTGOMERY

10.

9a. COST TO SCHOOL SYSTEM:

10. FT. CAMPBELL:

10a. COST TO FT. CAMPBELL:

11. OTHER COMMENTS:

11.

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Minimal

INFRASTRUCTURE:

WATER SOURCE: CITY **PIPE SIZE:**

SEWER SOURCE: CITY

ACCESSIBILITY: RIVERSIDE DR.

DRAINAGE: WEST

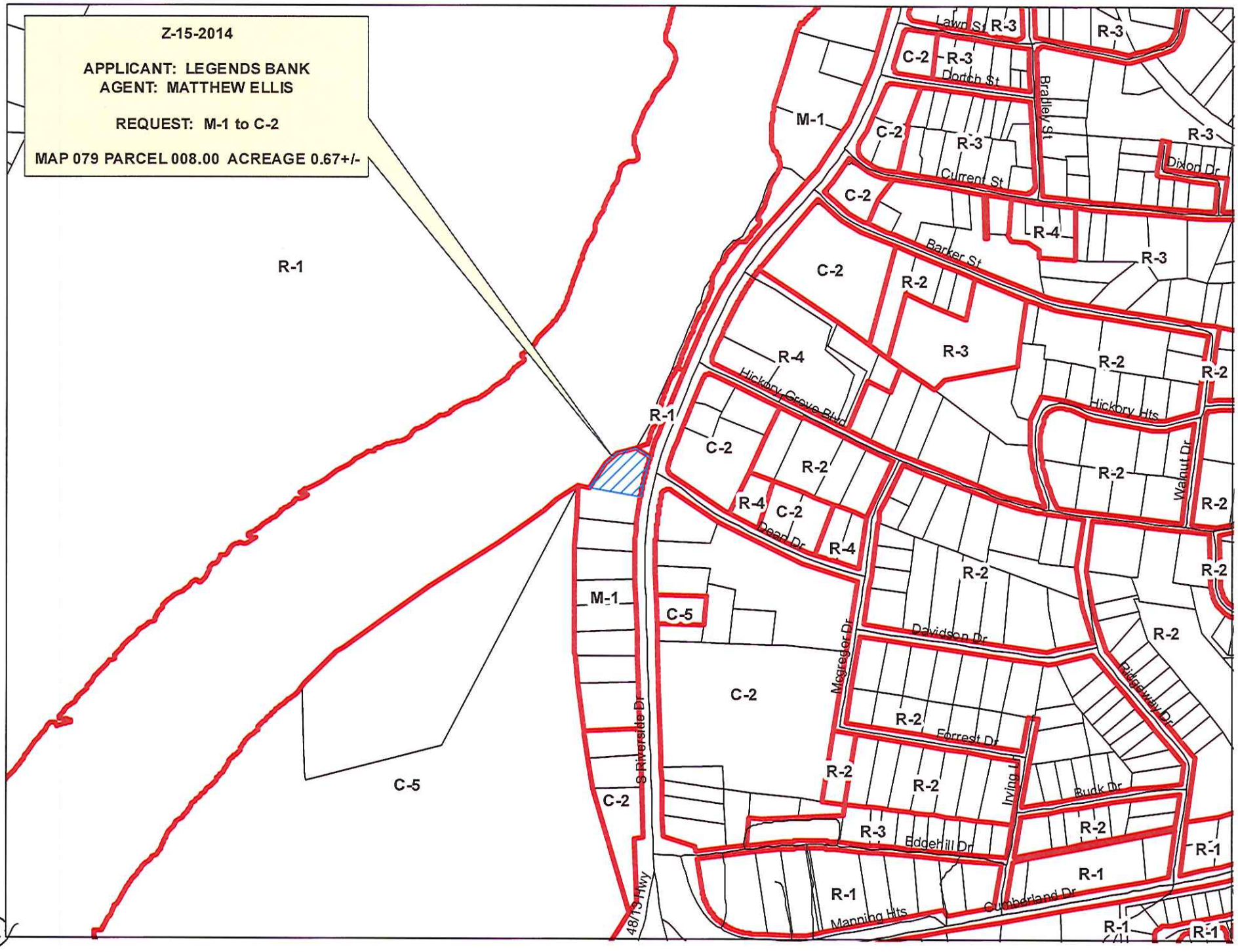
DEVELOPMENT ESTIMATES:	APPLICANT'S ESTIMATES	HISTORICAL ESTIMATES
LOTS/UNITS:		
ROAD MILES:		
POPULATION:		
ELEMENTARY SCHOOL STUDENTS:		
MIDDLE SCHOOL STUDENTS:		
HIGH SCHOOL STUDENTS:		

APPLICABLE COMPREHENSIVE PLAN ELEMENTS:

South Clarksville Planning Area - South Clarksville is dominated by residential development but is ringed by commercial and light industrial uses. It is near the core of the city and has a well developed transportation network for destinations within its boundaries and other areas of the city. Sufficient infrastructure to support high density development.

STAFF RECOMMENDATION: **APPROVAL**

1. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan.
2. Adequate infrastructure serves the site.
3. The current M-2 zoning is out of character with the established commercial uses. C-2 zoning is the prominent commercial zoning in the area.
4.
5.


Z-15-2014
APPLICANT: LEGENDS BANK
AGENT: MATTHEW ELLIS
REQUEST: M-1 to C-2
MAP 079 PARCEL 008.00 ACREAGE 0.67+/-
R-1
C-5
M-1
C-2
R-3
R-4
R-2
Lawn St
Dortch St
Bradley St
Current St
Dixon Dr
Barker St
Hickory Grove Blvd
Hickory Hts
Walnut Dr
Dead Dr
Davidson Dr
Mcgregor Dr
Ridgeway Dr
Forrest Dr
Irving Dr
Buck Dr
Eddehill Dr
Manning Hts
Cumberland Dr
S Riverside Dr
48/13 Hwy

5

CASE NUMBER: Z 15 2014 **MEETING DATE** 4/23/2014

APPLICANT: Legends Bank Attn: Cindy Nix

PRESENT ZONING M-1 **PROPOSED ZONING** C-2

TAX PLAT # 079 **PARCEL** 8.00

GEN. LOCATION fronting on the west ROW of S. Riverside Dr. directly west of the Riverside Dr. & Dean Dr. intersection.

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PUBLIC COMMENTS

None received as of 10:00 a.m. on 4/23/2014 (jhb).

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION
STAFF REVIEW - ZONING

RPC MEETING DATE: 4/23/2014 **CASE NUMBER:** Z - 16 - 2014

NAME OF APPLICANT: Regional Planning Commission (Cunningham Place)

AGENT:

GENERAL INFORMATION

PRESENT ZONING: R-4

PROPOSED ZONING: R-2A R-2D

EXTENSION OF ZONE CLASSIFICATION: NO

APPLICANT'S STATEMENT FOR PROPOSED USE: Bring non-conforming zoning into compliance (due to new R-4 regulations).

PROPERTY LOCATION: south of Cunningham Lane, north of Cherry Tree Drive and west of Ft. Campbell Boulevard, properties also located and adjacent to Cunningham Place (Cunningham Place Subdivision)

ACREAGE TO BE REZONED: 6.50+/- R-2A / 1.76+/- R-2D

DESCRIPTION OF PROPERTY AND SURROUNDING USES: North- SF & MF Residential. South, East, West-Single family residential

GROWTH PLAN AREA: CITY **TAX PLAT:** See Attached **PARCEL(S):** See Attached

CIVIL DISTRICT: 3rd

CITY COUNCIL WARD: 3/2 **COUNTY COMMISSION DISTRICT:** 16

PREVIOUS ZONING HISTORY: Z-12-1972
(to include zoning, acreage and action by legislative body)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ JACK FRAZIER
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☐ DEPT. OF ELECTRICITY (CDE)
- ☐ ATT
- ☒ FIRE DEPARMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☐ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL
- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT:

1. Comments Received From Department And They Had No Concerns.

2.

1a. COST TO ENGINEER/UTILITY DISTRICT:

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Comments Received From Department And They Had No Concerns.

3.

2a. COST TO STREET/HIGHWAY DEPT.:

3. DRAINAGE COMMENTS:

Comments Received From Department And They Had No Concerns.

4.

3a. DRAINAGE COST:

5.

4. CDE/CEMC:

4a. COST TO CDE/CEMC:

6.

5. CHARTER COMM./BELL SOUTH:

5a. COST TO CHARTER AND/OR BELLSOUTH:

7.

6. FIRE DEPT/EMERGENCY MGT.:

Comments Received From Department And They Had No Concerns.

6a. COST FIRE DEPT/EMERGENCY MGT.:

8.

7. POLICE DEPT/SHERIFF'S OFFICE:

Comments Received From Department And They Had No Concerns.

7a. COST TO POLICE DEPT./SHERIFF'S DEPT:

8. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments Received From Department And They Had No Concerns.

9.

8a. COST TO CITY/COUNTY BLDG. & CODES:

9. SCHOOL SYSTEM:

ELEMENTARY: MINGLEWOOD

MIDDLE SCHOOL: NEW PROVIDENCE

HIGH SCHOOL: NORTHWEST

0.

9a. COST TO SCHOOL SYSTEM:

10. FT. CAMPBELL:

10a. COST TO FT. CAMPBELL:

11. OTHER COMMENTS:

11.

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Minimal

INFRASTRUCTURE:

WATER SOURCE: CITY **PIPE SIZE:**

SEWER SOURCE: CITY

ACCESSIBILITY: CUNNINGHAM PLACE

DRAINAGE: VARIES

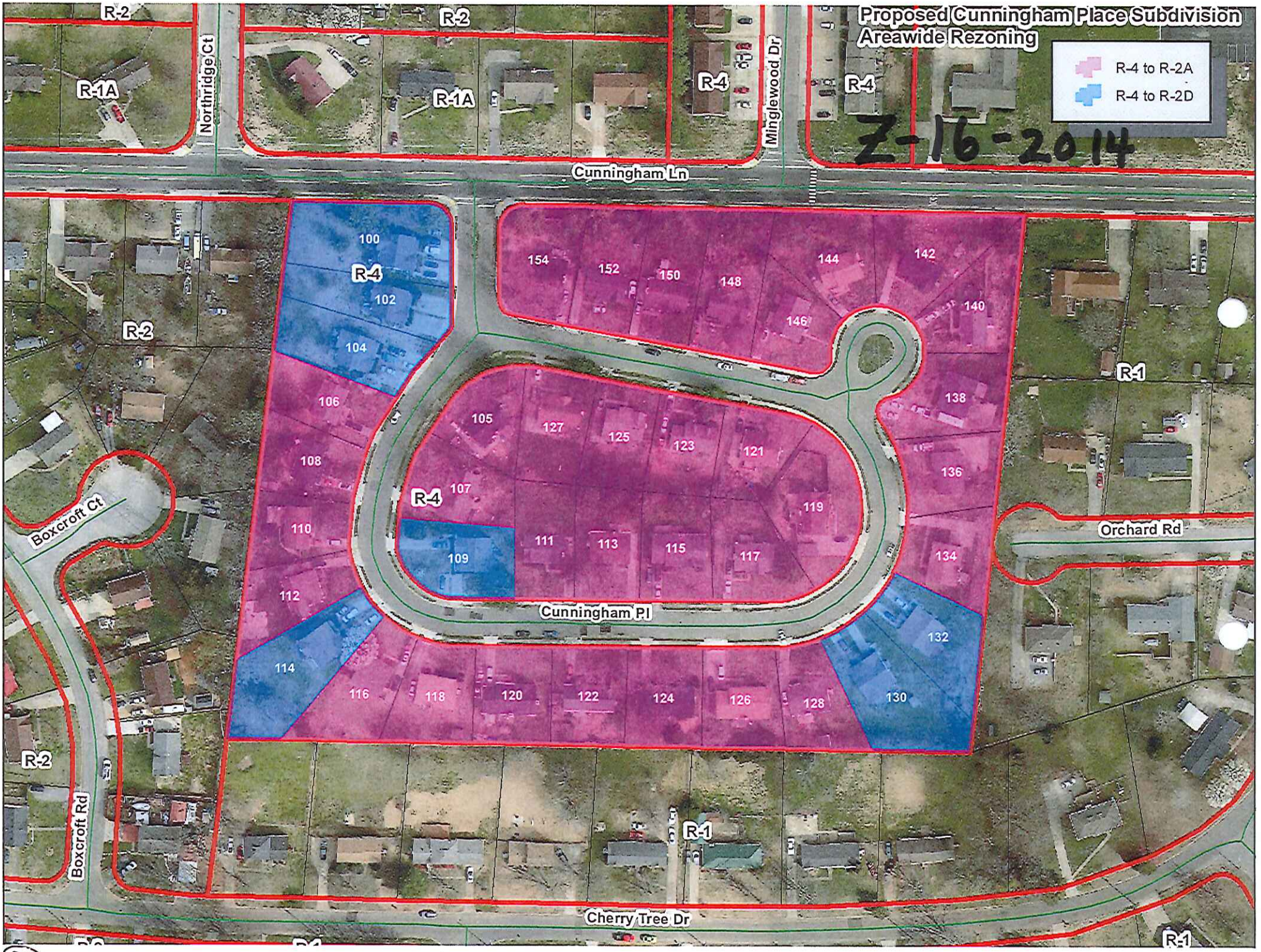
DEVELOPMENT ESTIMATES:	APPLICANT'S ESTIMATES	HISTORICAL ESTIMATES
LOTS/UNITS:		
ROAD MILES:		
POPULATION:		
ELEMENTARY SCHOOL STUDENTS:		
MIDDLE SCHOOL STUDENTS:		
HIGH SCHOOL STUDENTS:		

APPLICABLE COMPREHENSIVE PLAN ELEMENTS:

Lafayette Road Planning Area - There is considerable room for expansion here with SR 374 (Purple Heart Highway) as a target for residential growth

STAFF RECOMMENDATION: **APPROVAL**

1. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan.
2. Adequate infrastructure serves the site.
3. No adverse environmental issues were identified relative to this request.
4. Proposed area wide rezoning protects property investments for both the short-term and long-term by verifying that conforming uses fall under the correct zoning classification.
5.


Proposed Cunningham Place Subdivision
Areawide Rezoning
R-4 to R-2A
R-4 to R-2D
Z-16-2014
Cunningham Ln
Cunningham Pl
Northridge Ct
Minglewood Dr
Boxcroft Ct
Boxcroft Rd
Orchard Rd
Cherry Tree Dr
R-1A
R-2
R-4
R-1
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CASE NUMBER: Z 16 2014 **MEETING DATE** 4/23/2014

APPLICANT: Regional Planning Commission (Cunningham Place)

PRESENT ZONING R-4 **PROPOSED ZONING** R-2A

TAX PLAT # See Attached **PARCEL** See Attached

GEN. LOCATION south of Cunningham Lane, north of Cherry Tree Drive and west of Ft. Campbell Boulevard, properties also located and adjacent to Cunningham Place (Cunningham

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PUBLIC COMMENTS

Carl Jaeger (Phone Call) - 104 Cunningham Place- Opposed to change from R-4 to R-2D.

ORDINANCE 58-2013-14

AN ORDINANCE AMENDING THE 2013-14 CAPITAL PROJECT FUND BUDGET (ORDINANCE 91-2012-13) AUTHORIZING THE CITY OF CLARKSVILLE TO INCREASE THE FORT DEFIANCE INTERPRETIVE CENTER CAPITAL PROJECT BY $6,500 AND TO ACCEPT PRIVATE CONTRIBUTIONS TO ALLOW FOR THE PURCHASE OF SIGNAGE

WHEREAS, the City of Clarksville has a need for signage at the Fort Defiance Interpretive Center, and;

WHEREAS, the estimated cost of the signage is $13,000, and;

WHEREAS, the Fort Defiance Interpretive Center Capital Project has a budget of only $6,500, and;

WHEREAS, the CW150 Commission has agreed to donate $5,000; the Friends of Ft. Defiance have agreed to donate $1,000; and Charles Morelan has agreed to donate $500 to complete the funding necessary to allow for the purchase and installation of appropriate signage.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the following Capital Project be increased within the Capital Projects Fund:

40450003	4450	65101	Ft. Defiance Interpretive Center	Increase:	$ 6,500

BE IT FURTHER ORDAINED:

That the following Capital Project Revenue be added:

4041000	36400	Contributions & Private Donations	Increase:	$ 6,500

FIRST READING: April 3, 2014
SECOND READING:
EFFECTIVE DATE:

ORDINANCE 59-2013-14

AN ORDINANCE AMENDING THE 2013-14 BUDGET OF THE CAPITAL PROJECTS FUND (ORDINANCE 91-2012-13) AUTHORIZING THE CITY OF CLARKSVILLE TO CLOSE THE EXCURSION BOAT CAPITAL PROJECT AND CREATE A CAPITAL PROJECT TO ALLOW FOR THE PURCHASE OF PROPERTY TO BEGIN PHASE II OF THE RED RIVER TRAIL

WHEREAS, the City of Clarksville no longer intends to pursue the Excursion Boat Capital Project approved within the FY13-14 Capital Projects Budget, and;

WHEREAS, the $325,000 originally appropriated for the Excursion Boat Project can be transferred to the Red River Trail Phase II project, and;

WHEREAS, City Council established the Clarksville Greenway Program through other similar projects and have set aside funding through the Automated Traffic Signal Enforcement Section 9-232(f)(1)(b), and;

WHEREAS, Greenways are corridors of protected open space managed for recreation and conservation purposes and often they follow natural water or land features and link parks, cultural and historical areas with populated areas such as neighborhoods, downtowns, schools and commercial districts, and;

WHEREAS, Greenway and trails increase the natural beauty of communities, and in addition have proven to bolster adjacent property values as well as provide economic impact to those communities, and;

WHEREAS, Greenways are used for for walking, jogging, bicycling and can be a source for alternative transportation for commuters, all lending to a healthier citizen base; and

WHEREAS, the acquisition of property along the Red River beginning at the New Providence Bridge is the next step to connecting the Clarksville Greenway to McGrgeor Riverwalk and ultimately to downtown Clarksville.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the following capital project be created within the Capital Projects Fund:

4045004	4710	14504	Red River Trail Phase II	Increase: $325,000

BE IT FURTHER ORDAINED;

That the following Capital Project be removed:

40450003	xxxx	14502	Excursion Boat Project	Decrease: $325,000

FIRST READING: April 3, 2014
SECOND READING:
EFFECTIVE DATE:

ORDINANCE 60-2013-14

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF CBP PROPERTIES C/O CHRISTIAN BLACK FOR ZONE CHANGE ON PROPERTY AT CROSSLAND AVENUE & PERKINS AVENUE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-3 Three Family Residential District, as R-6 Single Family Residential District.

PUBLIC HEARING: April 3, 2013
FIRST READING: April 3, 2013
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being 230+/- feet southeast of the centerline of the Crossland Ave. and High St. intersection, said point being located in the south ROW of Crossland Ave. and the northeast corner of the Christian Black property, thence in a southerly direction 245 +/- feet with eastern boundary of the Black property to a point, said point being located in the northern boundary of the Annis L. Anderson property, thence in an easterly direction 42 +/- feet, to a point said point being the northeast corner of the Anderson property, thence in a southerly direction 86 +/- feet to a point, said point being the northwest corner of the Danny W. Mathis property, thence in an easterly direction 120 +/- feet with the northern boundary of the Mathis property to a point, said point being located in the western ROW of Perkins Ave. also being the northeast corner of the Mathis property and the southeast corner of the subject tract, thence in a northerly direction 324 +/- feet with the western ROW of Perkins Ave. to a point said point being in the southern ROW of Crossland Ave., and the northeast corner of the subject tract, thence in a westerly direction 146 +/- feet with the south ROW of Crossland Ave. to the point of beginning, said tract containing 1.09 +/- acres (Tax Map 66-N-B, Parcel(s) 2.01, 3.00 & 20.00)

ORDINANCE 61-2013-14

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF LINDA TITINGTON, JANE ONDOCIN-AGENT, FOR ZONE CHANGE ON PROPERTY AT ROSSVIEW ROAD & DUNBARA CAVE ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-1 Single Family Residential District, as OP Office-Professional District.

PUBLIC HEARING: April 3, 2014
FIRST READING: April 3, 2014
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Beginning at an iron pin at the intersection of the south line of Rossview Rd. and the west line of Dunbar Cave Rd. and runs thence with Dunbar Cave Rd. south 2 degrees 18 minutes 15 seconds east 165.4 feet to an iron pin, George R. Norman corner, thence with Norman south 88 degrees 1 minute west 233.47 feet to a point; thence north 11 degrees 28 minutes 30 seconds east 75 feet; thence north 88 degrees 1 minute east 100 feet; thence north 11 degrees 28 minutes 30 seconds east 123.28 feet to an iron pin in the south margin of Rossview Rd.; thence with Rossview Rd. south 74 degrees 21 minutes 42 seconds east 90.65 feet to the point of beginning. containing 0.67 +/- feet (Tax Map 057, Parcel 041.05)

ORDINANCE 62-2013-14

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF DAVID S. HONG, MIKE BAGGETT AND ANTHONY VAUGHN-AGENTS, FOR ZONE CHANGE ON PROPERTY AT HIGHWAY 41-A SOUTH & OLD EXCELL ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-1 Single Family Residential District, as C-5 Highway & Arterial Commercial District.

PUBLIC HEARING: April 3, 2014
FIRST READING: April 3, 2014
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Beginning at a point said point being 170 +/- feet southwest of the centerline of the 41-A south and Old Excell Rd. intersection, said point being in the west ROW of Old Excell Rd. thence in a southerly direction with the west ROW of Old Excell Rd. to a point, said point being the northeast corner of the Sango Utility District property, thence in a westerly direction with the northern boundary of the Sango Utility District property 114 +/- feet to a point said point being in the southern boundary of the subject tract, thence in a northerly direction with the existing zone line 137 +/- feet to a point, thence in an easterly direction with the existing zone line 104 +/- feet to the point of beginning. Said area containing 0.35 +/- acres further identified as (Tax map 081, Parcel 125.00 p/o)

ORDINANCE 63-2013-14

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF THE REGIONAL PLANNING COMMISSION FOR ZONE CHANGE ON PORTIONS OF DALE TERRACE SUBDIVISION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-4 Multiple Family Residential District, as R-2 Single Family Residential District.

PUBLIC HEARING: April 3, 2014
FIRST READING: April 3, 2014
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Properties located east and west of Carter Road near the intersections of McMurry Road and Saxon Drive (properties located in Dale Terrace Subdivision), 13.89 +/- acres, properties further identified as Montgomery County Tax Map and Parcel(s):

Tax Map 042 H-E, Parcels 004.00 - 013.00
Tax Map 042 H-F, Parcels 001.00 – 009.00
Tax Map 042 H-G, Parcels 002.00 – 022.00

ORDINANCE 64-2013-14

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF THE REGIONAL PLANNING COMMISSION FOR ZONE CHANGE ON PORTIONS OF GLENSTONE SUBDIVISION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-4 Multiple Family Residential District, as R-1 Single Family Residential District.

PUBLIC HEARING: April 3, 2014
FIRST READING: April 3, 2014
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Properties located east and west of Glenstone Springs Drive at the terminus of Glenstone Springs Drive (properties located in Glenstone Subdivision), 2.97 +/- acres, properties further identified as Montgomery County Tax Map and Parcel(s):

Tax Map 81 P-A, parcels 012.00 – 014.00
Tax Map 81 P-B, parcels 010.00 – 012.00

ORDINANCE 65-2013-14

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF THE REGIONAL PLANNING COMMISSION FOR ZONE CHANGE ON PORTIONS OF HERITAGE ESTATES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-4 Multiple Family Residential District, as R-1 Single Family Residential District.

PUBLIC HEARING: April 3, 2014
FIRST READING: April 3, 2014
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Properties located north and south of Andrew Jackson Drive near the Viola Court intersection, properties also located east and west of Viola Court and properties located at the terminus of Blair Drive (properties located in Heritage Estates Subdivision), 26.83 +/- acres, properties further identified as Montgomery County Tax Map and Parcel(s):

Tax Map 056 I-C, Parcels 017.00 - 022.00
Tax Map 056 I-D, Parcels 001.00 - 023.00

ORDINANCE 66-2013-14

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF THE REGIONAL PLANNING COMMISSION FOR ZONE CHANGE ON PORTIONS OF CREEKSIDE SUBDIVISION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-4 Multiple Family Residential District, as R-1 Single Family Residential District.

PUBLIC HEARING: April 3, 2014
FIRST READING: April 3, 2014
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Properties located south of Tobacco Road, southeast of the Lady Marion Drive and Tobacco Road intersection and properties located north and south of Creekside Drive (properties located in Creekside Estates Subdivision), 16.22 +/- acres, properties further identified as Montgomery County Tax Map and Parcel(s):

Tax Map 19 P-F, Parcels 003.00 – 054.00 and 056.00 -071.00.

CITY COUNCIL
CLARKSVILLE, TENNESSEE
REGULAR SESSION
APRIL 3, 2014

MINUTES

CALL TO ORDER

The regular session of the Clarksville City Council was called to order by Mayor Kim McMillan on Thursday, April 3, 2014, at 7:03 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Councilman David Allen; the Pledge of Allegiance was led by Councilwoman Valerie Guzman.

ATTENDANCE

PRESENT: Kip McNeill (1; arrived 7:36 p..m.), Deanna McLaughlin (2), James Lewis, Mayor Pro Tem (3), Wallace Redd (4), Valerie Guzman (5), Marc Harris (6), Geno Grubbs (7), David Allen (8), Joel Wallace (9), Bill Summers (10), Kaye Jones (11), Jeff Burkhart (12)

SPECIAL RECOGNITIONS

Mayor McMillan presented a Certificate of Recognition to Derek van der Merwe, Director of Athletics, Austin Peay State University, for his dedication to the university's athletic program. Mr. van der Merwe presented the Mayor and Councilmembers with a t-shirt displaying the program's new logo.

PUBLIC HEARING

Councilman Grubbs made a motion to conduct a public hearing to receive comments regarding requests for zone change and the proposed public improvements program. The motion was seconded by Councilman Redd. A voice vote was taken; the motion passed without objection.

ORDINANCE 60-2013-14 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of CBP Properties c/o Christian Black for zone change on property at Crossland Avenue & Perkins Avenue from R-3 Three Family Residential District to R-6 Single Family Residential District

Christian Black, agent for the applicant, said the proposed development would allow nine single family lots with off-street parking and a turn-around at the end of Perkins Avenue. No one expressed opposition.

ORDINANCE 61-2013-14 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Linda Titington, Jane Ondocin-Agent, for zone change on property at Rossview Road & Dunbar Cave Road, from R-1 Single Family Residential District to OP Office-Professional District

There were no comments in support of or in opposition to this request.

ORDINANCE 62-2013-14 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of David S. Hong, Mike Baggett and Anthony Vaughn-Agents, for zone change on property at Highway 41-A South & Old Excell Road from R-1 Single Family Residential District to C-5 Highway & Arterial Commercial District

There were no comments in support of or in opposition to this request.

ORDINANCE 63-2013-14 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of the Regional Planning Commission for zone change on portions of Dale Terrace Subdivision from R-4 Multiple Family Residential District to R-2 Single Family Residential District

There were no comments in support of or in opposition to this request.

ORDINANCE 64-2013-14 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of the Regional Planning Commission for zone change on portions of Glenstone Subdivision from R-4 Multiple Family Residential District to R-1 Single Family Residential District

There were no comments in support of or in opposition to this request.

ORDINANCE 65-2013-14 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of the Regional Planning Commission for zone change on portions of Heritage Estates from R-4 Multiple Family Residential District to R-1 Single Family Residential District

There were no comments in support of or in opposition to this request.

ORDINANCE 66-2013-14 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of portions of Creekside Subdivision from R-4 Multiple Family Residential District to R-2 Single Family Residential District

There were no comments in support of or in opposition to this request.

RESOLUTION 34-2013-14 Adopting the 2015-2019 Public Improvements Program

There were no comments.

Councilman Grubbs made a motion to revert to regular session. The motion was seconded by Councilman Redd. A voice vote was taken; the motion passed without objection.

ZONING

The recommendation of the Regional Planning Staff and Commission were for approval of **ORDINANCE 60-2013-14**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Redd. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Lewis, Redd, Wallace

NAY: Jones, McLaughlin, Summers

NOTE: Councilman McNeill was not present for this vote.

The motion to adopt this ordinance on first reading passed.

The recommendation of the Regional Planning Staff and Commission were for approval of **ORDINANCE 61-2013-14**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Redd. The following vote was recorded:

AYE: Allen, Grubbs, Guzman, Harris, Jones, Lewis, Redd, Summers

NAY: Burkhart, McLaughlin, Wallace

NOTE: Councilman McNeill was not present for this vote.

The motion to adopt this ordinance on first reading passed.

The recommendation of the Regional Planning Staff and Commission were for approval of **ORDINANCE 62-2013-14**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Redd. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, Redd, Summers, Wallace

NOTE: Councilman McNeill was not present for this vote.

The motion to adopt this ordinance on first reading passed.

The recommendation of the Regional Planning Staff and Commission were for approval of **ORDINANCE 63-2013-14**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Redd. Councilwoman McLaughlin made a motion to consider **ORDINANCE 63-2013-14**, **ORDINANCE 64-2013-14**, **ORDINANCE 65-2013-14**, and **ORDINANCE 66-2013-14** in one vote. The motion was seconded by Councilman Redd. A voice vote was taken; the motion passed without objection. Councilman Grubbs' motion and Councilman

Redd's second were amended to include all four ordinances. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, Redd, Summers, Wallace

NOTE: Councilman McNeill was not present for this vote.

The motion to adopt the ordinances approving area-wide zone changes requested by the Regional Planning Commission passed on first reading.

PUBLIC IMPROVEMENTS PROGRAM

Councilman Grubbs made a motion to adopt **RESOLUTION 34-2013-14**. The motion was seconded by Councilman Redd. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, Redd, Summers, Wallace

NOTE: Councilman McNeill was not present for this vote.

CONSENT AGENDA

All items in this portion of the agenda are considered to be routine and non-controversial by the Council and may be approved by one motion; however, a member of the Council may request that an item be removed for separate consideration under the appropriate committee report:

1. **ORDINANCE 53-2013-14** (Second Reading) Amending the FY14 General Fund Operating Budget for repairs to the World War I Doughboy Memorial

2. **ORDINANCE 54-2013-14** (Second Reading) Amending the FY14 Operating Budget to transfer funds from Salaries and Benefits to the Two Rivers Company

3. **ORDINANCE 55-2013-14** (Second Reading) Amending the FY14 Operating Budget for water damage repairs at the Senior Citizens Center

4. **ORDINANCE 57-2013-14** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of the Regional Planning Commission for zone change on portions of Sage Meadow Subdivision from R-4 Single Family Residential District to R-1 Single Family Residential District and R-2 Single Family Residential District

5. Approval of Minutes: Special Session March 6, Regular Session March 6th

6. Approval of Board Appointments:

   Arts & Heritage Development Council: Leah Foote – April 2014 through March 2017

   Audit Committee: Wilbur Berry – April 2014 through December 2014

Beer Board: Monte Mitchell – April 2014 through March 2016

Board of Equalization: Doug Jackson and Mark Kelly - May 2014 through April 2016

Museum Board: Valerie Guzman – January 2014 through December 2014

Councilman Lewis made a motion to adopt the Consent Agenda as presented. The motion was seconded by Councilman Harris. Councilman Burkhart abstained from voting on **ORDINANCE 53-2013-14**. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, Redd, Summers, Wallace

The motion to adopt the Consent Agenda passed.

COMMUNITY DEVELOPMENT COMMITTEE
David Allen, Chair

Councilman Allen said THDA was celebrating their 40th anniversary by participating in a home donation for a returning Veteran. The home was located on Sharpie Drive in Ward 9.

FINANCE COMMITTEE
Joel Wallace, Chair

ORDINANCE 58-2013-14 (First Reading) Amending the FY14 Capital Projects Budget for Fort Defiance Interpretive Center signage

The recommendation of the Finance Committee was for approval of this ordinance. Councilman Wallace made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Lewis. Councilman Wallace expressed appreciation to the CW150 Commission, Friends of Fort Defiance, and Charles Morelan for their donations which match budgeted funds for this project. Councilman Redd said the Parks & Recreation Committee also supported this amendment. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, Redd, Summers, Wallace

NOTE: Councilman McNeill was not present for this vote.

The motion to adopt this ordinance on first reading passed.

ORDINANCE 59-2013-14 (First Reading) Amending the FY14 Capital Projects budget to close the excursion boat dock project and create the Red River Trail Phase II project

The recommendation of the Finance Committee was for approval of this ordinance. Councilman Wallace made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Grubbs. Councilwoman Jones said her previous attempt to transfer these funds to park repairs during the FY14 budget process was not political and made a motion to table this ordinance

and transfer the funds to park repairs. The motion was seconded by Councilman Summers. It was the opinion of the city attorney that the motion involved two separate actions. Councilwoman Jones then made a motion to amend this ordinance to transfer $325,000 from the excursion boat dock project to park repairs. The motion was seconded by Councilman Summers. In response to Councilman Allen's question, Mayor McMillan said appraisals were being prepared for land necessary for the second phase of the Red River Trail.

NOTE: Councilman McNeill arrived at 7:36 p.m.

Councilman Summers said he supported transfer of funds to park repairs because no time-line had been established and no cost estimates had been prepared for the Red River Trail Phase II project. Councilman Lewis called for the question. The motion was seconded by Councilman Redd. The following vote was recorded:

AYE: Burkhart, Grubbs, Guzman, Harris, Lewis, Redd, Wallace

NAY: Allen, Jones, McLaughlin, McNeill, Summers

The motion to cease discussion failed due to lack of 2/3 majority. In response to Councilman Burkhart's question, Mayor McMillan said the excursion boat dock project would be addressed in the future. Councilman Burkhart objected to borrowing funds for park repairs. Councilwoman Jones called for the question. The motion was seconded by Councilman Lewis. A voice vote was taken; the motion to cease discussion on the amendment passed. The following vote on the amendment was recorded:

AYE: Allen, Jones, McLaughlin, McNeill, Summers

NAY: Burkhart, Grubbs, Guzman, Harris, Lewis, Redd, Wallace

Councilwoman Jones' amendment failed. The following vote on the original motion was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Lewis, McLaughlin, McNeill, Redd, Wallace

NAY: Jones, Summers

The motion to adopt this ordinance on first reading passed.

RESOLUTION 33-2013-14 Authorizing issuance of General Obligation Refunding and Improvement Bonds not to exceed $11,000,000

The recommendation of the Finance Committee was for approval of this resolution. Councilman Wallace made a motion to adopt this resolution. The motion was seconded by Councilman Harris.

In response to Councilman Summers' question regarding a new fire station at Exit 1, Mayor McMillan said a land donation is still being considered. Councilman Summers was concerned that the project had not progressed. Councilman Burkhart said a new station at Exit 8 should have priority.

Councilman Harris objected to Mayor McMillan's request to go out of session to hear comments from the Director of Finance and the bond attorney. Following discussion, Councilman Redd made a motion to go out of session to hear comments from the Director of Finance and the bond attorney. The motion was seconded. A voice vote was taken; the motion passed. Finance Director Laurie Matta said some projects in the FY14 capital budget were already underway and some had actually been completed. Councilman Redd made a motion to revert to regular session. The motion was seconded. A voice vote was taken; the motion passed.

Councilman Lewis called for the question. The motion was seconded by Councilman Harris. The following vote was displayed:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, McMillan, McNeill, Redd, Summers, Wallace

The motion to cease discussion unanimously passed.

The following vote on the original motion was displayed:

AYE: Harris, Grubbs, Guzman, Lewis, McLaughlin, McNeill, Redd, Wallace

NAY: Allen, Burkhart, Jones, Summers

The motion to adopt this resolution passed.

GAS & WATER COMMITTEE
Jeff Burkhart, Chair

Councilman Burkhart said the Gas & Water Department was making efforts to provide more customer-friendly services.

Councilman Summers asked for CDE to give a department update at the next executive session. Mayor McMillan said she would respond to any questions sent to her.

PARKS, RECREATION, GENERAL SERVICES
Wallace Redd, Chair

Councilman Redd referred the Council to the Parks & Recreation website for information on current events.

PUBLIC SAFETY COMMITTEE
(Building & Codes, Fire, Police)
Geno Grubbs, Chair

Councilman Grubbs shared the following department statistics for the month of March: Building & Codes Enforcement Division – 310 cases; Building & Codes Construction Division – 1,788 inspections; Building & Codes Abatement Program – 21 work orders including 11 graffiti cases; Fire & Rescue – 923 emergency responses; Police Department – 12,337 calls.

Councilman Grubbs said the Clarksville Police Department had recently been awarded a Green Certification.

STREET COMMITTEE
James Lewis, Chair

Councilman Lewis said the Street Department completed 150 work orders during the month of March.

TRANSPORTATION COMMITTEE
Marc Harris, Chair

Councilman Harris said during the month of March, Clarksville Transit System transported 57,373 passengers and Clarksville-Nashville Express transported 4,982 passengers.

Councilman Harris said the City Garage completed 397 work orders during March with unleaded fuel at a cost of $3.29 per gallon and diesel fuel at $3.22 per gallon. He mentioned the Garage had recently been awarded a Green Certification.

NEW BUSINESS

RESOLUTION 32-2013-14 Approving the Tennessee Department of Transportation proposal for improvements to SR 237 (Rossview Road) serving Hankook Tire

Mayor McMillan made a motion to adopt this resolution. The motion was seconded by Councilwoman McLaughlin. The following vote was recorded:

AYE: Allen, Burkhart, Grubbs, Guzman, Harris, Jones, Lewis, McLaughlin, McMillan, McNeill, Redd, Summers, Wallace

The motion to adopt this resolution unanimously passed.

MAYOR AND STAFF REPORTS

Although this issue was not listed on the agenda, Councilwoman Jones made a motion hold the next executive session on the normal meeting date of April 24th instead of April 28th [this meeting had been rescheduled because Public Square would be closed to vehicular traffic for activities associated with the annual Rivers & Spires festival]. Councilwoman Jones said the normal meeting date would all council members more time to review the agenda prior to regular session. The motion was not seconded.

ADJOURNMENT

Councilman Redd made a motion to adjourn. The motion was seconded by Councilman Harris. A voice vote was taken; there was objection. Mayor McMillan ruled the motion passed. Councilwoman McLaughlin objected to the ruling. The following vote was recorded:

AYE: Burkhart, Grubbs, Guzman, Harris, Lewis, McMillan, Redd, Wallace

NAY: Allen, Jones, McLaughlin, McNeill, Summers

The motion to adjourn passed at 8:47 p.m.

ORDINANCE 67-2013-14

AN ORDINANCE AMENDING THE 2013-14 GENERAL FUND AND CAPITAL PROJECTS FUND BUDGET (ORDINANCE 91-2012-13) AUTHORIZING THE CITY OF CLARKSVILLE TO ACCEPT A FEDERAL GRANT PASSED THROUGH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION WITH THE CITY OF CLARKSVILLE PROVIDING 20% IN-KIND MATCH FOR THE HERITAGE PARK GREENWAY CONNECTION

WHEREAS, the City of Clarksville has been awarded a grant totaling $120,000 by the Federal Government passed through the Tennessee Department of Environment and Conservation to construct and extend the Clarksville Greenway through Heritage Park to the Pedestrian Bridge; and

WHEREAS, this project includes developing an approximately 3,500' linear feet by 10' wide trail; and

WHEREAS, the City of Clarksville will provide a 20% in-kind match of $30,000.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the following budget amendments are hereby authorized:

4041000 33130-95105	Federal Grant Revenue	Increase: $120,000
4041000 39150	Transfer In from General Fund	Increase: $ 30,000
40450003-4332-95105	Heritage Park Greenway Connection	Increase: $ 12,000
40450003-4450-95105	Heritage Park Greenway Connection	Increase: $108,000
40450003-4610-95105	Heritage Park Greenway Connection	Increase: $ 30,000
10470003-4914	Transfer to Capital Projects Fund	Increase: $ 30,000

BE IT FURTHER ORDAINED that the source funding for the $30,000 shall be from the fund balance of the General Fund.

FIRST READING:
SECOND READING:
EFFECTIVE DATE:

ORDINANCE 69-2013-14

AN ORDINANCE AMENDING THE OFFICIAL CODE, TITLE 6 (FINANCE AND TAXATION), CHAPTER 1 (MISCELLANEOUS), SECTION 6-103 (RECREATION SPECIAL REVENUE FUND)

WHEREAS, the City Council finds it appropriate to amend the Official Code of Ordinances, Title 6 (Finance and Taxation), Chapter 1 (Miscellaneous), Section 6-103 (Recreation special revenue fund).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

(1) That Title 6 (Finance and Taxation), Chapter 1 (Miscellaneous), Section 6-103, pertaining to "Recreation special revenue fund," is amended by deleting the language of the entire section, and substituting the following language therefore:

Sec. 6-103. Recreation special revenue fund.
(a) The city council hereby authorizes the establishment of a "recreation special revenue fund" to be used for the separate accounting of revenues and expenditures for the recreational activities set forth herein.

(b) All revenues accounted for in the "recreation special revenue fund" must have a specific revenue source to provide for a specific use.

(c) The following revenues shall be credited to said special revenue fund:

(1) Revenues collected through program fees and sponsorships for city operated fitness or other special classes conducted at the community centers that are not accounted for in the general fund
(2) Revenues resulting from fees and sponsorships for city operated dances, socials, or other events held at the community centers that are not accounted for in the general fund.
(3) Revenues collected through program fees and sponsorships for city operated athletic leagues, events and programs not accounted for in the general fund.
(4) Revenues derived from special events sponsored by the City of Clarksville and/or department of parks and recreation through the solicitation of sponsorships, sale of advertising, entry fees, or other revenues directly attributable to the event and not already accounted for in the general fund.

(5) Revenues derived from public and private grants including federal and state pass-through grants which do not require matching funds and have a specifically stated use.

(d) All department of parks and recreation revenues not expressly listed herein for separate accounting under the "recreation special revenue fund" shall be revenues of the general fund.

(e) The above listed "recreation special revenue fund" revenues shall only be expended for the following purposes:

(1) To pay the costs of operating the athletic, aquatic, recreation programming, community center, and city special event activities which generated the revenues.
(2) To pay the costs of projects and programs funded by non-matching grants including salaries and benefits, and operating costs.
(3) To pay costs of projects and activities designated by private donors for donations received by the parks and recreation department.

(f) Revenues derived from the sources listed herein and accounted for through the "recreation special revenue fund" shall not be used to fund the pay or salary for any full-time employee of the department of parks and recreation; nor to fund any activities pertaining to city golf courses.

(g) If the expenditures of the "recreation special revenue fund" shall exceed the revenues of the fund, the "recreation special revenue fund" shall not be subject to further appropriation, disbursement, or expenditure until such deficit is eliminated. All disbursements from the "recreation special revenue fund" account must be from appropriated funds.

(h) This section shall supersede any and all previous ordinances pertaining to the establishment or operation of a "recreation special revenue fund."

(i) The following events are designated as "City Special Events" for purposes of this section:

(1) Riverfest.
(2) Movies in the Park
(3) Clarksville’s Christmas Parade
(4) Chocolate Affair
(5) Handmade Holidays
(6) Fun with Fido/Doggiepalooza/Bark in the Park
(7) New or innovative events approved by the Mayor and not budgeted in general fund.

(j) The following activities are designated as “Athletic activities" for purposes of this section:

(1) Queen City Road Race
(2) 50 Plus Olympics (Senior Games)
(3) Sportsfest
(4) Youth Triathlon
(5) Youth Baseball, Softball, and Teeball League
(6) Youth Basketball League
(7) New or innovative athletic activities approved by the Mayor and not budgeted in general fund.

(k) The following activities are designated as "Community Center activities" for purposes of this section:

(1) Quick Silver Socials
(2) Fitness classes-FIT, Aerobics, Zumba, R&B Step, Tai Chi, Martial Arts, Cardio Boxing
(3) Specialty classes-Cumberland Arts Experience, Photography, Indoor Soccer, Tumbling/Gymnastics
(4) New or innovative community center activities approved by the Mayor and not budgeted in general fund.

(2) This Ordinance shall have an effective date of July 1, 2014.

FIRST READING:
SECOND READING:
PUBLICATION DATE:
EFFECTIVE DATE:

Sec. 6-103. Recreation special revenue fund.

(a) The city council hereby authorizes the establishment of a "recreation special revenue fund" to be used for the separate accounting of revenues and expenditures for the recreational activities set forth herein.

(b) All revenues accounted for in the "recreation special revenue fund" must have a specific revenue source to provide for a specific use.

~~(b)~~ (c) The following revenues shall be credited to said special revenue fund:

~~(1) Fees charged for aerobic or other special classes conducted at the community centers.~~

(1) Revenues collected through program fees and sponsorships for city operated fitness or other special classes conducted at the community centers that are not accounted for in the general fund

(2) ~~All~~ Revenues resulting from fees and sponsorships for city operated dances, socials, or other events held at the community centers that are not accounted for in the general fund.

~~(3) League fees and league identification card fees received from all athletic leagues at any facility of the City of Clarksville.~~

~~(4) Tournament fees received from any athletic leagues or travel or club athletic teams or organizations for tournaments held at any facility of the City of Clarksville.~~

(3) Revenues collected through program fees and sponsorships for city operated athletic leagues, events and programs not accounted for in the general fund.

(4) Revenues derived from special events sponsored by the City of Clarksville and/or department of parks and recreation through the solicitation of sponsorships, sale of advertising, entry fees, or other revenues directly attributable to the event and not already accounted for in the general fund.

(5) Revenues derived from public and private grants including federal and state pass-through grants which do not require matching funds and have a specifically stated use.

~~(6) Revenues derived from the rental of equipment by the Department of Parks and Recreation.~~

~~(7) Twenty-five (25) percent of the revenues derived from rental of the Wilma Rudolph Pavilion and other Liberty Park facilities.~~

~~(8) All rentals of swimming pool facilities.~~

~~(9) Fifty (50) percent of the revenues derived from rental of McGregor Park facilities.~~

~~(10) All revenue derived from the retail sale of Department of Parks and Recreation merchandise and concessions.~~

~~(11) Revenue from donations made specifically to or for Department of Parks and Recreation purposes from private donors, to include purchases from the Department "gift catalog" of items for use by the Department.~~

~~(12) Revenues derived from swimming lessons and specialty classes conducted at the City owned indoor aquatics facility.~~

~~(13) Revenues derived from City owned tennis court user fees.~~

~~(b)~~ (d) All department of parks and recreation revenues not expressly listed herein for separate accounting under the "recreation special revenue fund" shall be revenues of the general fund.

~~(d)~~ (e) The above listed "recreation special revenue fund" revenues shall only be expended for the following purposes:

> ~~(1) To pay all costs of the event which generated the revenues to the extent possible, with any surplus being used for and applied to pay the costs of other special events as necessary to prevent a deficit in the "recreation special revenue fund."~~
>
> (1) To pay the costs of operating the athletic, aquatic, recreation programming, community center, and city special event activities which generated the revenues.
>
> ~~(2) To pay maintenance costs of the athletic fields at the city's sports facilities.~~
>
> (2) To pay the costs of projects and programs funded by non-matching grants including salaries and benefits, and operating costs.
>
> ~~(3) To purchase athletic or recreational equipment, to include but not limited to replacement of rental equipment, or to improve City owned athletic or recreational facilities.~~
>
> (3) To pay costs of projects and activities designated by private donors for donations received by the parks and recreation department.

~~(e)~~ (f) Revenues derived from the sources listed herein and accounted for through the "recreation special revenue fund" shall not be used to fund the pay or salary for any full-time employee of the department of parks and recreation; nor to fund any activities pertaining to city golf courses.

~~(f) All surplus revenues not required to be expended for the event or activity which generated the revenues may be used for any purpose not expressly prohibited within the recreation department.~~

~~(g)~~ (g) If the expenditures of the "recreation special revenue fund" shall exceed the revenues of the fund, the "recreation special revenue fund" shall not be subject to further appropriation, disbursement, or expenditure until such deficit is eliminated. All disbursements from the "recreation special revenue fund" account must be from appropriated funds.

(h) This section shall supersede any and all previous ordinances pertaining to the establishment or operation of a "recreation special revenue fund."

(i) The following events are designated as "City Special Events" for purposes of this section:

~~i. July 3rd Old Fashioned Independence Day Celebration~~
~~ii. Riverfest~~
~~iii. Christmas on the Cumberland / Downtown for the Holidays~~
~~iv. Mayor's Golf Classic~~
~~v. Any other event designated by resolution of the City Council.~~
(1) Riverfest.
(2) Movies in the Park
(3) Clarksville's Christmas Parade
(4) Chocolate Affair
(5) Handmade Holidays
(6) Fun with Fido/Doggiepalooza/Bark in the Park
(7) New or innovative events approved by the Mayor and not budgeted in general fund.

(j) The following activities are designated as "Athletic activities" for purposes of this section:

(1) Queen City Road Race
(2) 50 Plus Olympics (Senior Games)
(3) Sportsfest
(4) Youth Triathlon
(5) Youth Baseball, Softball, and Teeball League
(6) Youth Basketball League
(7) New or innovative athletic activities approved by the Mayor and not budgeted in general fund.

(k) The following activities are designated as "Community Center activities" for purposes of this section:

(1) Quick Silver Socials
(2) Fitness classes-FIT, Aerobics, Zumba, R&B Step, Tai Chi, Martial Arts, Cardio Boxing
(3) Specialty classes-Cumberland Arts Experience, Photography, Indoor Soccer, Tumbling/Gymnastics
(4) New or innovative community center activities approved by the Mayor and not budgeted in general fund.

RESOLUTION 35-2013-14

A RESOLUTION AUTHORIZING THE GRANT APPLICATION AND ADOPTING THE 2014-2015 ANNUAL ACTION PLAN AND THE 2014-2015 BUDGET FOR COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAMS

WHEREAS, the Citizens' Advisory Task Force was established by the Mayor and City Council to identify community needs and to recommend a program for community development; and

WHEREAS, the Citizens' Advisory Task Force has adopted a budget and program of expenditures for the City of Clarksville's Community Development Block Grant Program and HOME Program; and

WHEREAS, the Annual Action Plan has been developed to guide the development of program activities and implementation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the 2014-2015 Annual Action Plan and the 2014-2015 “Budget and Program of Expenditures,” is hereby adopted.

BE IT FURTHER RESOLVED that the Mayor, as the official representative of the City of Clarksville, is hereby authorized to submit an application, including all understandings and assurances therein, to act in connection with the application, and to provide any such additional information as may be required.

ADOPTED:

Annual Action Plan

City of Clarksville, Tennessee

For HUD CDBG, HOME, and ESG Programs

For the one-year period of July 1, 2014 – June 30, 2015

City of Clarksville
Office of Housing and Community Development
1 Public Square, Suite 201
Clarksville, TN 37040

City of Clarksville
2014-2015 Annual Action Plan
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_____
Kim McMillan, Mayor

ATTEST:

_____
Sylvia Skinner, City Clerk

ADOPTED:_____

2014-2015 HOUSING AND COMMUNITY DEVELOPMENT BUDGET AND PROGRAM OF EXPENDITURES

ACTIVITY	BUDGET	
CDBG		
Public Service		CAP 15%
Urban Ministries – Safehouse	$ 25,000.00	
Manna Café Ministries	$ 22,000.00	
Urban Ministries – Grace Assist	$ 22,000.00	
Radical Missions – Self Suff.	$ 20,000.00	
Light House Ministries	$ 16,100.00	
Community Action Agency	$ 10,000.00	
LEAP Organization	$ 2,400.00	
Mt. Olive Preservation Society	$ 2,000.00	
Radical Missions-Engage	$ 500.00	
Rehabilitation	$357,767.00	
Demolition and Clearance	$ 50,000.00	
Infrastructure	$100,000.00	
Neighborhood Public Facilities	$100,000.00	
Administration		
General Administration	$166,942.00	
Planning	$ 10,000.00	
Fair Housing	$ 5,000.00	
Total CDBG	**$909,709.00**	
HOME		
Rehabilitation	$224,753.00	
Homebuyers Assistance	$ 40,000.00	
CHDO Set Aside	$ 52,951.00	
Administration	$ 35,300.00	
Total HOME	**$353,004.00**	
EMERGENCY SOLUTIONS GRANT		
Community Action Agency	$ 32,768.00	
United Methodist Urban Ministries	$ 32,768.00	
Manna Café Ministries	$ 32,768.00	
Salvation Army	$ 32,768.00	
Serenity House	$ 26,480.00	
Administration	$ 7,424.00	
Total Emergency Solutions Grant	**$164,976.00**	

SHELTER PLUS CARE GRANT

Rental Assistance	$ 99,957.00
Administration	$ 7,103.00
Total Shelter Plus Care Grant	**$107,060.00**

PROGRAM INCOME

CDBG 3% Loan Repayments	$ 75,000.00	To be used for rehabilitation
HOME Loan Repayments	$ 35,500.00	To be used for rehabilitation
Community Outreach Loan Repayments	$ 15,000.00	To be used for housing activities
MADC Loan Pool	$ 15,000.00	To be retained in the loan pool
Total Program Income	**$140,500.00**	

Total Grant Resources	**$1,675,249.00**

Fifth Program Year Action Plan

The CPMP Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

Program Year 5 Action Plan Executive Summary:

The City of Clarksville, Tennessee, is located in the northwestern section of the state in Montgomery County, which borders the state line of Kentucky. It is the fifth largest municipality in the state of Tennessee. The 95-square-mile city is the county seat of Montgomery County and is located 45 miles northwest of Nashville, the state capital, along Interstate Highway 24. The 2010 census population of Clarksville was 136,950 persons.

Clarksville is a sprawling community that is growing at a phenominal rate. The City of Clarksville is home to Austin Peay State University, which has 10,000 students enrolled centered in its downtown area. The vast 105,000- acre Fort Campbell military base is situated on the north side of the city bordering the Kentucky state line. Fort Campbell the 164.17-square mile military post has 49 ranges, 5 drop zones, 3 impact areas, 2 demolition areas, 46 maneuver areas and 309 artillery firing points. Fort Campbell supports an estimated post population of 40,000. Clarksville has a strong economy, and has experienced job growth and new industrial investment over the last several years. Clarksville is broadening and becoming more sophisticated by opening up a greenway, marina, and visitors center at Fort Difiance. There are 36 schools in the Clarksville Montgomery County school district serving approximately 29,000 children from pre-kindergarten through twelfth grade. The U.S. Census Bureau reported that Clarksville is the ninth fastest growing city in the nation for communities with populations of more than 100,000. The area is projected to grow by more than 50% through the year 2025.

The broad goal through all funding sources is to make Clarksville a livable community. Significant resources are utilized to assist people in enjoying decent, safe, and affordable housing. Other efforts target community safety, youth programs, recreation, public facilities, economic development, and neighborhood revitalization. The Community Development Block Grant and HOME funds are allocated through the Citizen Advisory Task Force process. The Citizen's Advisory Task Force is appointed by the Mayor and charged

with reviewing annual grant applications and making recommendations that are presented to the City Council and Mayor for approval.

The CDBG program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; **42 U.S.C.-5301** et seq.

The City of Clarksville is an Entitlement City according to the U.S. Department of Housing and Urban Development (HUD) criteria. Accordingly, the City receives annual allocations of funds for Housing and Community Development Projects under the Community Development Block Grant Program (CDBG), and Home Investment Partnership Program (HOME). As an Entitlement City, and a Participating Jurisdiction (PJ) Clarksville is required to conduct a comprehensive assessment of its housing and community needs and to present a plan of action in a detailed format prescribed by HUD.

A One Year Action Plan is required for each of the five years of the Consolidated Plan. The Action Plan covers July 1, 2014 through June 30, 2015. This is the fifth year of the City's Five Year Plan (2010-2014). This plan builds upon the strategies articulated in the Five Year Plan and represents the City's continued mission to provide programs, which address the housing needs of very low-, low-, and moderate-income citizens of Clarksville. The Action Plan enables investors, nonprofit organizations, program administrators, elected officials, and concerned citizens to work with the City in the development of affordable housing and community development programs. The City of Clarksville completed many of its strategic community goals in year 2013-2014.

The City of Clarksville is committed to the proper implementation of a balanced Community Development Program that maximizes benefits to low and moderate income persons both directly and through the improvement of their immediate neighborhoods. Through the provision of decent housing, a suitable living environment, educational and supportive services, and the expansion of economic opportunities, we intend to change the face of our low-income neighborhoods and provide our citizens with the needed resources to assist them in breaking both generational and circumstantial poverty. This year's primary focus remains on housing, economic development, neighborhood revitalization, and a broad range of public and social services addressing the core needs of our low income residents.

While the needs of the City of Clarksville continue to far exceed the financial resources available through the Community Development Block Grant Program and the city's financial means, this funding makes it possible for Clarksville to provide meaningful housing improvements, public improvement, and community restoration and development activities.

It is through these activities that we address the quality of life issues that are essential in achieving and truly beneficial level of neighborhood specific community improvements. The following pages define the distribution of funds and outline the proposed projects and activities to be undertaken with the federal fund allocation.

The Action Plan describes the City's plan for the expenditure of Federal housing dollars for the coming fiscal year. It outlines activities of two (2) major formula grants: Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME).

In FY 2013-14, the City anticipates receiving $775,162.00* in CDBG funds and $304,926.00* in HOME funds.

CDBG Program Activities Budget $909,709	Proposed Budget 2014/2015	Description of Program
Administration	$166,942	Administration and planning activities associated with the management and monitoring of HUD funded projects and programs.
Planning	$10,000	
Fair Housing	$5,000	The City of Clarksville provides Fair Housing outreach and assistance to low income individuals with a variety of housing problems. Affirmatively furthering Fair Housing is a requirement of receiving CDBG Funds.
Housing		
Rehabilitation 2014-2015	$357,767	Program is designed to assist low and moderate-income households for major or minor repairs and accessibility modifications. The program will be available citywide. Program will also provide funds to non-profit organizations in order to maximize the impact of funds by using donated labor for housing repair efforts focused in the Neighborhood Enhancement Areas. - $80,000.
Neighborhood Public Facilities	$100,000	Funds will be used for acquisition, construction, reconstruction or installation of public facilities and improvements including recreational facilities for youth in low income census tracts.
Infrastructure	$100,000	Infrastructure projects in eligible census tracts that encourage the development of affordable residential housing.
Demolition & Clearance	$50,000	Funds are used to pay for the demolition of blighted properties with in qualified census tracks. It is expected that 4 blighted structures will be demolished. $5,000 will be allocated to demolition on 541 Washington Court for Progressive Directions.
Public Services		
Community Action Agency	$10,000	Funds are awarded annually to eligible non-profit and faith based groups and administered by OHCD staff to directly benefit low-income people, often people with special needs. These "special needs" populations include some of our most vulnerable residents: the elderly, children and youth, the homeless, people with mental and physical disabilities, people with chronic illnesses, people with addictions, and victims of violence and individuals living in Public Housing.
Grace Assistance	$22,000	
Light House Ministries	$16,100	
Manna Café	$22,000	
Radical Mission - PHEAP	$20,000	
Radical Mission - Engage	$500	
Safe House	$25,000	
LEAP Organization	$2,400	
Mt. Olive Preservation Society-Garden	$2,000	
	$120,000	
TOTAL	**$909,709**	

Estimated Prgram Income	**$75,000**	

HOME Program Activities Budget $353,004	Proposed Budget 2014/2015	Description of Program
Administration	$35,300	Administration and planning activities associated with the management and monitoring of HUD funded projects and programs.
Housing		
CHDO (Community Housing Development Organization Set-Aside)	$52,951	The CHDO allocation is required to be set-aside for affordable housing activities to be undertaken by non-profit housing Development Organizations. These set-aside funds must be invested in eligible housing. CHDO's increase the availability of affordable housing in the jurisdiction.
First Time Home Buyers Down Payment Assistance Program	$40,000	Funds are provided to low and moderate-income residents for down payments and closing costs to purchase homes within the Clarksville City limits. Eligible Borrowers may receive a grant and a deferred loan due apon sale or transfer of the home.
Homeowner Rehabilitation 2014 - 2015	$224,753	Home funds will be used to rehabilitate owner occupied housing units within the city limits of Clarksville that meet program requirements. Reconstruction will be made available to houses that have been identified as having code violations. All units will be built to code, using approved housing quality standards.
Totals	**$353,004**	
Estimated Program Income	**$35,500**	

Objectives and Outcomes:

- Housing – Rehabilitation/Homeownership
- Neighborhood Revitalization/Beautification
- Economic Opportunity/Development/Job Creation/Business Development
- Public Services – Quality of Life/Life Skills/Special Needs
- Slum & Blight Control – Elimination of Slum/Blight

Evaluation of past performance: outcomes

The Housing Rehabilitation Program - The Program assisted fifteen (15) low and moderate-income households for code related repairs including, roof replacement, water and sewer hook-up and accessibility modifications.

Emergency Repair Program - Citywide: Emergency repairs assisted ten (10) low and moderate-income households with emergency repairs to include HVAC replacement, water heater replacement, and roof repairs.

Clearance and Blight – Demolished five (5) houses-in low-income census tracts that were a nuisance and blight on the neighborhood.

Public Services - Funds were awarded to:

-Community Action Agency
-Urban Ministries – Grace Assistance
-Urban Ministries – Grace Assistance Woman's Shelter
-Community Action Agency
-Radical Missions Ministries
-Flourishing Families

CHDO (Community- Housing) – Two (2) CHDO projects was completed in 2013 through using Buffalo Valley.

First Time Home Buyers Down Payment Assistance - Funds provided to low and moderate-income residents for down payments and closing costs to purchase homes within Clarksville city limits. Eligible borrowers may receive a grant and a deferred loan for closing costs. Local lenders finance the difference for up to 30 years at the current fixed real estate loan rate. The program provided assistance nine (09) first time homebuyers.

Home Investment Partnership Program- (HOME)
HOME funds will be used new construction. The program reconstructed two (2) houses.

Match will come from leveraged funds, cash from non-federal sources, costs of local infrastructure improvements associated with the creation of affordable housing, as well as donated materials, equipment, labor and professional services including sweat equity.

Section 8 rental assistance helped 1,136 households in Clarksville/Montgomery County with 5.7 million in rent subsidies of this:

- Tenant-based housing choice vouchers assistance of 4 million aided 742 households
- Project-based assistance of 1.7 million helped 394 families pay affordable rent

Homeless Assistance and Prevention The 2013 Emergency Solution Grant awarded $164,976 to the City of Clarksville to help area homeless and domestic violence shelters. The approval of the new ESG grant regulations postponed the 2012 and 2013 Emergency Solutions Grant. The 2013 ESG grant period is July 1, 2014 to June 30, 2015.

The geographic area that will be addressed for this Annual Plan 2011-2012 will include the entire City of Clarksville. Clarksville is located at 36° 33' 34" North, 87° 21' 30" West. The elevation is 382 feet above sea level. According to the United States Census Bureau, the city has a total area of 247.4 km² (95.5 mi²). 245.7 km² (94.9 mi²) of it is land and 1.8 km² (0.7 mi²) of it is water. The total area is 0.71% water.

Since 2000 Census, there has been a 28.5% increase in population in the City of Clarksville. (Census 2011) The MFI (Median Family Income) was 52,500 for 2010. MFI is set by HUD. City of Clarksville median household's income for Census 2000 was $37,548. In 2000, Clarksville had approximately 16,966 households with income that falls within the 0-80 percentile of the MFI. This is 45.9% of the total household count for the City of Clarksville.

In the City of Clarksville, there are approximately 36,969 occupied housing units. Housing tenure for owners are 21,275 and renters are 15,694. 57.7% of housing units are owner occupied with an average household size of 2.79. 42.5% of housing units are renter occupied with an average household size of 2.55.

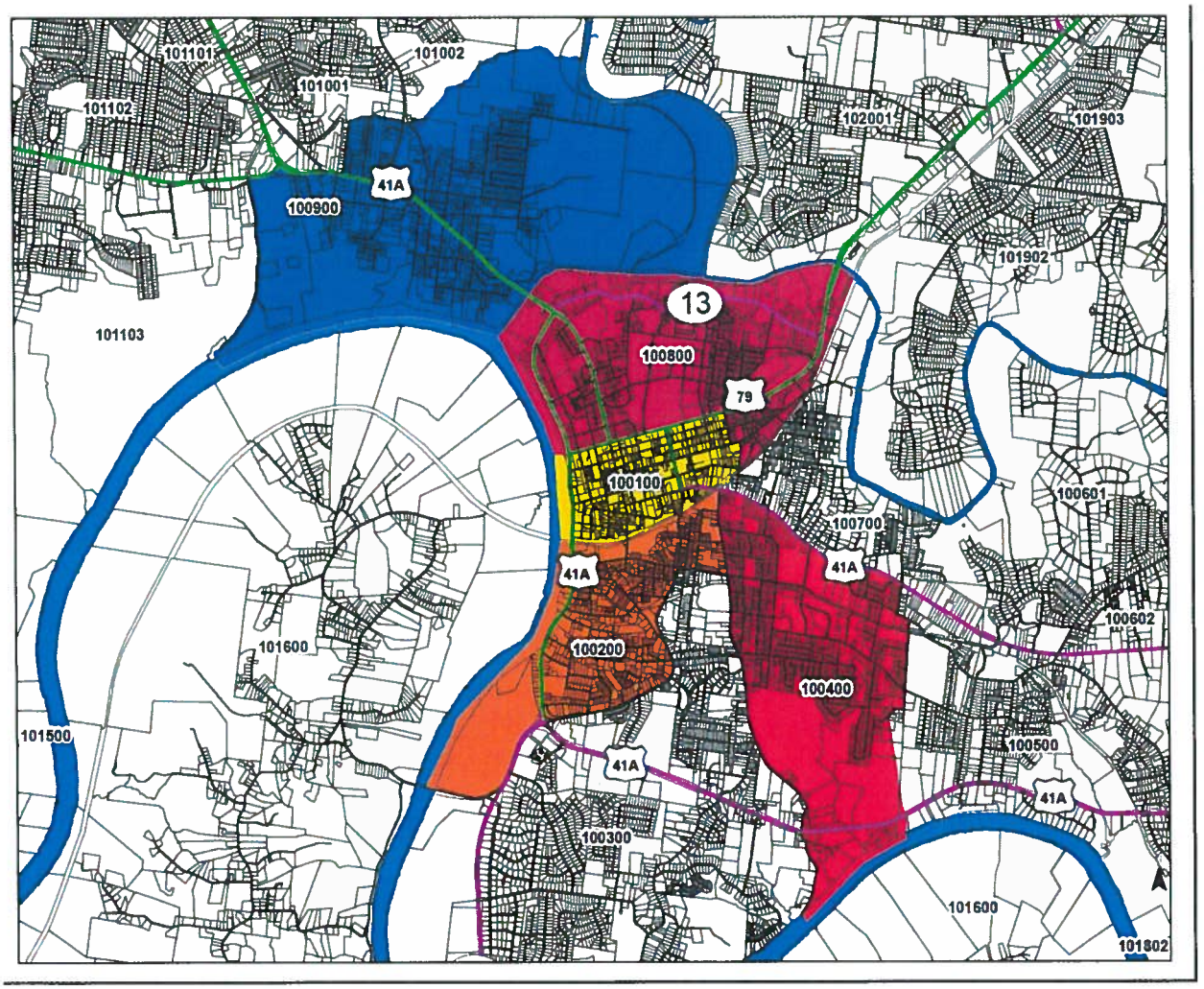
The City's low- and moderate-income areas are located generally in the center of the City. Census tracts that qualify as low- and moderate-income per HUD guidelines are those with more than 51 percent of the population earning less than 80 percent of the Median Family Income (MFI). These areas are eligible for funding through the CDBG and HOME programs. Census Tracts identified as meeting the criteria for designation in the low- and moderate-income areas are:

Currently, the City only has one program that is restricted to the low-income census tract (Target Area), Public Improvements;–Code enforcement, although a Citywide program, is funded based on the level of activity within the Target Area. The remainders of the City's programs are eligible for funding based on household income, limited clientele, job creation or the elimination of slum and blight.

See appendix for maps
:

Target Census Tracts	1001.00	1004.00	1008.00	1009.00
% unemployed	14.30	13.10	7.40	10.80
% below poverty level	54.10	33.90	53.50	42.90
Median household income	20,741	21,212	16,944	28,603
Total housing units	518	1426	890	1591
Vacant housing units	174	281	104	460

DPO2:
2006-2010 ACS



From 2000 to 2010 Census, there has been a 28.5% increase in population (29,474) in the City of Clarksville, with the 2010 census showing a population of 132,929. The Median Household Income in the last twelve months $ 47,066.00, Median contract rent $578.00.

Number of Households by HUD Area Median Family Income (HAMFI)	
Extremely Low Income Households (30% HAMFI)	4,540
Very Low Income Households (30-50% HAMFI)	4,260
Low Income Households (50-80% HAMFI)	7,450
Moderate Income Households (80-100% HAMFI)	4,925
	2010 CHAS

Percent of Households by HUD Area Median Family Income	**%**
Households Earning Less than 30% HAMFI	9.98%
Households Earning Less than 50% HAMFI	19.35%
Households Earning Less than 80% HAMFI	35.74%
Households Earning Less than 100% HAMFI	46.57%

One of the concerns noted in the City's Consolidated Plan is the concentration of low-income households. Identifying concentrations of low-income households and racial and ethnic minorities is helpful in identifying possible patterns. The City has a substantial number of households with an income of less than 80% of the Area Median Family Income (HAMFI) indeed, 16,250 households hold that distinction.

In the City of Clarksville there are a total of 54,815 housing units, of those 49,439 are occupied, of those occupied units 27,732 (56.4%) are owner-occupied housing units, with a population of 75,767. While renter-occupied housing units is 21,707 (43.9), with a population of 54, 241. Average household size of owner occupied units 2.50.
Female householders, no husband present (with children under 18 years 5,577 (11.3%) households. (DP-1 2010 census).

The City of Clarksville is growing at a fast pace, as shown by the number of homes built during the 1990's. Between 1990 and 1999, approximately 11,226 or about 20.6% of all housing units were built in the City of Clarksville. It has continued to grow at about 14% each year since then.

Housing Status	
Total	**54,815**
Occupied	49,439
Owner Occupied	27,732
Renter Occupied	21,707

Year Structure Built	Estimate	Percent
Total Housing Units	54,485	54,485
Built 2005 or Later	7,777	14.3%
Built 2000 to 2004	7,708	14.1%
Built 1990 to 1999	11,226	20.6%
Built 1980 to 1989	7,568	13.9%
Built 1970 to 1979	8,957	16.4%
Built 1960 to 1969	5,120	9.4%
Built 1950 to 1950	3,326	6.1%
Built 1940 to 1949	1,458	2.7%
Built 1939 to Earlier	1,345	2.5%

FUTURE ACTIONS

The Housing Rehabilitation Program CDBG - The Program will assist low and moderate-income households for code related repairs including water and sewer hook-up and accessibility modifications. The program will be available citywide. The program will also provide funds to non-profit organizations in order to maximize the impact of funds by using labor and donated materials for housing repair efforts focused in the Neighborhood Enhancement Areas. The program anticipates rehabilitating fifteen (15) houses.

Building & Codes Clearance - The Building and Codes division of the City of Clarksville is responsible for the enforcement of existing structures that govern the approaches, upkeep, and safety of the City's housing stock. Enforcement is initiated through tenant complaints, neighborhood complaints, property nuisances, and exterior housing inspections. This initiative is citywide. Funds are used to pay for the demolition and related expenses of removing the blight.

CHDO (Community- Housing) - The CHDO allocation is required to set-aside for affordable housing activities to be undertaken by non-profit housing Development Organizations. These set-aside funds must be invested in eligible housing. CHDO's increases the availability of affordable housing in the jurisdiction. There is one (1) CHDO project for 2014-2015.

First Time Home Buyers Down Payment Assistance - Funds are provided to low and moderate-income residents for down payments and closing costs to purchase homes within Clarksville city limits. Eligible borrowers may receive a grant and a deferred loan for closing costs. Local lenders finance the difference for up to 30 years at the current fixed real estate loan rate. The program anticipates assisting ten (10) residents.

Home Investment Partnership Program- (HOME)
HOME funds will be used for rehabilitation and new construction and will be targeted primarily within the three target neighborhoods including: Red River, Brandon Hill, and South Clarksville. These were determined to be deteriorating lower-income census tracts. It is the intent of the City to focus HOME dollars in concerted areas to promote redevelopment in these declining neighborhoods. HOME dollars will play a contributing role in helping the City meet its housing objectives as outlined in the 2010-2014 Consolidated Plan. The program anticipates two (2) reconstructions.

Infrastructure: Infrastructure projects in eligible census tracts that encourage the development of affordable residential housing, quality of life, $ 100,000.00 has been set aside.

Public Services - Funds are awarded annually to eligible non-profit and faith based groups and administered by OHCD staff to directly benefit low-income people, often people with special needs. These "special needs" populations include some of our most vulnerable residents: the elderly, children and youth, the homeless, people with mental and physical disabilities, people with chronic illnesses, people with addictions, victims of violence, individuals living in Public Housing and to improve the City's outreach to Hispanic residents.

Ramps – Construction of ramps for persons with disabilities.

Section 8 funds are managed and distributed through Tennessee Housing Development Agency (THDA)

Low-Income Housing Tax Credits are allocated through THDA; an 80-unit project was approved for 2013, through public housing. Another 80-unit LIHTC project on Greenwood Avenue was submitted in 2013. In 2015, we will submit an application with a developer.

McKinney-Vento Shelter + Plus Care – Buffalo Valley will facilitate this grant.

Managing the Process

Clarksville's Office of Community Development is the lead agency overseeing the development of the Annual Plan and is responsible for collaborating with other planning agencies, groups, organizations, and persons participating in the Annual Action Plan development.

The Action Plan is developed through a participatory process, described in detail, in the Citizen Participation section below. To gauge the nature and extent of needs to help the City prioritize the uses of limited funds (CDBG and HOME) and develop the Action Plan, the City used a number of research and outreach methods:

- Analysis of demographic and housing market characteristics and their impacts on housing and community development needs using statistical and empirical data
- Resources and data collected from a variety of agencies that provide housing assistance and community services

Partners include, but are not limited to the following:

Clarksville's Citizens	Community Service Providers to End Homlessness
Parks & Recreation	Habitat for Humanity
U.S. Census Bureau	Urban Ministries
Office of the Mayor	United Way of Clarksville
Community Action Agency	Linclon Homes Resident Council
Austin Peay University	Buffalo Valley

The above participants have played an integral role in the Annual Action Plan's evolution. Community meetings and public hearings were conducted during December 2013 through April 2014. The Citizen Advisory Committee was convened in March to provide a forum for public input and guidance for the plan and to select the final priorities for maximum results.

To ensure that the housing and community development meet the needs of special needs groups are addressed as part of the Action Plan; consultation with a variety of service providers and agencies will be conducted to gauge the type and extent of needs for the community. Input was drawn from residents throughout the community, through meetings, and from service providers.

- Our staff facilitates a quarterly Homeless Coalition Meeting,

- Facilitate monthly Business and Development meeting

- CHDO Technical Assistance
- Public Service providers workshop
- First Time Home Buyers Workshop
- Membership in the State wide Affordable Housing Coalition
- Attending ADD meetings
- First Time Home Buyers Workshop for public housing residents
- Fair Housing Awareness Day

Citizen's Participation

Summary

The City of Clarksville's Office of Housing and Community Development Department coordinates the planning and administration of Community Development Block Grant (CDBG) and HOME Investment Partnership Funds. As an entitlement jurisdiction, the Office of Housing and Community Development provides structure and shapes programmatic services for low-to-moderate income households. In order to meet local capacity, the Office of Housing and Community Development partners with nonprofits, Community Housing Development Organizations (CHDOs), City departments, contractors, faith-based organizations, lenders, and charities. The Office of Housing and Community Development connects resources to redevelop and revitalize Clarksville's lower income neighborhoods.

Citizen Participation

The City of Clarksville's Citizen's Participation Plan (CPP) is designed to ensure citizen participation in all of the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) and Emergency Shelter Grant (ESG) funded program areas and to meet the requirements set forth in Section 104 of the 1974 Housing and Community Development Act, as amended, and 24 CFR 91 to provide for citizen involvement in the

planning and implementation of the City of Clarksville's Community Development Program. This Plan is an essential element of Clarksville's present and future community development process and has been developed to comply with the regulations and requirements of the CDBG program.

The CPP ensures continuity of citizen involvement in the planning, development, implementation, and assessment of programs funded through the Office of Housing and Community Development. The plan's intent is to provide citizens with a better understanding of their role in the process and the steps they can take to become more active in all aspects of the City's Community Development Program. The Citizen Participation Plan is periodically reviewed and updated to reflect any changes.

The Plan encourages citizen input, particularly for the City's low-to-moderate income persons. The Office of Housing and Community Development programs and services benefit Clarksville's low-to-moderate individuals and neighborhoods. The neighborhoods are termed "Target Neighborhoods". The Office of Housing and Community Development strives to encourage full participation of residents in the process of developing and implementing the Consolidated and Annual Action Plans, CAPER, and any neighborhood plans.

The primary goal of the Citizen Participation Plan is to provide all citizens of the community with adequate opportunity to participate in the planning, implementation, and assessment of the Clarksville CDBG program. The Plan sets forth policies and procedures for citizen participation, which are designed to maximize the opportunity for citizen participation in the community development process. Citizens are encouraged to participate in all phases of the CDBG program and will be provided full access to program information. However, final responsibility and authority for the development and implementation of CDBG program(s) will lie with the City of Clarksville.

The City of Clarksville's Plan:

- Provides for and encourages citizen participation, with particular emphasis on participation by people of low and moderate income who are residents of slum and blighted areas and areas where CDBG, HOME, and/or ESG funds are proposed to be used.
- Provides citizens with reasonable and timely access to meetings, information, and records relating to the City's proposed use of funds.
- Provides for technical assistance to groups representative of people of low and moderate income that request such assistance in developing proposals.
- Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities and the review of program performance.
-

- This plan in no way will restrict the responsibility and authority of City officials for the development of annual applications for funding from the U.S. Department of Housing and Urban Development or with the execution of the Community Development Program. The Mayor shall be the grantee recipient and the City of Clarksville Office of Housing and Community Development shall administer the program.

Participation:

All phases of citizen participation will be conducted in an open manner, with freedom access for all interested parties. Public hearings will be publicized and pertinent information will be available to the public. Details will be available upon request at the City of Clarksville Office of Housing and Community Development, One Public Square, Suite 201, Clarksville, TN 37040, Monday through Friday from 8:00 a.m. until 4:30 p.m. or by calling 931-648-6133. The city will consult with and notify other local units of government with regard to the Community Development Program as appropriate to ensure effective planning and implementation of community development activities. To ensure citizen participation a citizen's advisory committee is established by this Citizen's Participation Plan.

During the development of the 2014-2015 Action Plan, public participation was strongly encouraged. Staff attended meetings with several local non-profits and governmental agencies and met with many citizen groups. The Office of Housing and Community Development met with governmental agencies such as The Clarksville Housing Authority, Clarksville-Montgomery County Regional Planning Commission and the Metropolitan Planning Organization, and the Tennessee Housing Development Agency to discuss housing and transportation needs for the city.

Local newspaper ran housing rehabilitation ads periodically, and radio spot ads about our programs were also ran.

There were no comments received that were not accepted.

An Analysis of Impediments to Fair Housing Choice (AI) was conducted in the early months of 2012. The results are from a process of consultation and citizen participation, building upon existing participation mechanisms and venues. Citizens, not-for-profit organizations, and interested parties were afforded a variety of opportunities to:

- Contribute during meetings, hearings and planning sessions,
- Review and comment upon the participation plan, the Analysis of Impediments, and comments made about the Analysis,
- Participate in public hearings, comment upon the plan and its amendments, and register complaints about the Analysis and its amendments.

The City complied with the citizen participation requirements of the regulations by doing the following:

- Preparing, adopting, and following a Citizen Participation Plan;
- Publishing informational notices about the document prior to public hearings;
- Holding public hearings in accessible places at convenient times after providing reasonable notice;
- Publishing a summary of the Analysis, describing its contents and purpose and a listing of locations where the entire document could be examined;
- Making the Analysis available for public examination and comment for a period of thirty (30) days before submission to HUD;
- Providing citizens, public agencies, and other interested parties reasonable access to records regarding uses of assistance for affordable and supportive housing the City may have received during the preceding five years; and
- Considering the views and comments of citizens, and preparing a summary of those views for consideration with the submission.

The Office of Housing and Community Development staff conducted a well-publicized, evening public meeting at the Public Library. In addition, the Office conducted four focus group meetings, inviting members of the Human Relations Commission, representatives from lending and financial services organizations, community service organizations, housing developers, and housing advocacy groups. A survey was completed by each attendee at the focus group meetings and was made available to City residents on the City Website. The availability of the survey was noted not only on the Website, but also through a press release and PSA.

Schedule of Citizen Participation for 2014-2015 AAP

Meetings	Date
Sub-recipient Meeting	December 18, 2013
2014-15 AAP Public Meeting	March 17, 2014
2014-15 AAP Public Meeting	April 8, 2014
Citizens Advisory Task Force Meeting	March 13, 2014

Institutional Structure

CDBG and HOME programs are implemented out of City Hall at One Public Square, 2nd Floor, Suite 201, by the Office of Housing and Community Development (OHCD). The OHCD works with the newly reformed Human Relations Commission to help citizens with Fair Housing issues, In addition, the OHCD works with a number of City departments and outside agencies to ensure special needs groups are served. Currently, the City is also working with locally certified Community Housing Development Organizations (CHDOs), and the Clarksville Housing Authority, and the Tennessee Housing Development Association (THDA) to expand the City's affordable housing stock. The OHCD will continue to identify additional qualified CHDOs to help rehabilitate and/or construct affordable housing. The OHCD in working with a variety of community agencies over the last thirty years has a well-established structure for implementing the funded programs.

The City of Clarksville will work with all area service providers, as identified in this strategy, to ensure that the objectives of the the strategies are met. Although private funding is not currently available to the City to address all the defined objectives at this time, the City, through the Community Development Office and other appropriate City departments, shall encourage the private and nonprofit sectors and assist with resources as deemed appropriate. Many of the area's nonprofit service providers currently receive the support of the private sector in terms of donations and volunteers that extend services to the City's low and moderate income citizens. These services would be greatly limited without the support of the private sector. At the time of submission, the City of Clarksville is not aware of any gaps in its insitutional structure that would impair its ability to carry out its Five Year Stategy and Annual Action Plans.

Monitoring

A Housing and Community Development Committee consisting of four (4) city council members appointed by the mayor, was formed to review the OHCD budget expenditures, ongoing and upcoming projects, as well as the goals and objectives, strategies and priority needs of the Office growth plan. The committee meets once a month.

All subrecipients for the City of Clarksville including those who serve homeless and low-income individuals are required to undergo a yearly monitoring for compliance with the CDBG regulations as stated in the original grant contract. Acceptance of CDBG funds obligates the City to ensure that CDBG monies are used in accordance with all applicable requirements.

Locally certified Community Housing Development Organizations (CHDOs) housing units are required to undergo a yearly monitoring and on-site inspection of the units.

Our objectives for monitoring are as follows:

- Ensure that CDBG funds are used in accordance with all program requirements
- Evaluate organizational and project performance
- Determine if the subrecipient is carrying out its community development program, and its individual activities, as described in the application for CDBG assistance and the Subrecipient agreement.

- Ensure that activities are carried out in a timely manner, in accordance with the schedule in the agreement
- Ensure that all costs charged to a project are eligible under applicable CDBG regulations, and reasonable in light of the services delivered
- Determine if activities are performed with adequate control over program and financial performance, and in a way, that minimizes opportunities for waste, mismanagement, fraud, and abuse
- Assess the continuing capacity of the Subrecipient to carry out the approved project.
- Identify political problem areas and assist them with complying with applicable laws and regulations
- Assist with the resolution of any compliance problems through discussion, negotiation, and technical assistance
- Provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected by the Subrecipient
- Comply with the federal monitoring requirements of 24 CFR 570.501 (b) and 24 CFR 85.40
- Determine if any conflicts of interest exist in the operation of the CDBG program, per 24 CFR 570.611
- Ensure that required records are maintained to demonstrate compliance with applicable regulations

Monitoring activities will occur no less than annually. If any concerns or findings are found then the City will be required to address those items in a letter to the Subrecipient and receive a written response from the Subrecipient within two weeks of the original letter. Any risk that is identified will need to be addressed within 30 days by the Subrecipient before any additional funds can be disbursed to the Subrecipient.

The City of Clarksville also provides ongoing monitoring of all other housing and community development projects through the use of IDIS. This system assists us in tracking costs, eligibility, and performance.

Lead-based Paint

Homes assisted by the City of Clarksville with HUD funds will continue to be subject to the required level of lead hazard reduction set forth by U.S. Department of Housing and Urban Development Healthy Homes regulations. Qualifying homes where safe work practice or an abatement contractor can be used to abate the lead-based paint hazard for a reasonable cost will be assisted. The evaluation and remediation of the homes considered for the rehabilitation program will continue to be assessed on a home-by-home basis.

Staff will attend lead base training when available.

HOUSING

Specific Housing Needs and Objectives

Priority 1: Conserve and Improve Affordable Housing:

The older housing stock in Clarksville suggests that repairs and rehabilitation will be required to maintain quality structures and living spaces. The City addresses this need through single-family rehabilitation assistance, and New Construction Program: (1) The Housing Rehabilitation Program offers assistance ranging from grants to zero-interest deferred payment loans. Eligible owners are those with household incomes not exceeding 80 percent of median income. A high priority is given to conserving and improving affordable housing stock, including addressing lead-based paint hazards. (2) The minor rehabilitation repair program consists of a one-time grant to the owner of the property. A maximum of $10,000 per property will be granted for approved minor improvements. The intent of these improvements is to impact the overall exterior appearance of the property and thereby have a ripple effect on improving the aesthetics of the block, immediate neighborhood, and the City in general. (3) New construction offers assistance ranging from grants to zero-interest deferred payment loans to existing homeowners to reconstruct existing homes.

Priority 2: Provide First-Time Homebuyer Opportunities

Using HOME funds, the City offers residents of Clarksville with low to moderate income down payment assistance The goal of the program is twofold: 1) to increase the percentage of homeowners in the community; and 2) to further assist the stabilization of residential neighborhoods by increasing the number of those persons who have a stronger economic stake in the overall appearance of their neighborhoods.

Priority 3: Support New Affordable Housing Construction:

The City will assist with the development of new affordable housing by working with for-profit and non-profit housing developers to acquire, rehabilitate, and/or construct new affordable housing units. HOME funds are available to assist in affordable housing production.

Priority 4: Public Services

The city will invest up to $120,000 to assist eligible non-profit organizations to directly benefit low-income people, often people with special needs, These "special needs" populations include some of the most vulnerable residents, the elderly, homeless, people with mental and physical disabilities, chronic illness, additions and individuals living in public housing.

Priority 5: Public Facilities

The city will do one (1) public facilities project this year in a qualified census tract

Priority 6: Public Housing

The city will encourage the Clarksville Public Housing Authority to apply for Rental Assistance Demonstration program (RAD).

Priority 7: CHDO

The city will fund at least one possibly one CHDO projects, and is looking to start a CHDO

Priority 8: Acquisition, Demolition, and Clearance

The City will have funding available to clear abandoned houses or buildings.

Specific Housing Objectives

Housing activities that benefit low- and moderate-income households receive a high priority in the 2013 Action Plan. The intended outcomes include improvement of existing affordable housing, first-time homebuyer opportunities for low- and moderate-income households, increased development of affordable single and multi-family housing, and the promotion of equal housing opportunities.

The City of Clarksville faces a number of important housing challenges. In particular, the conservation and improvement of the existing housing stock is critical in the City where many dwellings are relatively old and require some form of rehabilitation or improvement. City-sponsored residential rehabilitation assistance is necessary to:

1) Enable low- and moderate-income homeowners to carry out repairs they otherwise cannot afford; and

2) Facilitate neighborhood upgrading in general. Aside from the quality of housing, another issue of concern is affordability.

3) Continued efforts to expand the affordable housing stock will be the major means to address this need. The City of Clarksville continues to collaborate with non-profit organizations to accomplish a wide range of housing objectives, to include providing labor for housing rehabilitation projects beyond our scope of work, counseling for renters or owners, and homeless, emergency rental or utility bill assistance.

Federal, State, and Local Public and Private Sector Resources

The City of Clarksville has access to federal, state, and local resources to achieve its housing and community development priorities. Specific funding sources will be utilized based on the opportunities and constraints of each project or program. The City utilizes two major funding sources for housing and community development activities: CDBG and HOME funds. HUD awards CDBG and HOME funds to Clarksville based on a formula allocation that takes into account the tightness of the local housing market, inadequate housing, poverty, and housing production costs. CDBG funds can be used for housing and community development activities, and HOME funds are used to expand affordable housing opportunities.

The City's goal is to leverage federal, state, and local funds to maximize the number of households that can be assisted. Other funding sources are available to the City but not addressed in this planning document. Community development, housing, and economic development goals can be met with supplemental funds that may be leveraged.

Section 8: The U.S. authorizes the Section 8 Rental Choice Voucher Program. Housing Act of 1937, and is overseen by HUD's Office of Public and Indian Housing. The Tennessee Housing Development Agency (THDA) administers the local Section 8 Housing Choice Voucher Rental Assistance Program for Clarksville residents, providing rental assistance payments to owners of private market-rate units on behalf of low-income tenants.

Low Income Housing Tax Credits: Tax credits are available to individuals and corporations that invest in low-income rental housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing.

CPMP Version 2.0

Clarksville, TN

Housing Market Analysis

Complete cells in blue.

Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Affordability Mismatch						
Occupied Units: Renter		3350	6764	5540	15654	
Occupied Units: Owner		363	2734	18219	21316	
Vacant Units: For Rent	4%	325	695	379	1399	
Vacant Units: For Sale	2%	8	124	560	692	
Total Units Occupied & Vacant		4046	10317	24698	39061	0
Rents: Applicable FMRs (in $s)		572	664	960		
Rent Affordable at 30% of 50% of MFI (in $s)						
Public Housing Units						
Occupied Units	99%	65	197	236	498	0
Vacant Units	1%	1	1	4	6	0
Total Units Occupied & Vacant		66	198	240	504	0
Rehabilitation Needs (in $s)		1,320,000	3,960,000	4,800,000	10,080,000	

Needs of Public Housing

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and people with disabilities. Public housing comes in all sizes and types, from scattered site single-family houses to apartments for the elderly in high-rise buildings. There are approximately 1.3 million households living in public housing units across the country, managed by approximately 3,000 housing authorities.

The Clarksville Housing Authority has two (2) asset management projects consisting currently of 508 conventional public housing units' located at (4) sites within the city. All of the units were built prior to 1970 with 300 of them being built in the 1950's. The Clarksville Housing Authority has a resident population exceeding 1230. There are approximately 300 female-headed households with children and 84 elderly households. Persons under eighteen (18) years of age represent 52% or 6440 residents. The average annual income is $8,200.00.

Through the Department of Housing and Urban Development's Real Estate Assessment Center, The Clarksville Housing Authority has been designated a high performer for the past three consecutive years receiving a score most recently in 2011 of 95 of 100.

Much of the public housing set aside for Clarksville families is old. Most of the units were built in the early 1950's and are still being occupied by families today. Great majorities of the families living in public housing in Clarksville have very low incomes and have no alternative but to live in public housing. The private sector has not and will not be able to serve the growing low income housing family's needs in Clarksville. The lack of decent, low cost housing in Clarksville gives many low-income families no choice but to live in deplorable conditions and pay high rents that eat up their income.

Many people blame low-income residents of public housing for all the problems facing public housing. There are some bad tenants in public housing, just as there are bad tenants in private housing. The problems with Clarksville public housing stem from a lack of inadequate funding. Decades have passed and the Clarksville public housing board and administration have not submitted any grant applications for revitalization, due to the high performance designation.

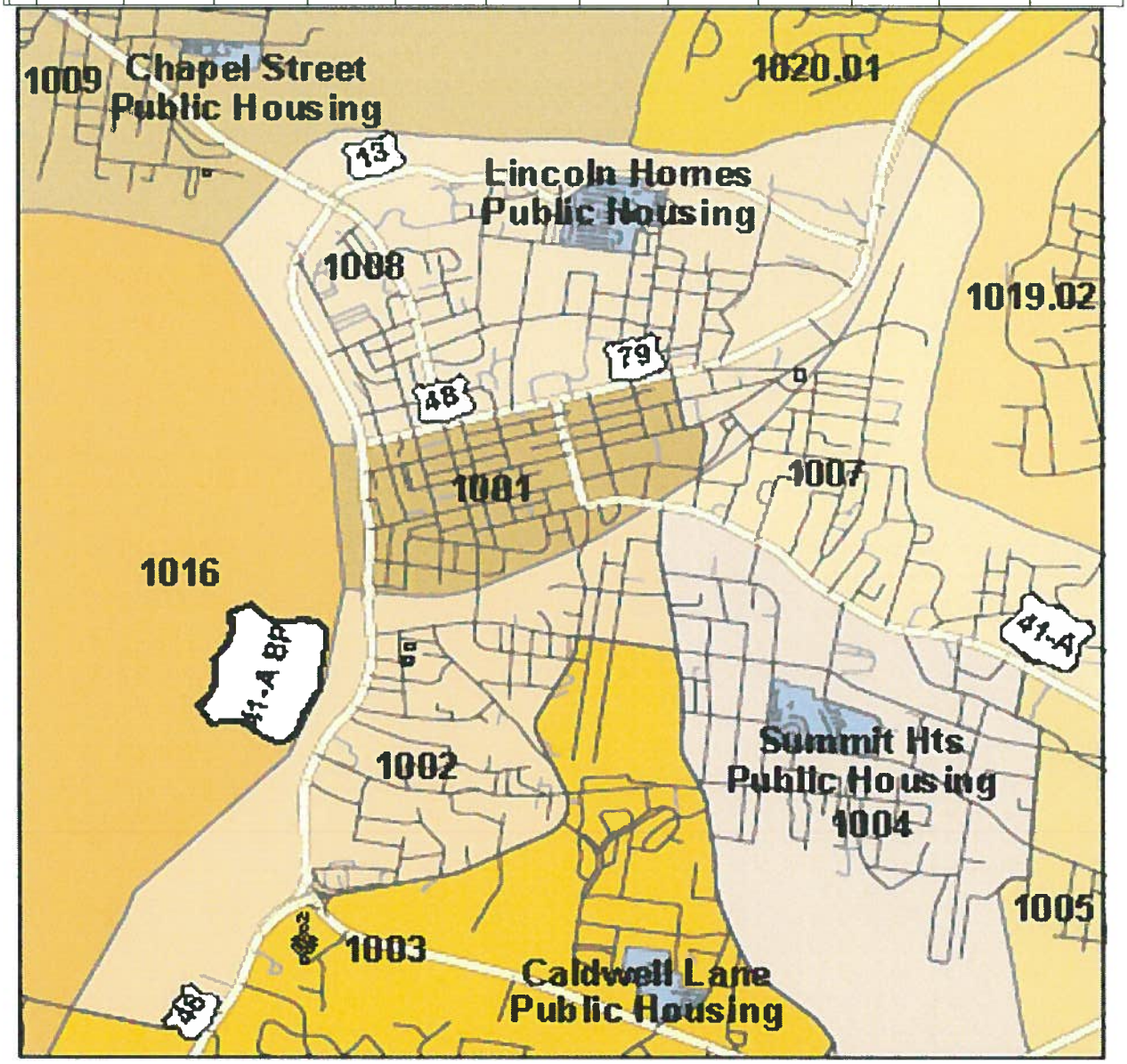
Public housing residents and the surrounding community should be active partners in the planning and implementation of public housing community programs. The isolation and barriers between public housing residents and the surrounding community must be dissolved. Public Housing Administration staff should be doing more to help the residents of public housing in Clarksville, by increasing job opportunities, and helping them with other quality of life issues.

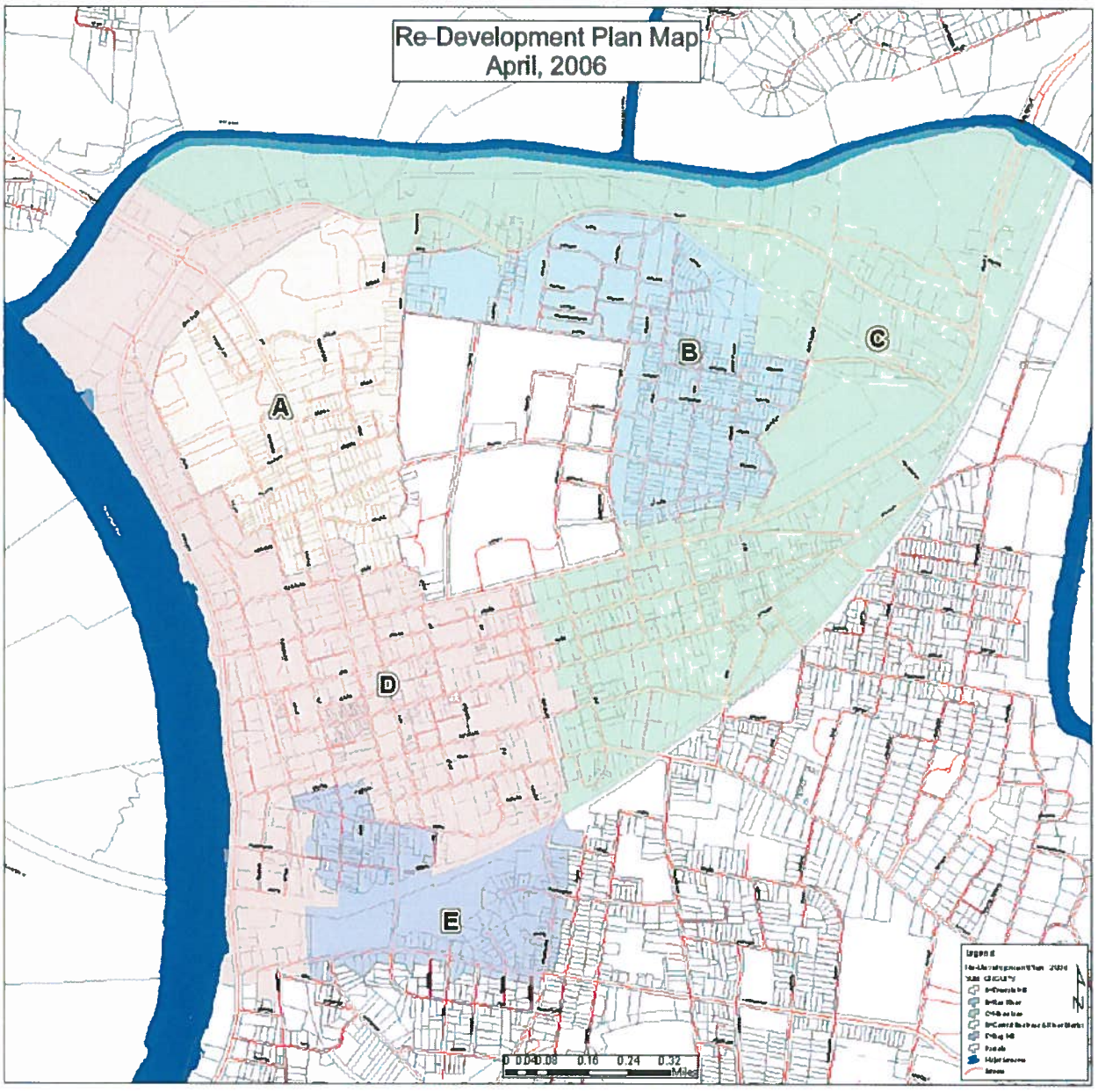
In that regards, the OHCD has attended CHA board meetings and Resident Council meetings to help guide the parties into apply for HUD's Choice Neighborhoods initiative. OHCD was also instrumental in securing 80 LIHTC units for the Clarksville Housing Authority. The City has just awarded a contract to replace sidewalks in the Lincoln Homes Public Housing area.

At least (50) percent of the households in census tracts 1008 and 1009 are estimated to be in poverty or have extremely low incomes. (Concentration of Households in Poverty in Target Area (CHAS 2005-2009) and Concentration of Extremely Low Income (ELI) Persons in Target Area (CHAS 2005-2009).

Poverty Status (estimate) in the past twelve months S1701

Census Tract 1003, Montgomery County, Tennessee			Census Tract 1004, Montgomery County, Tennessee			Census Tract 1008, Montgomery County, Tennessee			Census Tract 1009, Montgomery County, Tennessee		
Total	Below poverty level	Percent below poverty level	Total	Below poverty level	Percent below poverty level	Total	Below poverty level	Percent below poverty level	Total	Below poverty level	Percent below poverty level
Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
5,053	1,204	23.8%	2,651	908	34.3%	1,701	1,126	66.2%	2,557	1,042	40.8%





In 2008, the Clarksville City Council adopted enabling legislation to use the housing authority as a redevelopment tool. The housing authority has yet to implement the first step in redevelopment, which is housing needs survey.

Barriers to Affordable Housing

The provision of adequate and affordable housing for all residents is an important goal for the City of Clarksville. However, many factors can discourage or constrain the development, maintenance, and improvement of the housing stock. These factors include physical constraints, land availability, the economics of development, and governmental regulations, all of which may affect the cost and amount of housing produced. These constraints may result in housing that is not affordable to low- and moderate-income households, or may render residential construction economically infeasible for affordable housing developers. Local governments cannot control many of the factors that tend to restrict housing supply, especially those that relate to economic conditions and supply and demand for housing.

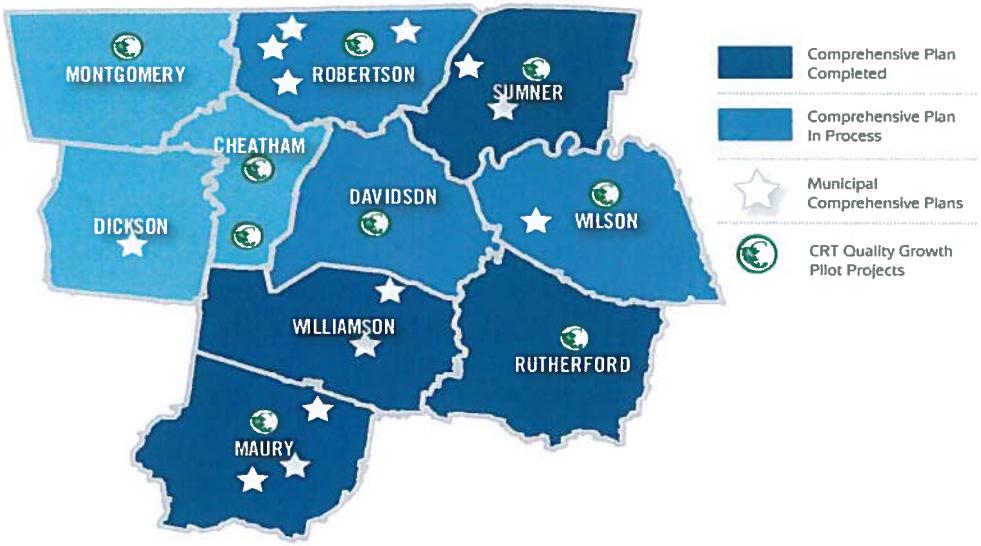
Specific zoning and land use regulations can limit the land designated for residential uses and regulate the allowable densities. The City must plan for other uses besides housing, including active commerce, open space, and areas for public facilities. The need for a variety of housing and the pursuit of affordable housing must be balanced with these other City needs.

The Clarksville-Montgomery County Land Use Plan provides a range of single-family Residential development options. The City's cluster option allows for denser development with the use of a green area. The City's sidewalk/underground utilities ordinance also allows dense development in single-family residential zones. Clarksville's lack of infrastructure and rapid single-family housing expansion (uncontrolled growth) is its primary constraint to accommodating future growth. New subdivisions have price ranges that are all the same through the entire subdivision. With no price diversity at all, developers and builders are building bigger houses on smaller lots trying to take advantage of the lack of local government affordable housing regulations. There is currently a very small amount of affordable housing being built due to developers having control of the single-family housing market.

Grandfathered-in zoning: Trailer parks in census tract 1009, trailers are being allowed to move in and out of single and multi-family zoned property at will. The neighborhood will never prosper as long as this is allowed to happen. The census tract continues to be a low-rent transient area due to the amount of singlewide mobile homes in the area. City officials claim some trailer parks were being used as a trailer park, (but never properly zoned), so they are grandfather-in, even though our city-zoning ordinance clearly states that singlewide mobile homes can only be place in an area designated as such. From just looking at some of the trailers, they seem unfit for habitation, and are in violation of city building codes.

Central Business Improvement District – has expanded into neighborhoods outside the downtown area, this means residents have to go before a board to get approval for any upgrades or maintenance to their house. This causes an undo financial burden on low to moderate-income homeowners.

Power of Ten - Middle Tennessee Counties with Comprehensive Plans



Due to the lack of an updated comprehensive plan, the city of Clarksville has not been able to address affordable housing needs. The Downtown and River Front Redevelopment Strategy May 2013 analyzed census tract 1008, but failed to mention any causes (poverty) and what could be done about it, (HUD Choice Neighborhood, or RAD programs). An affordable housing plan is crucial to the city, due to its growth and sprawl. Soon I am afraid gentrification will be the next step to get the sprawl under control. The last comprehensive plan was updated in 2001. The city needs an organized way of determining all the community needs; the city needs to recognize where it is now and where it wants to go. We have to project future land requirements for all types of housing, not just the housing that is tailored for the military community.

A comprehensive plan will be a guide for the future and for the present. We should encourage the development of "neighborhoods" rather than "subdivisions". We need to enhance the quality and type of residential developments within the City, by creating appropriate zoning ordinances and design standards promoting quality planning which fosters and encourages a balance of housing opportunities (affordable housing) and is responsive to a diverse markets preferences and needs, and which stress quality design and development through fair, objective standards and regulations.

(HOME) First Time Home Buyers Program

Program Overview: The City of Clarksville's First Time Home Buyers Program is a homeownership program designed to help income eligible households with down payment and closing cost assistance to purchase their first home within the City Clarksville. The program is administered through Office of Housing and Community Development.

The U.S. Department of Housing and Urban Development (HUD) provides the CITY with funding through the HOME Investment Partnership Program (HOME) for the purpose of expanding or improving affordable housing to lower income residents of Clarksville. The CITY allocates a portion of its annual allocation of HOME funds to offer grants, deferred payment loans (DPL) for down payments, and approved closing costs to qualified lower income households who want to become homebuyers.

The purpose of this program is to make funds available to qualified persons who wish to purchase a home but need financial support with initial costs. These costs include the down payment, as well as the closing costs and prepaid items required to obtain homeownership. These expenses can add up to a substantial amount, and the inability to cover these costs may prevent many individuals from achieving homeownership.

The Homeownership Assistance offered through the City's First Home program is payable in accordance with specific guidelines. Down Payment funds are fully forgiven provided applicant resides in the house for at least five years and one month. Closing costs provided to first time homebuyers will be considered due upon sale or other transfer. The agreement made between the buyers, the City will be attached to the property under two Notes, and a Deed of Trust, as a second to the lender's first.

WHO QUALIFIES?

The City's program is designed to assist families determined to earn income within and 30%- 80% of the area median income for Clarksville, TN. The current (2008) median income for a family of four in Clarksville, TN is set at $51,300. Maximum income limits will be adjusted according to the most recent income figures published by the Department of Housing and Urban Development. Qualifying households would need to meet the following income limits:

Purpose
To provide down payment and closing cost assistance to households that qualifies as first-time homebuyers through the City's First Time Home Buyers Program guidelines.

To promote the acquisition and production of more affordable owner occupied units for very low and low-income individuals and families.

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. **Sources of Funds**—Homeless Assistance and Prevention
   The Emergency Shelter Grant Program awarded $164,976 to non-profits serving Clarksville/Montgomery County to help area homeless and domestic violence shelters. Grant funding is subject to change due to sequestration.

   Non-profits that serve Clarksville/Montgomery County provided housing assistance to 115 new households who were homeless or at risk of being homeless through the Homeless Prevention and Rapid Re-Housing Program (HPRP). (THDA)

   McKinney-Vento Shelter + Plus Care – Buffalo Valley

2. **Homelessness—**an effective prevention and re-housing system has three layers: prevention, shelter diversion, and rapid re-housing. Homelessness prevention serves a large number of people who are at risk of homelessness and is the least expensive intervention on a per client basis. If prevention fails to identify somebody at risk of homelessness or fails to prevent a person's homelessness, that person may contact and enter the shelter system.

   Diversion is essentially an eleventh hour effort to prevent homelessness by assisting people who apply for shelter by identifying other safe housing options and resources, even if they are temporary. If prevention and diversion fail, and people become homeless, then rapid re-housing minimizes their stay in homelessness by quickly helping them move into permanent housing. On average, the interventions should get progressively more intensive, although the level of assistance for an individual household will depend greatly on the specific circumstances of that household.

   However, prevention, diversion, and re-housing target distinct populations, many of the activities are similar. It is entirely possible, and in some cases preferable, to have a single program or providers perform two or three of those functions.

   Prevention
   Effective prevention programs typically assess immediate housing needs, explore housing options and resources, provide flexible financial assistance, and, when appropriate, offer voluntary case management services focused on housing stabilization. Mandating case management usually offers no added benefit. In cases where the current housing situation cannot be stabilized, housing location and short-term rental assistance may be necessary to help find a new housing unit. (Activities—Housing Location, Flexible Financial Assistance, Rental Assistance, and Case Management—are described below).

   Prevention assistance must be carefully targeted to have a meaningful impact on homelessness, as most people who have a housing crisis do not become homeless. At a minimum, prevention resources should be targeted to people who have extremely low incomes (below 30 percent of area median income), who have a demonstrated housing crisis (e.g. request to vacate doubled up situation), and who lack protective factors, such as friends or family members who can help them. If possible, Homeless Management Information System (HMIS) data or other data about homelessness in the community should be assessed to identify additional factors that would help target

resources to those most at risk of homelessness. In the absence of local data, programs should use risk factors described later in this document.

Diversion

Diversion programs attempt to prevent homelessness for people who are applying for shelter. Diversion programs try to help people return to the housing they just left or move in with friends or family using financial incentives or mediation. If that situation cannot be made permanent, then the diversion program will work to immediately locate other housing. Targeting is clearer with diversion programs because people applying for shelter are at high risk. As with prevention programs, diversion programs typically involve one-time financial assistance and the offer of brief case management. When that is not sufficient, then housing location and short-term rental assistance may be necessary.

Rapid Re-housing

Re-housing programs work with people who are already homeless to help them quickly move into rental housing. Rapid Re-housing programs tend to be short-term (1 – 12 months) and involve housing location, financial assistance, and an offer of case management. Short-term rental assistance is provided when necessary. When serving people with significant disabilities or with very limited income capacity, rapid re-housing programs must coordinate with other community resources to ensure that participants are linked to ongoing assistance, such as housing vouchers, intensive case management, or assertive community treatment.

To be most effective, communities should offer all three types of services (prevention, diversion, and re-housing). Having only a diversion or re-housing program will encourage people in crisis to enter the shelter system to get assistance, which could unnecessarily overwhelm the shelter system. Communities lacking a re-housing program will likely result in people staying in shelters longer than necessary, which is costly and results in poor outcomes.

Integrate and coordinate programs whenever possible. For example, the same housing locators and case managers can serve people through the prevention, diversion, or re-housing programs. In some smaller communities, a single program could provide eviction prevention, diversion, and re-housing interventions. In most communities, a single program could provide flexible financial assistance and rental assistance for people in all three types of programs.

A community should also consider other resources available to them to supplement their prevention and re-housing efforts. For example, States are receiving additional funding for Temporary Assistance to Needy Families (TANF) that can be used to provide short-term rent assistance and other help that effectively prevents or ends homelessness. Examples of resources can be found in this document: http://www.endhomelessness.org/content/article/detail/2179.

Chronic homelessness— BVI as lead agency in HNM, provides the offices and administration and staff to carry out this program. As lead agency and under the direction of the HIM Steering Board, we are actively participating in and coordinating the HARP activities for our CoC. Local PHAs, government, social services agencies, veteran's groups, and faith based agencies, utility companies were contacted via mail/email/faxes as well as invitation to local meetings where HPRP was described, and HPRP activities, enrollments, etc. were explained. An 800 central intake number was publicized for easy access to HPRP staff.

Homelessness Prevention—Experts estimate that two to three families are on the verge of homelessness for every family in a shelter. This at-risk population is comprised of families and individuals living in poverty who, upon loss of employment or other emergency requiring financial reserves, would lose their housing and become homeless. These families are generally experiencing a housing cost burden, paying more than 30 percent of their income for housing. Clarksville has a substantial number of households with an income of less than $15,000; 15.8 percent of households, some 7,438 households, are below this figure. This group is considered at risk of becoming homeless. Other persons considered at risk for becoming homeless include victims of domestic violence, persons with HIV/AIDS, youth recently released from foster care, and parolees. To help prevent homelessness and protect at-risk populations, Clarksville will continue to participate in the Middle Tennessee Continuum of Care to provide assistance to persons at risk of becoming homeless.

Effective prevention programs typically assess immediate housing needs, explore housing options and resources, provide flexible financial assistance, and, when appropriate, offer voluntary case management services focused on housing stabilization. Mandating case management usually offers no added benefit. In cases where the current housing situation cannot be stabilized, housing location and short-term rental assistance may be necessary to help find a new housing unit. (Activities—Housing Location, Flexible Financial Assistance, Rental Assistance, and Case Management—are described below).

Prevention assistance must be carefully targeted to have a meaningful impact on homelessness, as most people who have a housing crisis do not become homeless. At a minimum, prevention resources should be targeted to people who have extremely low incomes (below 30 percent of area median income), who have a demonstrated housing crisis (e.g. request to vacate doubled up situation), and who lack protective factors, such as friends or family members who can help them. If possible, Homeless Management Information System (HMIS) data or other data about homelessness in the community should be assessed to identify additional factors that would help target resources to those most at risk of homelessness. In the absence of local data, programs should use risk factors described later in this document.

Discharge Coordination Policy—for each system of care identified below describe the CoC's efforts in coordinating with and/or assisting in the development of local discharge planning policies that ensure persons are not routinely discharged into homelessness, including the streets, emergency homeless shelters, or other McKinney-Vento homeless assistance housing programs.

Foster Care (Youth Aging Out):
Foster Care: Foster Care Discharge policy: The Tennessee Foster Care program normally discharges youth at age 18. At the time of discharge the case manager discusses with the youth the various options available. If the youth chooses to leave custody, the case manager is required to provide the youth with referrals for housing and services options. A youth may stay in custody and receive services that include housing in four categories:

1. Volunteer placement in foster care to complete high school or to receive a GED and have part-time employment. The youth may remain in care to age 19 before discharge.

2. Volunteer placement in the Independent Living program to attend and receive a secondary education. The youth will have services, which include housing while earning a vocational degree, Associate degree, or Bachelor's degree.

3. Volunteer placement in the Transitional Living program to prepare the youth for living as an adult. The youth may have services, which include housing assistance to age 23.

4. Volunteer placement with the Mentor/Host Home program to prepare the youth for independent living with assistance from a mentor/host family. This program may include housing assistance or housing with the host family.

Health Care:
The VA/Vanderbilt hospital and TN Valley Medical Center have policies to assist veterans being discharged that include placement in rehabilitation centers, transitional housing, and permanent housing. The housing plan after discharge is a part of the veteran's treatment plan. The case managers and social workers make every effort that individuals/families housing needs are met prior to discharge. Local hospitals such as Maury Regional, Sumner Regional, Gateway Medical, Harton Regional, Crockett General, Perry Community, Horizon Medical, and Williamson Medical, have policies in place that require the facilities case manager/social workers to arrange for persons leaving the centers to have adequate housing at time of discharge. This is done in conjunction with referrals to rehab centers, healthcare transitional housing, PHA, local independent property owners and with family members. ER discharges are referred to local emergency shelters for temporary housing until permanent housing can be attained most noted for victims of DV.

Mental Health:
There is no mental health or psychological hospitals in the CoC area. However, the State Psych Hospital is in one of the neighboring counties. The CoC has representatives involved in the discharge planning. In Tennessee, all state associated mental health treatment centers are required to have a service/treatment plan for every consumer that includes discharge plans. The discharge plan does include provisions for appropriate housing at the time of discharge. Case managers/social workers in the facilities are required to make referrals to local rehabilitation centers, nursing homes, boarding homes, group homes, mental health care provider housing, independent living programs, transitional housing programs or to family placement prior to discharge to assure the consumer has appropriate

housing established prior to discharge. Our continuum has two large mental health centers (Centerstone and Mental
Health Co-op) located with easy access to/from services.

Corrections:

The TN State Correctional system has established specific release policies that highly suggested that all individuals leaving custody have a service plan that includes housing that is safe and affordable. The case managers of the facilities alternatively, probation officers assist the individuals with referrals to local halfway houses, local landlords or family members that assure the individuals has housing at time of discharge. Several local jails in the CoC have Criminal Justice Liaison, funding by a state grant that works with inmates with mental illness in assisting with their MH care needs while in custody and at time of discharge including safe affordable housing. There is currently a Transitional Re-Entry program in TN trying to replicate a best practice model to reduce the homelessness numbers at prison exit. CoC will continue to work with the Transitional Re-Entry group to address this issue. The case managers of the facilities or probation officers assist individuals with linkages and referrals to local halfway houses, local property owners, or family members that assure the individual has housing at the time of discharge.

Continuum of Care Homeless Population and Subpopulations Chart

Clarksville, TN

Part 1: Homeless Population	Sheltered: Emergency	Sheltered: Transitional	Un-sheltered	Total	Data Quality
1. Homeless Individuals	69	90	18	177	(S) statistically reliable sa
2. Homeless Families with Children	48	79	18	145	
2a. Persons in Homeless with Children Families	0	0	0	0	
Total (lines 1 + 2a)	69	90	18	177	

Part 2: Homeless Subpopulations	Sheltered	Un-sheltered	Total	Data Quality
1. Chronically Homeless	29	8	37	(S) statistically reliable sa
2. Severely Mentally Ill	22	0	22	
3. Chronic Substance Abuse	71	0	71	
4. Veterans	12	0	12	
5. Persons with HIV/AIDS	0	0	0	
6. Victims of Domestic Violence	27	0	27	
7. Youth (Under 18 years of age)	8	0	8	

Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities: Year 1 Goal	Year 1 Complete	Year 2 Goal	Year 2 Complete	Year 3 Goal	Year 3 Complete	Year 4 Goal	Year 4 Complete	Year 5 Goal	Year 5 Complete	Total: Goal	Total: Actual	Total: % of Goal	Priority H,M,L	Plan to Fund? Y/N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
Beds	Emergency Shelters	69	58	11	2	0	2	0	2	0	2	0	2	0	10	0	0%	H	Y	ESG
Beds	Transitional Housing	90	133	-43	2	0	2	0	2	0	2	0	2	0	10	0	0%	H	Y	CDBG
Beds	Permanent Supportive Housing	0	75	-75	0	0		0		0	0	0	0-	0	0	0	###	H	Y	CDBG
Beds	Total	159	266	-107	2	0	2	0	2	0	2	0	2	0	10	0	0%	H	Y	CDBG
Chronically Homeless		29																		

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities: Year 1 Goal	Year 1 Complete	Year 2 Goal	Year 2 Complete	Year 3 Goal	Year 3 Complete	Year 4 Goal	Year 4 Complete	Year 5 Goal	Year 5 Complete	Total: Goal	Total: Actual	Total: % of Goal	Priority H,M,L	Plan to Fund? Y/N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
Beds	Emergency Shelters	18	13	5	1	0	1	0	1	0	1	0	0	0	4	0	0%	H	Y	ESG
Beds	Transitional Housing	0	74	-74	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N	
Beds	Permanent Supportive Housing	0	75	-75	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N	
Beds	Total	18	162	-144	1	0	1	1	0	0	1	0	0	0	3	1	33%	L	N	

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

For more information about the Homelessness Prevention and Rapid Re-Housing Program (HPRP), or if you are homeless or about to become homeless and need temporary help with housing, please contact the agency below in the area where you live.

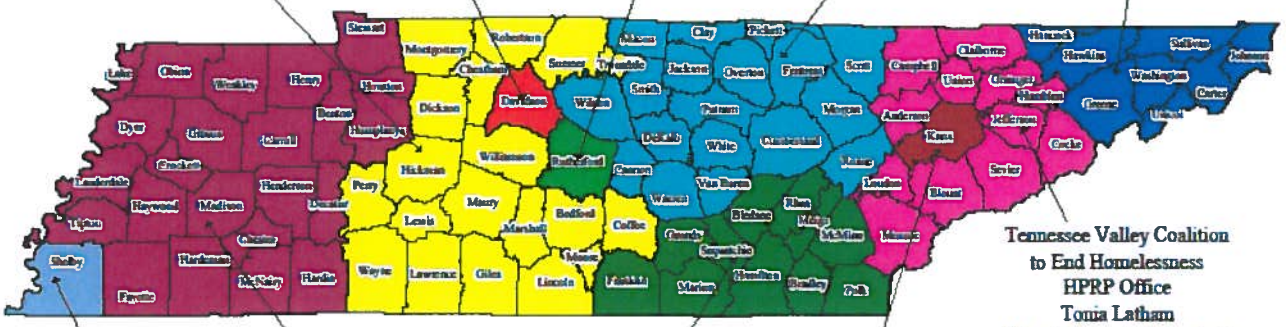
Buffalo Valley
Homeless No More (HNM)
Deborah A. Hillin
501 Park Ave., S.
Hohenwald, TN 38462
800-626-6709

Nashville/Davidson County
Metro Development
and Housing Agency
Suzie Tolmie
701 S. Sixth St.
Nashville, TN 37206
615-252-6732

Murfreesboro/Rutherford County
David Taylor
415 N. Maple St.
Murfreesboro, TN 37130
615-893-9414 x38

Upper Cumberland
Continuum of Care
Luke Collins
1225 S. Willow Ave.
Cookeville, TN 38506-4194
931-432-4111

Appalachian Regional
Coalition on
Homelessness (ARCH)
Dreama Shreve
321 West Walnut
Johnson City, TN 37604
423-928-2724



Tennessee Valley Coalition
to End Homelessness
HPRP Office
Tonia Latham
c/o Blount County Children's Home
903 McCammon Avenue
Maryville, TN 37801
877-488-8234

Greater Memphis Interagency
Coalition for the Homeless
Mary Knox-Lanier
HPRP Hotline
901-260-4663
44 N. Second St.
Suite 302
Memphis, TN 38103

Tennessee Homeless Solutions
Wayne Snelling
465-A N. Main St.
Lexington, TN 38351
866-307-5469

Chattanooga Regional
Homeless Coalition
Autumn Mason
600 N. Holtzclaw
Chattanooga, TN 37404
423-710-1501

Knoxville/Knox County CAC
Barbara Kelly
2247 Western Ave.
Knoxville, TN 37950
865-546-3500 x1156

R.Sutphin - THDA, Research & Planning
May 3, 2011

HOMELESS NO MORE
SHELTER COUNT
1/29/2014

	Emergency Shelter	Transitional Housing	Family	Number in Family	Single	Veteran	Mental Health	Substance Use Disorder	Domestic Violence	HIV/Aids	Physical Disability	18 +	Chronic Homeless
Clarksville Montgomery	**2**	**1**	**8**	**30**	**76**	**26**	**25**	**23**	**7**	**0**	**5**	**76**	**36**
Maury County	1	*	1	2	9	0	0	0	9	0	0	9	0
Robertson County	1	*	0	0	18	0	0	0	0	0	18	9	0
Sumner County	1	1	2	6	25	0	0	25	6	0	0	27	25
Marshall County	0	1	0	0	36	19	25	27	13	0	0	36	24
Williamson County	1	0	3	12	2	0	0	0	12	0	0	4	0
Hickman County	1	0	2	8	3	0	0	0	11	0	0	8	0

HOMELESS NO MORE
SCHOOL COUNT
1/29/2014

School	1-5	6-12	13-17
Clarksville-Montgomery County School	**172**	**63**	**0**
Dickson County School	1	7	7
Lewis County School	0	0	0
Maury County School	0	0	0
Perry County School	0	0	0
Robertson County School	4	11	5
Sumner County School	0	0	0
Wayne County School	0	0	0

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

Priority Community Development Needs

Under HUD regulations, CDBG funds may be used to provide services and facilities that benefit primarily those residents earning up to 80 percent of area median income. CDBG funds may also be used to provide or improve facilities located in areas where the majority of the population (51 percent) earns less than 80 percent AMI.

The City may pursue economic development activities through various approaches to assist businesses and developers to create jobs for low- and moderate-income persons. The City is required to utilize 70 percent of its total CDBG allocation to directly benefit low- and moderate-income persons.

A priority ranking has been assigned to each community development category for purposes of using CDBG and HOME funds. Activities to address high priority needs are expected to be funded during FY 2014-2015. The overall priority community development need for the Action Plan is to foster a suitable living environment for low- and moderate-income households and economic opportunities for low- and moderate-income individuals and local businesses.

Specific Long-Term and Short Term Community Development Objectives

Creating viable high quality neighborhoods is essential to our program. We want our neighborhoods to share a sense of place and take pride in their established and revitalized neighborhoods. Once revitalized low-income areas will no longer be view as a place where you would not want to live, but instead as an attractive area to live, interconnected with the rest of the city's neighborhoods, accessible to parks, greenways, public facilities, and open spaces. Every neighborhood should be a safe healthy place to live.

1) <u>Create a Neighborhood Revitalization Strategy:</u> The city will concentrate its CDBG funds and efforts in the Low Income Census Tracts in an effort to address issues of slum and blighting conditions, abandoned structures, infrastructure needs and economic development. By doing this the city will uses its limited CDBG and HOME funds to inject resources and investment whenever possible into an identified area to work toward the goal of revitalizing the neighborhood and encourage outside investment and renewal into a declining neighborhoods. Using such a strategy, the City would be eligible to apply for Section 108 loan funds to help finance the costs of the neighborhood revitalization activities. The city has hired a consultant to help submit a Choice Neighborhoods Planning Grant for 2014.

2) Infrastructure Improvement Planning:
Annually, the Street Department assesses the need for public facility and infrastructure improvements. Such improvements include, but are not limited to, streets, curbs, gutters, sidewalks, streetlights, sewers, storm drains, traffic signals, electrical distribution systems, off-street parking, landscaped areas, and under-grounding of existing utilities. Improvements to public facilities, including those to provide handicapped access, are also potential capital improvements that may be funded during the year.

Capital improvement activity has been planned for FY 2014-15;

Proposed Accomplishment:	1 public improvement over 5 years
Proposed Funding:	$100,000.00

3) Provide for needed Community and Supportive Services: The City may use CDBG funding to provide a variety of needed services to low- and moderate-income and special needs persons in the community, up to a total of 15 percent of the allocation. Priority service needs identified in the Consolidated Plan include Domestic Violence prevention, self-sufficiency programs, homeless prevention programs.

Proposed Accomplishment:	300 people
Proposed CDBG Funding:	124,000

4) Support Code enforcement services: During the program year, the Code Enforcement Division will continue to receive and investigate complaints. Some of these complaints will be in areas identified as low and moderate-income areas. Once a complaint is received, it will be confirmed and the violators notified. In addition, the Code Enforcement staff will observe code violations. The program is eligible under Low/Mod Area Benefit. CDBG-funded code enforcement activities will focus on the correction of building code violations.

Goals of the program are:
Remove abandoned houses

Refer potentially eligible housing projects to the OHCD for possible assistance.

Proposed Accomplishment:	Code enforcement $50,000

CPMP Version 2.0

Clarksville, TN

Only complete blue sections.

Community Development Needs		Needs	Current	Gap	5-Year Quantities Year 1 Goal	Year 1 Actual	Year 2 Goal	Year 2 Actual	Year 3 Goal	Year 3 Actual	Year 4 Goal	Year 4 Actual	Year 5 Goal	Year 5 Actual	Cumulative Goal	Cumulative Actual	% of Goal	Priority Need H,M,L	Dollars to Address	Plan to Fund? Y/N	Fund Source
		5	0	5	1		1		1		1		1		5	0	0%	M	100,000	Y	C
02 Disposition 570.201(b)		0	0	0											0	0	#DIV/0!				
Public Facilities and Improvements		3	0	3	1						1		1		3	0	0%	L	75,000	Y	C
	03A Senior Centers 570.201(c)	0	0	0											0	0	#DIV/0!				
	03B Handicapped Centers 570.201(c)	0	0	0											0	0	#DIV/0!				
	03C Homeless Facilities (not operating costs) 570.201(c)	0	0	0											0	0	#DIV/0!				
	03D Youth Centers 570.201(c)	0	0	0											0	0	#DIV/0!				
		1	0	1			1						1		2	0	0%	L	50,000	Y	C
		2	0	2	1		1				1				3	0	0%	M	80,000	Y	C
	03G Parking Facilities 570.201D	0	0	0											0	0	#DIV/0!				
	03H Solid Waste Disposal Improvements 570.201(c)	0	0	0											0	0	#DIV/0!				
	03I Flood Drain Improvements 570.201(c)	0	0	0											0	0	#DIV/0!				
	03J Water/Sewer Improvements 570.201(c)	0	0	0											0	0	#DIV/0!				
		2	0	2			1				1				2	0	0%	H	50,000	Y	C
		3	0	3			1		1		1				3	0	0%	M	50,000	Y	C
	03M Child Care Centers 570.201(c)	0	0	0											0	0	#DIV/0!				
	03N Tree Planting 570.201(c)	0	0	0											0	0	#DIV/0!				
	03O Fire Stations/Equipment 570.201(c)	0	0	0			1								1	0	0%				
	03P Health Facilities 570.201(c)	0	0	0											0	0	#DIV/0!				
	03Q Abused and Neglected Children Facilities 570.201(c)	0	0	0											0	0	#DIV/0!				
	03R Asbestos Removal 570.201(c)	0	0	0											0	0	#DIV/0!				
	03S Facilities for AIDS Patients (not operating costs) 570.201(c)	0	0	0											0	0	#DIV/0!				
	03T Operating Costs of Homeless/AIDS Patients Programs	0	0	0											0	0	#DIV/0!				
		100	0	100	20		20		20		20		20		100	0	%	H	250,000	Y	C
04A Clean-up of Contaminated Sites 570.201(d)		0	0	0											0	0	#DIV/0!				
Public Services		25	0	25	5		5		5		5		5		25	0	0%	H	650,000	Y	C
		1	0	1					1						1	0	0%	L	10,000	Y	C
	05B Handicapped Services 570.201(e)	0	0	0											0	0	#DIV/0!				
	05C Legal Services 570.201(E)	0	0	0											0	0	#DIV/0!				
	05D Youth Services 570.201(e)	0	0	0											0	0	#DIV/0!				
	05E Transportation Services 570.201(e)	0	0	0											0	0	#DIV/0!				
	05F Substance Abuse Services 570.201(e)	0	0	0											0	0	#DIV/0!				
		5	0	5	1		1		1		1		1		5	0	0%	H	100,000	Y	C
	05H Employment Training 570.201(e)	0	0	0											0	0	#DIV/0!				
	05I Crime Awareness 570.201(e)	0	0	0											0	0	#DIV/0!				
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e)	0	0	0			1								1	0	0%				
	05K Tenant/Landlord Counseling 570.201(e)	0	0	0											0	0	#DIV/0!				
	05L Child Care Services 570.201(e)	0	0	0											0	0	#DIV/0!				
	05M Health Services 570.201(e)	0	0	0			1								1	0	0%				
	05N Abused and Neglected Children 570.201(e)	0	0	0											0	0	#DIV/0!				
	05O Mental Health Services 570.201(e)	0	0	0											0	0	#DIV/0!				
	05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)	0	0	0											0	0	#DIV/0!				
	05Q Subsistence Payments 570.204	0	0	0											0	0	#DIV/0!				
	05R Homeownership Assistance (not direct) 570.204	0	0	0											0	0	#DIV/0!				
	05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	0	0	0											0	0	#DIV/0!				
	05T Security Deposits (if HOME, not part of 5% Admin c	0	0	0											0	0	#DIV/0!				

06 Interim Assistance 570.201(f)	0	0	0										0	0	#DIV/0!				
07 Urban Renewal Completion 570.201(h)	0	0	0										0	0	#DIV/0!				
08 Relocation 570.201(i)	0	0	0										0	0	#DIV/0!				
09 Loss of Rental Income 570.201(j)	0	0	0										0	0	#DIV/0!				
10 Removal of Architectural Barriers 570.201(k)	0	0	0										0	0	#DIV/0!				
11 Privately Owned Utilities 570.201(l)	0	0	0										0	0	#DIV/0!				
12 Construction of Housing 570.201(m)	0	0	0										0	0	#DIV/0!				
	75	0	75	15		15		15		15		15	75	0	0%	H	600,000	Y	H
	55	0	55	11		11		11		11		11	55	0	0%	H	3,300,000	Y	C,H
14B Rehab: Multi-Unit Residential 570.202	0	0	0										0	0	#DIV/0!				
14C Public Housing Modernization 570.202	0	0	0										0	0	#DIV/0!				
14D Rehab: Other Public-Owned Residential Buildings 570.202	0	0	0										0	0	#DIV/0!				
14E Rehab: Public or Private-Owned Commercial/Ind. 570.202	0	0	0										0	0	#DIV/0!				
14F Energy Efficiency Improvements 570.202	0	0	0										0	0	#DIV/0!				
14G Acquisition - for Rehabilitation 570.202	0	0	0										0	0	#DIV/0!				
14H Rehabilitation Administration 570.202	0	0	0										0	0	#DIV/0!				
14I Lead-Based/Lead Hazard Test/Abate 570.202	0	0	0										0	0	#DIV/0!				
15 Code Enforcement 570.202(c)	0	0	0										0	0	#DIV/0!				
16A Residential Historic Preservation 570.202(d)	0	0	0										0	0	#DIV/0!				
16B Non-Residential Historic Preservation 570.202(d)	0	0	0										0	0	#DIV/0!				
17A CI: Land Acquisition/Disposition 570.203(a)	0	0	0										0	0	#DIV/0!				
17B CI: Infrastructure Development 570.203(a)	0	0	0										0	0	#DIV/0!				
17C CI: Building Acquisition, Construction, Rehabilitation 570.203(a)	0	0	0										0	0	#DIV/0!				
17D Other Commercial/Industrial Improvements 570.203(a)	0	0	0										0	0	#DIV/0!				
18A ED: Direct Financial Assistance to For-Profits 570.203(b)	0	0	0										0	0	#DIV/0!				
18B ED: Technical Assistance 570.203(b)	0	0	0										0	0	#DIV/0!				
18C Micro-Enterprise Assistance	0	0	0										0	0	#DIV/0!				
19A HOME Admin/Planning Costs of PJ (not to exceed 5% Ad	0	0	0										0	0	#DIV/0!				
19B HOME CHDO Operating Costs (not to exceed 5% Administra	0	0	0										0	0	#DIV/0!				
19C CDBG Non-ST/LOC Organization Capacity Building	0	0	0										0	0	#DIV/0!				
19D CDBG Assistance to Institutes of Higher Education	0	0	0										0	0	#DIV/0!				
19E CDBG Operation and Repair of Foreclosed Property	0	0	0										0	0	#DIV/0!				
19F Planned Repayment of Section 108 Loan Principal	0	0	0										0	0	#DIV/0!				
19G Unplanned Repayment of Section 108 Loan Principal	0	0	0										0	0	#DIV/0!				
19H State CDBG Technical Assistance to Grantees	0	0	0										0	0	#DIV/0!				
20 Planning 570.205	0	0	0										0	0	#DIV/0!				
	0	0	0										0	0	#DIV/0!	N/A	1,002,500	Y	C,H
21B Indirect Costs 570.206	0	0	0										0	0	#DIV/0!				
	0	0	0										0	0	#DIV/0!	N/A	45,000	Y	C
21E Submission or Applications for Federal Programs 570.206	0	0	0										0	0	#DIV/0!				
21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0										0	0	#DIV/0!				
21G HOME Security Deposits (subject to 5% cap)	0	0	0										0	0	#DIV/0!				
21H HOME Admin/Planning Costs of PJ (subject to 5% cap)	0	0	0										0	0	#DIV/0!				
21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0	0										0	0	#DIV/0!				
22 Unprogrammed Funds	0	0	0										0	0	#DIV/0!				
HOPWA 31J Facility based housing - development	0	0	0										0	0	#DIV/0!				
HOPWA 31K Facility based housing - operations	0	0	0										0	0	#DIV/0!				
HOPWA 31G Short term rent mortgage utility payments	0	0	0										0	0	#DIV/0!				
HOPWA 31F Tenant based rental assistance	0	0	0										0	0	#DIV/0!				
HOPWA 31E Supportive services	0	0	0										0	0	#DIV/0!				
HOPWA 31I Housing info. services	0	0	0										0	0	#DIV/0!				
HOPWA 31H Resource identification	0	0	0										0	0	#DIV/0!				
HOPWA 31B Administration - grantee	0	0	0										0	0	#DIV/0!				
HOPWA 31D Administration - project sponsor	0	0	0										0	0	#DIV/0!				
Totals	277	0	277	55	0	60	0	55	0	57	0	55	0	282	0	0%	6,362,500		

Antipoverty Strategy

According to the 2010 U.S. Census, over 16.1 percent of Clarksville residents were living below the poverty level. Among families with children under the age of 18, more than 25.8% percent were living below the poverty level. Female-headed families with children experienced even higher levels of poverty, with 40.6 percent living below the poverty level in 2010.

The challenges associated with poverty, including stress, strained family relationships, substandard housing, lower educational attainment, limited employment skills, unaffordable childcare, and transportation difficulties, make it difficult for low-income families to obtain and maintain employment, and therefore housing and basic needs. The City seeks to reduce the number of people living in poverty (extremely low-income households earning less than 30 percent of the MFI) by continuing to implement its anti-poverty strategy, which includes providing a number of programs, including housing assistance, supportive services, and economic development assistance.

Economic development activities should be initiated through the City's Redevelopment Plan. The plan could improve self-sufficiency among lower- and moderate-income households and therefore reduce the number of people in poverty. The plan left out affordable housing and economic development for low to moderate-income citizens. The city will utilize CDBG funds under section three to hire low-moderate income persons to help reduce the poverty rate.

Several Infrastructure projects may become available through CDBG-DR funding through the State of Tennessee Office of Planning and Economic Development. Drainage, riverbank stabilization, and neighborhood revitalization are high priorities for CDBG-DR funding.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

CPMP Version 2.0

Grantee Name: **Clarksville, TN**

	Non-Homeless Special Needs Including HOPWA	Needs	Currently Available	GAP	3-5 Year Quantities										Total			Priority Need: H,M,L	Plan to Fund? Y N	Fund Source: CDBG, HOPWA
					Year 1		Year 2		Year 3		Year 4*		Year 5*							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Housing Needed	52. Elderly	75	0	75	1	0	1	0	1	0	1	0	1	0	5	0	0%	H	Y	DB
	53. Frail Elderly	25	0	25	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	54. Persons w/ Severe Mental Illness	20	0	20	0	0	0	0	1	0	1	0	0	0	2	0	0%	H	Y	DB
	55. Developmentally Disabled	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	56. Physically Disabled	25	0	25	0	0	0	0	1	0	1	0	1	0	3	0	0%	H	Y	DB
	57. Alcohol/Other Drug Addicted	50	0	50	1	0	1	0	1	0	0	0	0	0	3	0	0%	H	Y	DB
	58. Persons w/ HIV/AIDS & their families	25	0	25	0	0	0	0	0	0	0	0	0	0	0	0	####	H	Y	DB
	59. Public Housing Residents	25	0	25	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	Total	265	0	265	2	0	2	0	4	0	3	0	2	0	13	0	0%			
Supportive Services Needed	60. Elderly	50	0	50	1	0	1	0	1	0	1	1	0	1	4	2	50%	H	Y	DB
	61. Frail Elderly	25	0	25	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	62. Persons w/ Severe Mental Illness	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	63. Developmentally Disabled	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	64. Physically Disabled	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	65. Alcohol/Other Drug Addicted	50	0	50	1	0	1	0	1	0	1	0	1	0	5	0	0%	H	Y	DB
	66. Persons w/ HIV/AIDS & their families	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	67. Public Housing Residents	25	0	25	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N	
	Total	220	0	220	2	0	2	0	2	0	2	1	1	1	9	2	22%			

1. Priorities and Specific Objectives

Certain segments of the population may have difficulty finding decent, affordable housing and accessing community facilities and services due to their special needs. These "special needs" populations include the elderly, frail elderly, persons with severe mental illness, persons with developmental or physical disabilities, persons with drug and/or alcohol addiction, and persons with AIDS and their families. The Non-Homeless Special Needs Table in Appendix A includes population estimates for each of these groups.

Clarksville will assist special needs populations through the provision of community services, and improvements to facilities (including ADA improvements). These priorities and specific objectives are outlined in the Specific Housing Objectives Section and the Priority Community Development Needs Section, as well as the Needs and Objectives Tables in Appendix A.

2. Use of Federal, State, and Local Resources

The City utilizes two major funding sources for housing and community development activities: CDBG and HOME funds. The City's goal is to leverage federal, state, and local funds to maximize the number of households that can be assisted. It is expected that Clarksville and a variety of human service and housing agencies will pursue funding from private, local, state, and federal resources to assist with their delivery of services for those with special needs. The resources that can reasonably be expected to be available to assist persons with special needs include federal (CDBG and HOME), state grants, and local public and private sector resources. It is anticipated that these resources will be used to support the provision of housing and services to those in need. More detail on other local and federal funding sources is also provided in the Specific Housing Objectives section.

Other Narrative & Attachments

Affirmatively Further Fair Housing

Two public meetings were held to discuss Action Plan (see public notices and sign in sheets)

Draft Action plan is on the city website www.cityofclarksville.com

In January at the annual Freedom March, a booth was set up in a local gym located in a qualified census tract, and Fair Housing information was passed out to the citizens.

A free book bag give away was held in Lincoln Homes, book bags had Fair Housing logo. Community Development staff set up a tent and provided fair housing information to local residents.

In 2010, The City completed an *Analysis of Impediments to Fair Housing.*
The document is available on the City of Clarksville's web site.

Activities that affirmatively further fair housing include:

- Education and outreach to residents, housing providers, lenders, and other community members.
- Participation in training sessions, workshops, and conferences.
- Visible placement of equal opportunity housing logo on Office of Housing and Community Development publications.
- Counseling and referrals as necessary.
- Placing ads on the local news media on fair housing and equality issues and activities.
- Staff support and/or technical assistance to the Human Relations Commission operation and/or funding of programs which promote housing opportunities, such as homeownership education and down payment assistance, housing improvements, and new housing development.
- Projects bid with CDBG funds have the following statement:
  The City of Clarksville is an equal Opportunity Employer and does not discriminate based on race, color, national origin, sex, religion, age, or handicapped status in the employment or procurement of services. Woman and minority owned business are encouraged to apply.

Comprehensive Housing Affordability Strategy ("CHAS") Data

Summary Level: City					Created on: December 13, 2013			
Data for: Clarksville city, Tennessee								
Income Distribution Overview	Owner	Renter	Total		Total			
Household Income less-than or= 30% HAMFI	1,550	3,260	4,810					
Houshold Income > 30% to less-than or= 50 HAMFI	1,510	2,475	3,985					
Household Income >50% to less-than or= 80% HAMFI	2,805	4,195	7,000					
Household Income >80% to less-than or= 100% HAMFI	2,760	2,170	4,930					
Household Income >100% HAMFI	18,730	7,055	25,785					
Total	27,355	19,160	46,510					
Housing Problems Overview 1	Owner	Renter	Total					
Household has 1 of 4 Housing Problems	6,160	8,270	14,430					
Household has none of 4 Housing Problems	20,650	10,340	30,990					
Cost Burden not available	545	545	1,090					
Total	27,355	19,160	46,510					
Severe Housing Problems Overview 2	Owner	Renter	Total					
Household has 1 of 4 Severe Housing Problems	2,245	4,160	6,405					
Household has none of 4 Severe Housing Problems	24,560	14,450	39,010					
Cost Burden not available	545	545	1,090					
Total	27,355	19,160	46,510					
Housing Cost Burden Overview 3	Owner	Renter	Total					
Cost Burden Less-than or= 30%	20,900	10,825	31,725					
Cost Burden >30% to less-than or =50%	4,005	4,275	8,280					
Cost Burden > 50%	1,890	3,514	5,404					
Cost Burden not available	545	545	1,090					
Total	27,355	19,160	46,510					
Income by Housing Problems (Owners and Renters)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total				
Household Income less-than or= 30% HAMFI	3,370	350	1,090	4,810				
Household Income >30% to less-than or= 50% HAMFI	3,235	745	0	3,985				
Household Income >50% to less-than or= 80% HAMFI	4,190	2,810	0	7,000				
Household Income >80% to less-than or=100% HAMFI	1,595	3,340	0	4,930				
Household Income >100% HAMFI	2,045	23,735	0	25,785				
Total	14,430	30,990	1,090	46,510				
Income by Housing Problems (Renters Only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total				
Household Income less-than or= 30% HAMFI	2,495	220	545	3,260				
Household Income >30% to less-than or= 50% HAMFI	2,170	305	0	2,475				
Household Income >50% to less-than or= 80% HAMFI	2,610	1,585	0	4,195				
Household Income >80% to less-than or= 100% HAMFI	520	1,650	0	2,170				
Household Income >100% HAMFI	475	6,575	0	7,055				
Total	8,270	10,340	545	19,160				
Income by Housing Problems (Owners Only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total				
Household Income less-than or= 30% HAMFI	875	130	545	1,550				
Household Income >30% to less-than or= 50% HAMFI	1,065	440	0	1,510				
Household Income >50% to less-than or= 80% HAMFI	1,580	1,225	0	2,805				
Household Income >80% to less-than or= 100% HAMFI	1,075	1,690	0	2,760				
Household Income >100% HAMFI	1,570	17,160	0	18,730				
Total	6,160	20,650	545	27,355				
Income by Cost Burden (Owners and Renters)	Cost Burden > 30%	Cost Burden > 50%	Total					
Household Income less-than or= 30% HAMFI	3,320	2,870	4,810					
Household Income >30 % to less-than or= 50% HAMFI	3,240	1,885	3,985					

Public Notices | Public Notices

Community Development Block Grant Workshop

When: Wednesday, December 18, 2013 at 2:00 p.m.

Where: Office of Housing and Community Development, One Public Square, 2nd Floor Suite 201, Clarksville, TN 37040

CDBG grants are used for a wide range of housing and community development activities directed toward neighborhood revitalization, economic development and improved community facilities and services, and must give "maximum feasible priority" to activities that will benefit low to moderate income persons or aid in the prevention or elimination of slums and blight. Funds may also be used to meet other community development needs that present a serious and immediate threat to the health or welfare of the community. There is an annual application cycle for the Community Development Block Grant Program, with public service applications due in January for funding which becomes available in July. The program makes grants only to non-profit and public agencies, not to individuals. All projects must serve low to moderate income people.

Corporations, associations, agencies or religious organizations with non-profit status under the Internal Revenue Code (Section 501(c) (3), and government non-profits, i.e., public agencies, commissions or authorities, may apply for CDBG public service funds. All proposed activities must meet eligibility requirements as set forth by the Department of Housing and Urban Development. Because funds are limited, not all organizations that apply will be awarded grants.

CDBG applicants will be required to attend a mandatory technical assistance workshop at the Office of Housing and Community Development, One Public Square, 2nd Floor Suite 201, Clarksville, TN 37040 on Wednesday, December 18, 2013 at 2:00 p.m. The Clarksville Office of Housing and Community Development staff will provide training on the application process. Applications will be distributed at the workshop. No applications will be accepted from agencies that have not attended the technical assistance workshop.

The City expects to award approximately $98,000 in CDBG Public Service funds in 2014.

For more information on the City's public services request for proposals and other city programs, go online to www.cityofclarksville.com.

Those requiring reasonable accommodations for any type of disability to participate in the workshop may contact the Office of Housing and Community Development at (931)648-6133.

TN-0101702784

CDBG Sub-Recipient Workshop For 2014-15 Funding Year

Facilitator	Office of Housing & Community Development	**Meeting Date:**	December 18, 2013 @ 2:00 p.m.

Name	Address	Phone	E-Mail
Christy Bussell (BVI)	715 Cumberland Drive	645-9038	christybussell@buffalovalley.org
Manna Cafe Ministries Sherry Wingfield	1960 S Madison #312	931 933-0970	Sherry@mannacafeministries.com
Robert Davis	150 Lafayette Rd	896-1800	Rdavis@cmecar.com
Geneva Bell	1114 Commerce	552-8824	Genevab1941@AOL.com
Beverly Dycus	PO Box 324	648-9090	beverlydycus@urbanministries.us
Richard Garrett	1860 Wilma Rudolph Blvd	378-0500	reason@leaporg.net
Louis Marshall	1100 Apt B Locust St	220-2636	
Geneva Bradgon	3193 Ft Campbell Blvd 632	706536-8100	seraniah@yahoo.com
Brenda Keesee	3393 Endsworth Dr	220-5211	redpaisley12@gmail.com
Jon Risser	~~[illegible]~~ 150 Richview Rd	931 780 5710	jonrisser1@gmail.com
Karla Kean	1030 Cumberland Heights Rd Clarksville, TN 37040	931-648-5725	Kkean@utk.edu
Victoria York	1143 Ridgeway Dr Clarks. 37040	615-977-4568	vicki@mannacafeministries.com
Chris Toney	150 Richview Rd. Clksv. 37043	931-801-0212	ctoney@charter.net

CDBG Sub-Recipient Workshop For 2014-15 Funding Year

Facilitator	Office of Housing & Community Development	**Meeting Date:**	December 18, 2013 @ 2:00 p.m.

Name	Address	Phone	E-Mail
Sonda Hamilton	217 3rd Street	931-648-9090	Mhamilton4606@charter.net
Canadra Jenkins	P.O. Box 2404	931-278-2544	flourishingfamilies@hotmail.com
Margaret Davis	1249 Paradise Hill Rd Clarksville, TN 37040	931-624-7253	mdavis@progressivedirections.com
Jennifer Milauckas	1249 Paradise Hill Rd Clarksville TN 37040	931-647-6333	mainpli@bellsouth.net
Darcel Y. Coles	2220 Oyfarm Chapel Road	(931) 627 4592	darcelcoles@yahoo.com
Chris Coates	Lighthouse 4384 Stage Rd. Ste F1 Memphis TN 38128	901-568-9389	ccoates@lhmm.org
VITA Program / Ginna Holleman	529 N. Second St Clarksville, TN 37040	931-647-4291	gholleman@unitedway of clarksville.org
Lindsey Frey / Grace Community Church	1716 Memorial Drive Clarksville, TN 37043	931-980-1040	lindsey@gcomchurch.com
Pastor Angela Jones Greenhill Human Development Corp	311 Walker St Clarksville, TN 37042	931-648-2324	angelajones83@gmail.com

CITY OF CLARKSVILLE
2014/2015 ACTION PLAN
PUBLIC HEARING/COMMENT NOTICE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The City of Clarksville will hold a Public Hearing on Tuesday, April 8, 2014 at 6:30 p.m. at the Montgomery County Public Library located at 350 Pageant Lane, Clarksville, TN 37040, in the small meeting room to receive public input regarding the 2014/2015 Action Plan; Community Development Block Grant (CDBG) Program and the HOME Investment Partnership Program.

Citizen participation is essential to the City's involvement in the Department of Housing & Urban Development's (HUD) Programs. The Action Plan serves as the planning document for addressing overall community development and housing needs. Projects selected to receive this funding will be included in the Action Plan.

All citizens and organizations are invited to attend the public hearing to comment orally or in writing on the FY 2014/2015 Action Plan. The City of Clarksville will make reasonable accommodations and services necessary for sensory-impaired and disabled citizens at the public meeting. Additionally, translation services may be offered upon request and availability. Persons requiring such accommodations/services should contact the Office of Housing and Community Development at (931) 648-6133 at least three working days in advance of the meeting.

Copies of the Action Plan will be available at the Office of Housing and Community Development, One Public Square, Suite 201, Clarksville, TN between the hours of 8:00 AM and 4:30 PM, Monday through Friday, and at the reference desk at the Clarksville Montgomery County Public Library for a 30 day public comment and review period which begins Tuesday, April 8, 2014. The Action Plan will also be posted on the City website at www.cityofclarksville.com on this date.

Written comments may be mailed to Office of Housing and Community Development, One Public Square, Suite 201, Clarksville, TN 37040. Comments may also be submitted by calling (931) 648-6133. Comments are welcomed prior to the start of the review period, all comments should be received no later than 12:00 Noon on Thursday, May 8, 2014, to be considered.

TN-00009784(0)

pública y sinceramente por este error editorial. Este medio NO desea causar alguna confusión con esta información errada.

David Bermúdez
-Editor -

- American Opportunity Tax Credit
- Lifetime Learning Credit
- American Opportunity Tax Credit: Quest

Videos del IRS en YouTube:

- Créditos Tributarios por Educación – Es

Podcasts del IRS:

- Créditos Tributarios por Educación – Es

CIUDAD DE CLARKSVILLE 2014/2015 PLAN DE ACCIÓN AUDIENCIA PÚBLICA / COMENTARIO PROGRAMA COMUNITARIO "DEVELOPMENT BLOCK GRANT"

La ciudad de Clarksville llevará a cabo una **Audiencia Pública el Mart 08 de abril 2014 a las 6:30 pm** en la Biblioteca Pública del Condado Montgomery se encuentra a 350 Pageant Lane, Clarksville, TN 37040, er pequeña sala de reuniones para recibir la opinión del público con respecto a 2014 / plan de Acción de 2015; Programa de Desarrollo Comunitario (CDE y el Programa de Asociación para Inversiones HOME.

La participación ciudadana es esencial en el envolvimiento de la ciudad er Departamento de Vivienda y (HUD) Programas de Desarrollo Urbano. El p de acción sirve como documento de planificación para abordar el desarro de la comunidad en general y las necesidades de vivienda. Los proyec seleccionados para recibir estos fondos se incluirán en el Plan de Acción.

Se invita a todos los ciudadanos y organizaciones a participar en la audien pública para comentar oralmente o por escrito en el Plan de Acción para año fiscal 2014/2015. La ciudad de Clarksville hará alojamientos y servic necesarios para que los ciudadanos - discapacidad sensorial y discapaci razonables en la reunión pública. Además, los servicios de traducción pue ser ofrecidos bajo petición y disponibilidad. Las personas que necesiten este t de acomodaciones /servicios deben comunicarse con la Oficina de Viviend Desarrollo Comunitario al (931) 648-6133 por lo menos tres días hábiles an de la reunión.

Copias del Plan de Acción estarán disponibles en la Oficina de Viviend Desarrollo Comunitario, Una Public Square, Suite 201, Clarksville, TN entre horas de 8:00 am y 4:30 pm, de lunes a viernes, y en el mostrador de referer en la Biblioteca Pública del Condado de Montgomery Clarksville un comenta 30 días pública y periodo de revisión que comienza Martes, 08 de abril 20 El Plan de Acción también se publicará en el sitio web de la ciudad en w cityofclarksville.com en esta fecha.

Los comentarios escritos pueden enviarse por correo a la Oficina de Vivie y Desarrollo Comunitario, One Public Square, Suite 201, Clarksville, TN 370 Los comentarios también podrán ser presentados llamando al (931) 648-61 Los comentarios son bienvenidos antes del inicio del periodo de revisión, to los comentarios deben ser recibidos antes de las 12:00 del mediodía e Jueves, 08 de mayo 2014, para ser considerado.

2014/2015 ANNUAL ACTION PLAN PUBLIC HEARING

Facilitator	Keith Lampkin	Meeting Date:	April 8, 2014

Name	Company	Phone	E-Mail
Elizabeth Adamski		931 338-1181	evadamski@gmail.com
Stephanie Huffman			booboowife2013@yahoo.com

CITY OF CLARKSVILLE 2014/2015 ACTION PLAN PUBLIC HEARING/COMMENT NOTICE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The City of Clarksville will hold a Public Hearing on Monday, March 17, 2014 at 6:00p.m. at the New Providence Community Policing Center located at 640 Providence Blvd., Clarksville, TN 37042, in order to receive public input regarding the 2014/2015 Action Plan; Community Development Block Grant (CDBG) Program and the HOME Investment Partnership Program.

Citizen participation is essential to the City's involvement in the Department of Housing & Urban Development's (HUD) Programs. The Action Plan serves as the planning document for addressing overall community development and housing needs. Projects selected to receive this funding will be included in the Action Plan.

All citizens and organizations are invited to attend the public hearing to comment orally or in writing on the FY 2014/2015 Action Plan. The City of Clarksville will make reasonable accommodations and services necessary for sensory-impaired and disabled citizens at the public meeting. Additionally, translation services may be offered upon request and availability. Persons requiring such accommodations/services should contact the Office of Housing and Community Development at (931) 648-6133 at least three working days in advance of the meeting.

Copies of the Action Plan will be available at the Office of Housing and Community Development, One Public Square, Suite 201, Clarksville, TN between the hours of 8:00 AM and 4:30 PM, Monday through Friday, and at the reference desk at the Clarksville Montgomery County Public Library for a 30 day public comment and review period which begins Tuesday, April 8, 2014. The Action Plan will also be posted on the City website at www.cityofclarksville.com on this date.

Written comments may be mailed to Office of Housing and Community Development, One Public Square, Suite 201, Clarksville, TN 37040. Comments may also be submitted by calling (931) 648-6133. Comments are welcomed prior to the start of the review period, all comments should be received no later than 12:00 Noon on Thursday, May 8, 2014, to be considered.

TN 00007313

The Leaf Chronicle
Monday, March 10, 2014

2014-15 AAP Public Hearing Meeting (New Providence Policing Center)

Facilitator	Office of Housing & Community Development	**Meeting Date:**	March 17, 2014 @ 6:00 p.m.

Name	Address	Phone	E-Mail
Pat Kerrien	223 Moncrest Dr		
Rebecca Malone	410 Spencer LN		
Willie Malone	410 Spencer Lane		wmalone333@hotmail.com
Robert Kerrien	223 Moncrest Dr		

Workforce Housing Affordabilty – 2008

Housing Affordability for Home Buyers and Renters Selected Occupations in Tennessee and Metropolitan Statistical Areas (MSAs)

In 2008, a renter household in Tennessee needed an annual income of $25,760 in order for a two-bedroom rental unit at the Fair Market Rent to be affordable. Affordability implies that a household does not pay more than 30 percent of annual income on housing costs. Over $43,000 in annual earnings would be required for a Tennessee household to purchase an affordable home. In none of the Metropolitan Statistical Areas (MSAs), can a single wage earner wait staff, cashier or retail person household afford to rent or buy a median priced house. Registered nurses were able to afford renting and buying a home in all MSAs and in the state overall, while educators can afford to buy a home just in Clarksville and Jackson MSAs. Police officers were better off than other occupations in terms of finding affordable rental options.

Updated 2008

Median Hourly Wage by Occupation

Metropolitan Statistical Areas (MSAs)	Median Home Price	Wage Needed to Buy	2-BDRM Aptmnt Monthly Rent	Wage Needed to Rent	Education*	Registered Nurse	Police	Wait person	Cashier	Retail Salesperson	All Occupations
Chattanooga	$151,450	$20.96	$639	$12.29	$18.05	$24.05	$17.40	$7.15	$7.55	$9.50	$13.65
Clarksville	$139,500	$19.31	$626	$12.04	$21.85	$26.10	NA	$6.55	$7.10	$8.70	$11.85
Cleveland	$130,000	$17.99	$577	$11.10	$17.20	$23.90	$19.15	$6.65	$7.45	$9.05	$12.25
Jackson	$117,000	$16.19	$650	$12.50	$17.05	$23.65	$18.10	$6.55	$7.10	$9.70	$12.70
Johnson City	$129,900	$17.98	$547	$10.52	$18.15	$25.50	$16.50	$6.75	$6.95	$8.50	$12.05
Kingsport-Bristol	$122,250	$16.92	$535	$10.29	$16.85	$22.55	$15.50	$6.65	$7.25	$9.25	$12.85
Knoxville	$164,900	$22.82	$633	$12.17	$18.90	$24.55	$16.55	$6.85	$7.70	$9.85	$13.55
Memphis	$165,000	$22.83	$743	$14.29	$18.65	$28.10	NA	$7.15	$7.95	$9.30	$14.30
Morristown	$129,300	$17.89	$517	$9.94	$16.75	$22.85	$14.10	$6.80	$7.05	$9.90	$12.10
Nashville/Davidson-Murfreesboro-Franklin	$185,000	$25.60	$723	$13.90	$18.55	$27.50	$20.55	$6.90	$8.00	$9.45	$14.50
TENNESSEE	$150,000	$20.76	$644	$12.38	$18.25	$25.95	$16.60	$6.85	$7.55	$9.30	$13.45

*"Education" represents education, training and library occupations.

Note: can afford to buy and rent — can afford to only rent — cannot afford to buy or rent

Source: "Median Home Price" is THDA calculations based on data from the Property Assessment Division, Comptroller's Office, State of Tennessee, "2-bedroom Apartment Rent" is Fair Market Rent (FMR) by room size from US Department of Housing and Urban Development (HUD), and "Median Hourly Wages" are from Tennessee Department of Labor and Workforce Development.

Appendix A

Percentage of Tennessee Households that are Cost-Burdened, by County Continued

County	Owner Cost Burden	Renter Cost Burden	Total Cost Burden
Lawrence County	31.5	35.4	32.4%
Lewis County	30	37.6	31.9%
Lincoln County	25.8	34.4	27.7%
Loudon County	30.6	32.8	31.1%
Macon County	38.5	46.7	40.5%
Madison County	32.3	51.7	38.7%
Marion County	32	32.6	32.1%
Marshall County	35.2	38	35.9%
Maury County	31.9	41.3	34.5%
McMinn County	30.7	36.1	32.1%
McNairy County	31	32.5	31.3%
Meigs County	39.3	26.7	36.4%
Monroe County	31.7	37.3	33.0%
Montgomery County	25.6	40.2	30.7%
Moore County	34.3	20.9	32.2%
Morgan County	34.6	27.5	33.4%
Obion County	26.9	32.4	28.6%
Overton County	30.1	36.9	31.5%
Perry County	30.6	35.2	31.6%
Pickett County	56.3	19.8	46.1%
Polk County	35.4	26.5	33.2%
Putnam County	33.7	42.8	36.9%
Rhea County	41.9	44	42.4%
Roane County	28	41.2	31.0%
Robertson County	29.9	36	31.4%
Rutherford County	26.5	43.1	31.6%
Scott County	34.3	34.2	34.3%
Sequatchie County	34.5	27.4	33.1%
Sevier County	33.3	36.2	34.2%
Shelby County	36.6	51.5	42.3%
Smith County	24.7	38.9	27.6%
Stewart County	28.7	41.5	31.2%
Sullivan County	24.9	36.3	27.8%
Sumner County	30.2	41.8	33.1%
Tipton County	27.6	42.5	31.3%
Trousdale County	33.6	29.9	32.9%
Unicoi County	34.1	25.2	31.8%
Union County	36.7	42.4	37.9%
Van Buren County	31.5	36.6	32.5%
Warren County	33.3	30.2	32.4%
Washington County	28	36.9	30.8%
Wayne County	28.2	33.5	29.2%
Weakley County	19.5	47.9	28.7%
White County	31.8	31.6	31.8%
Williamson County	26.5	38.7	28.5%
Wilson County	28	38.6	29.9%
Tennessee	31.2	42.6	34.6%

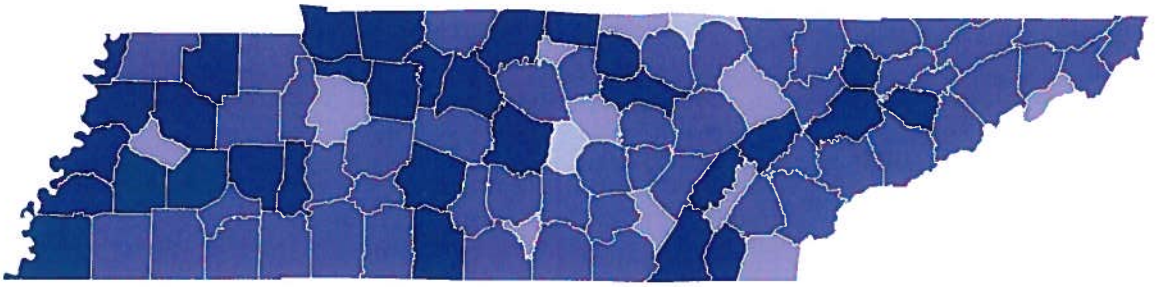
Source: American Community Survey, 2005-2009, U.S. Census

Affordability

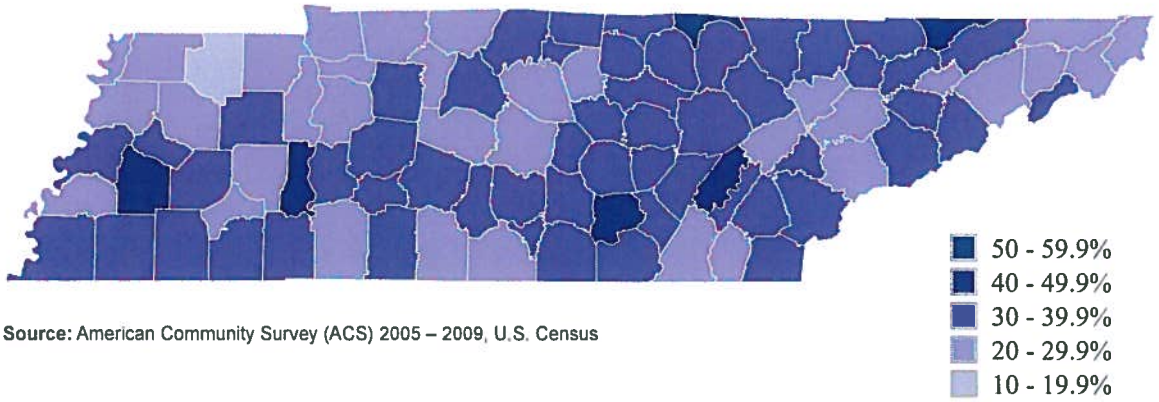
Housing Cost Burden

Percentage of Households who are Cost Burdened in Tennessee, by County

Renter Occupied Households



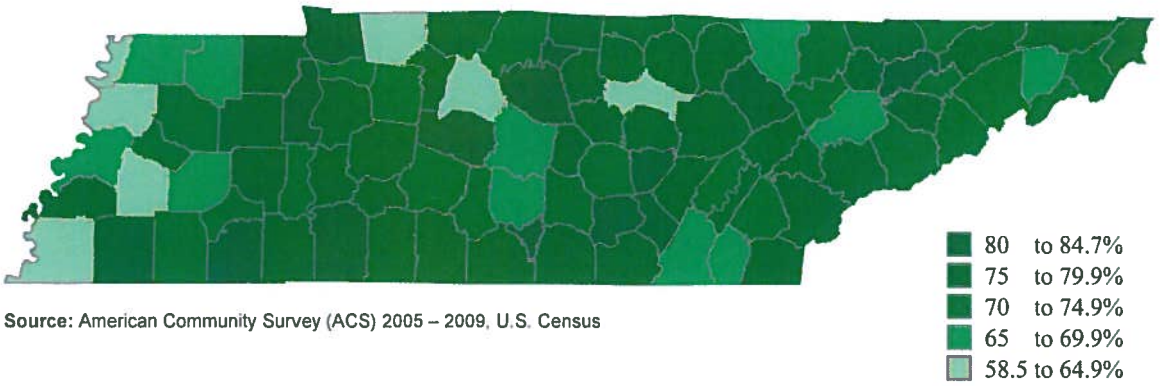
Owner-occupied Households



Source: American Community Survey (ACS) 2005 – 2009, U.S. Census

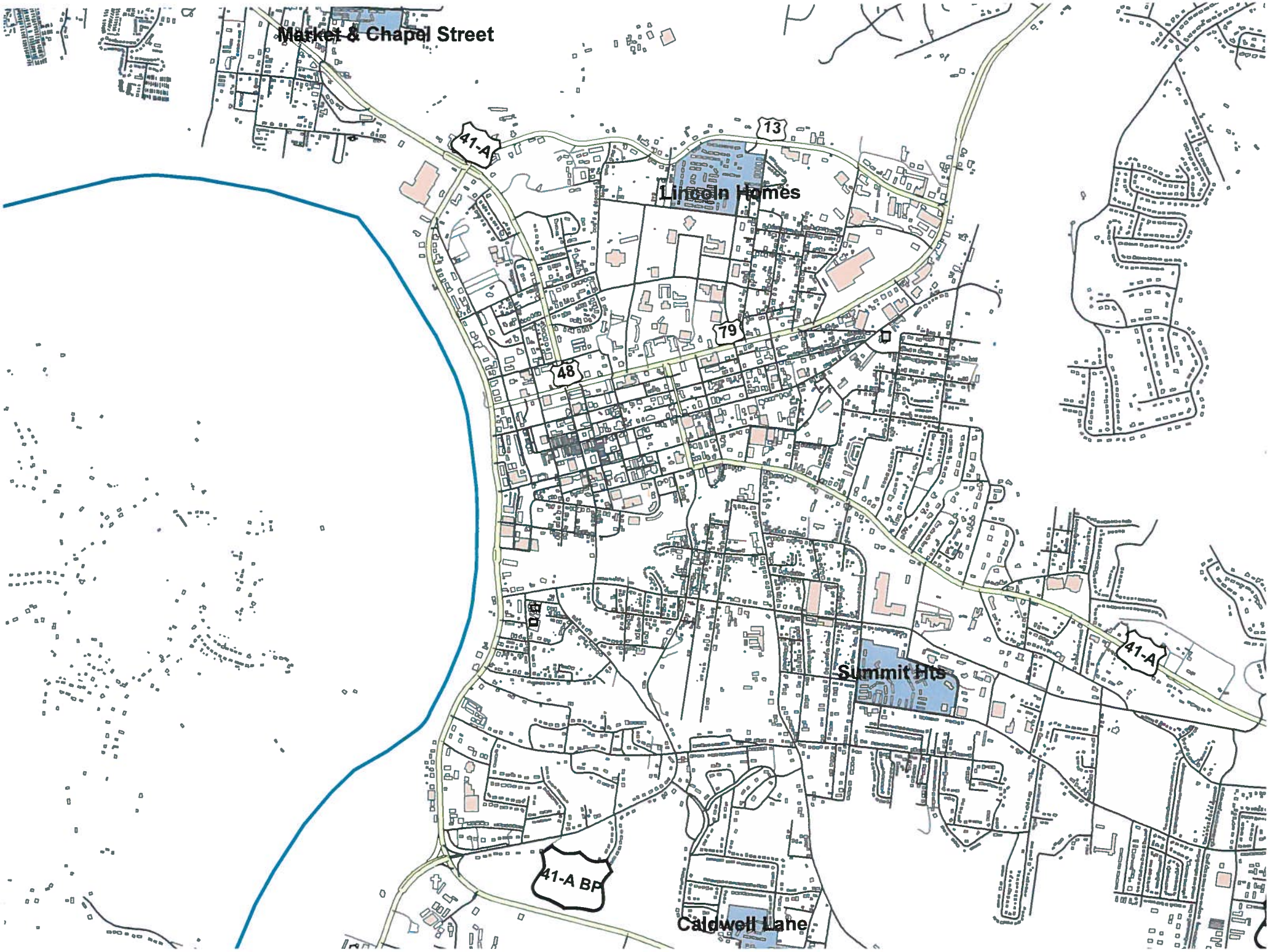
Homeownership

Tennessee Homeownership Rates



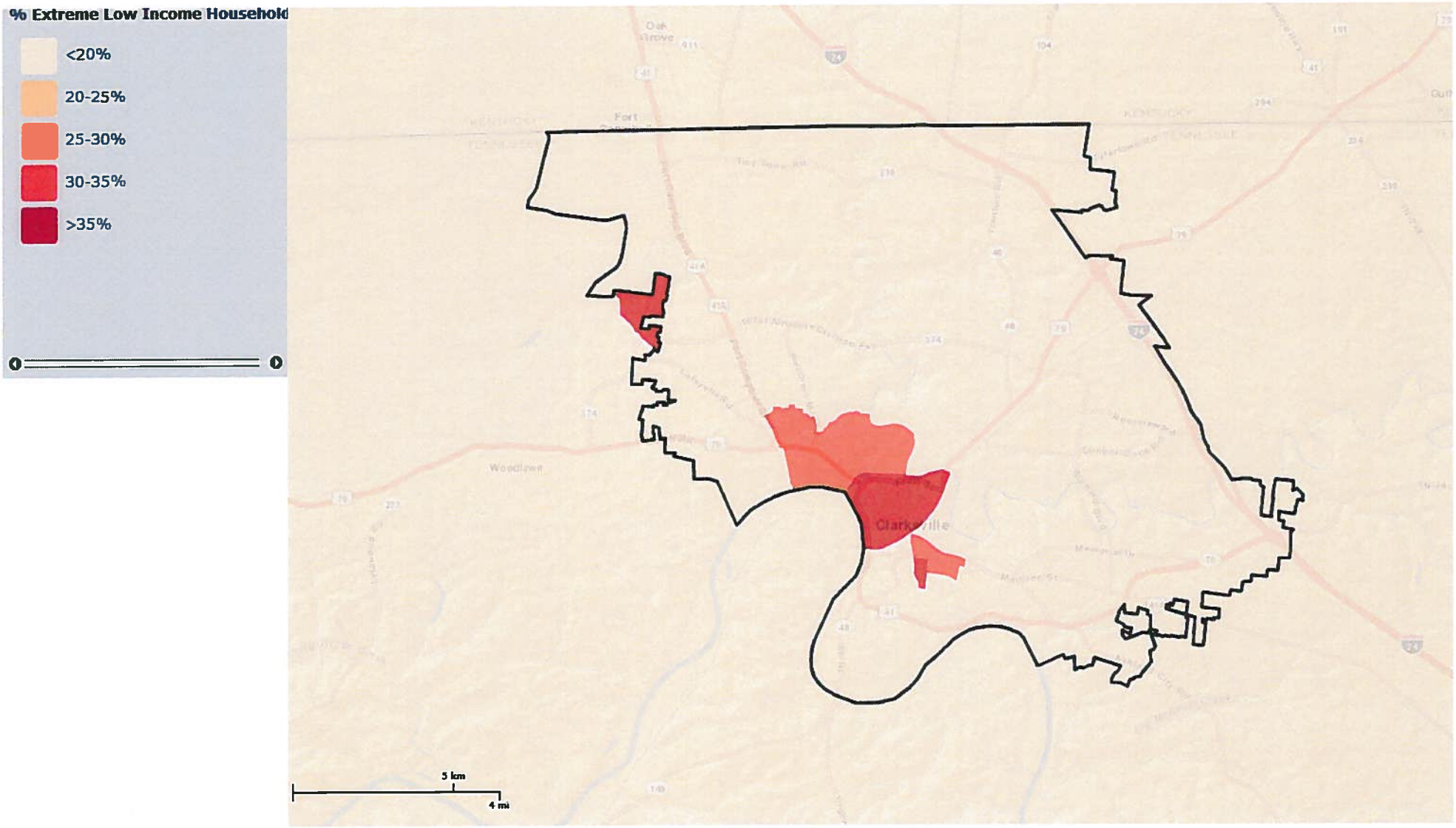
Source: American Community Survey (ACS) 2005 – 2009, U.S. Census

Tennessee's homeownership rate of 69.7 percent continues to be above the national rate of 66.9 percent. There is a wide range of homeownership rates within the state. Fourteen counties have homeownership rates at or above 80 percent. The counties with the highest rates are Moore and Williamson (84.6 and 83.2 percent, respectively). Lake and Davidson Counties have the lowest rates in the state with 58.5 percent and 59 percent, respectively. Many suburban counties show higher homeownership rates than the largest metropolitan areas.


Market & Chapel Street
41-A
13
Lincoln Homes
79
48
41-A
Summit Hts
41-A BP
Caldwell Lane

CPD Maps

Consolidated Plan and Continuum of Care Planning Tool



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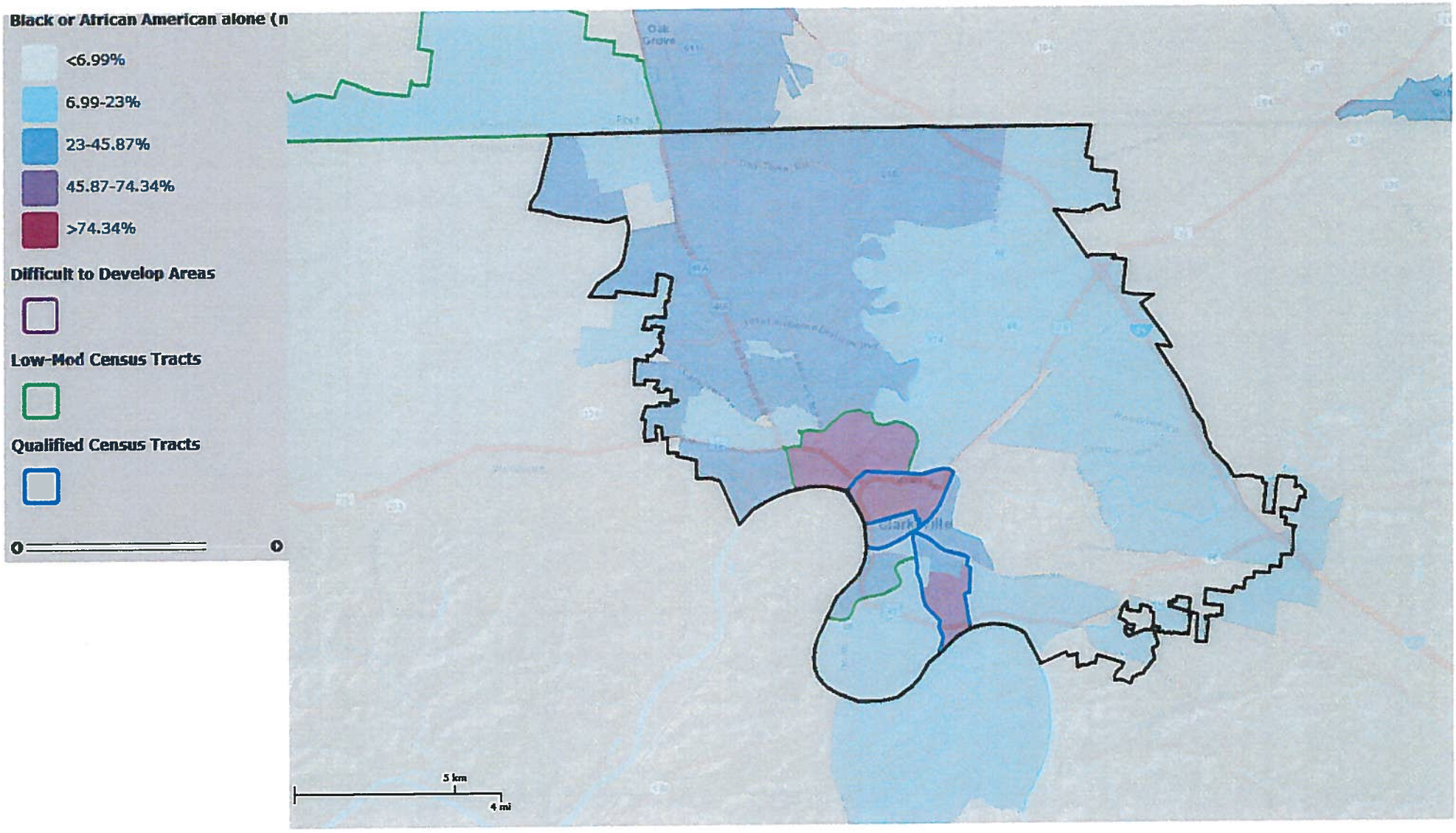
Consolidated Plan and Continuum of Care Planning Tool



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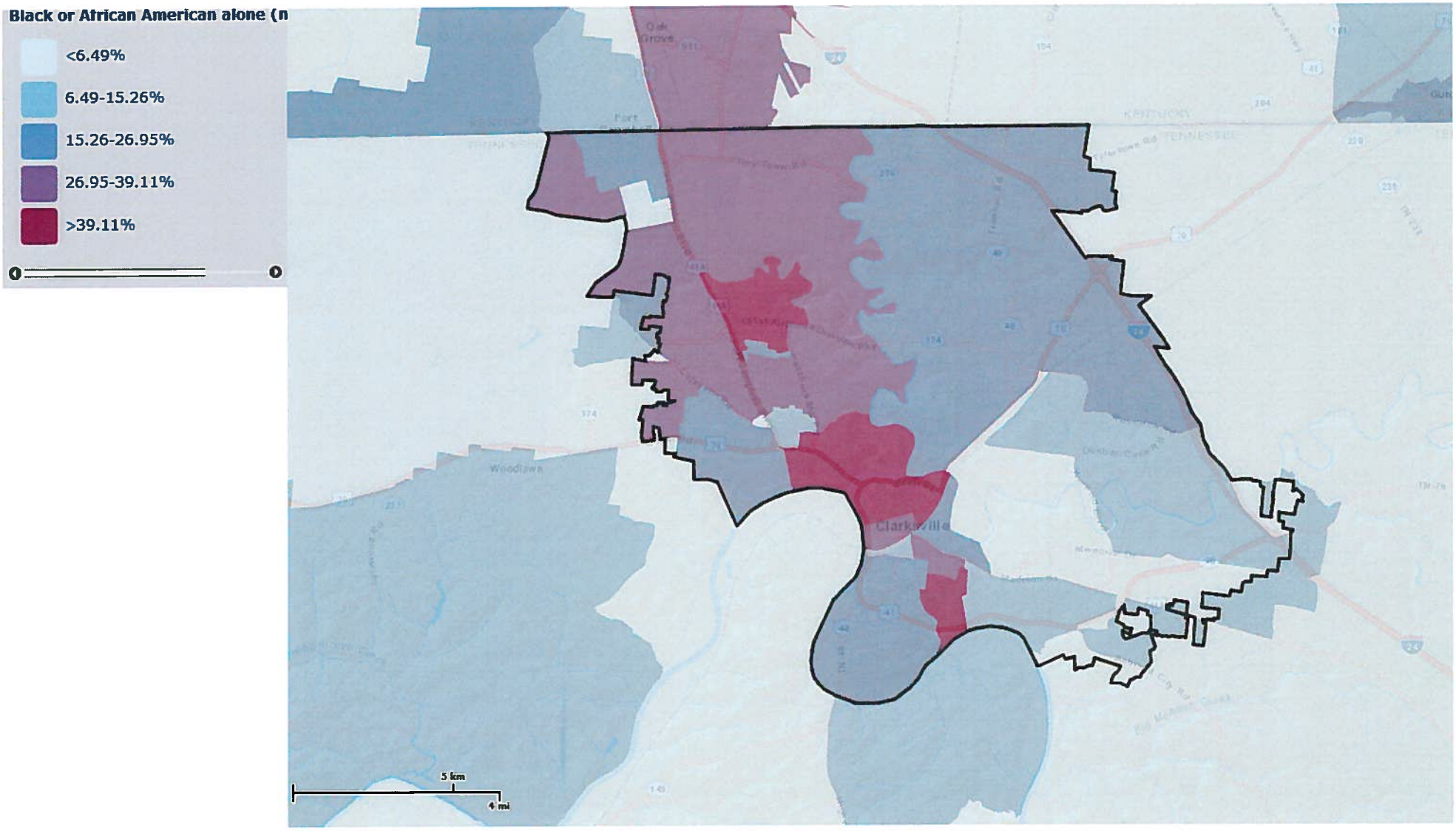
Consolidated Plan and Continuum of Care Planning Tool



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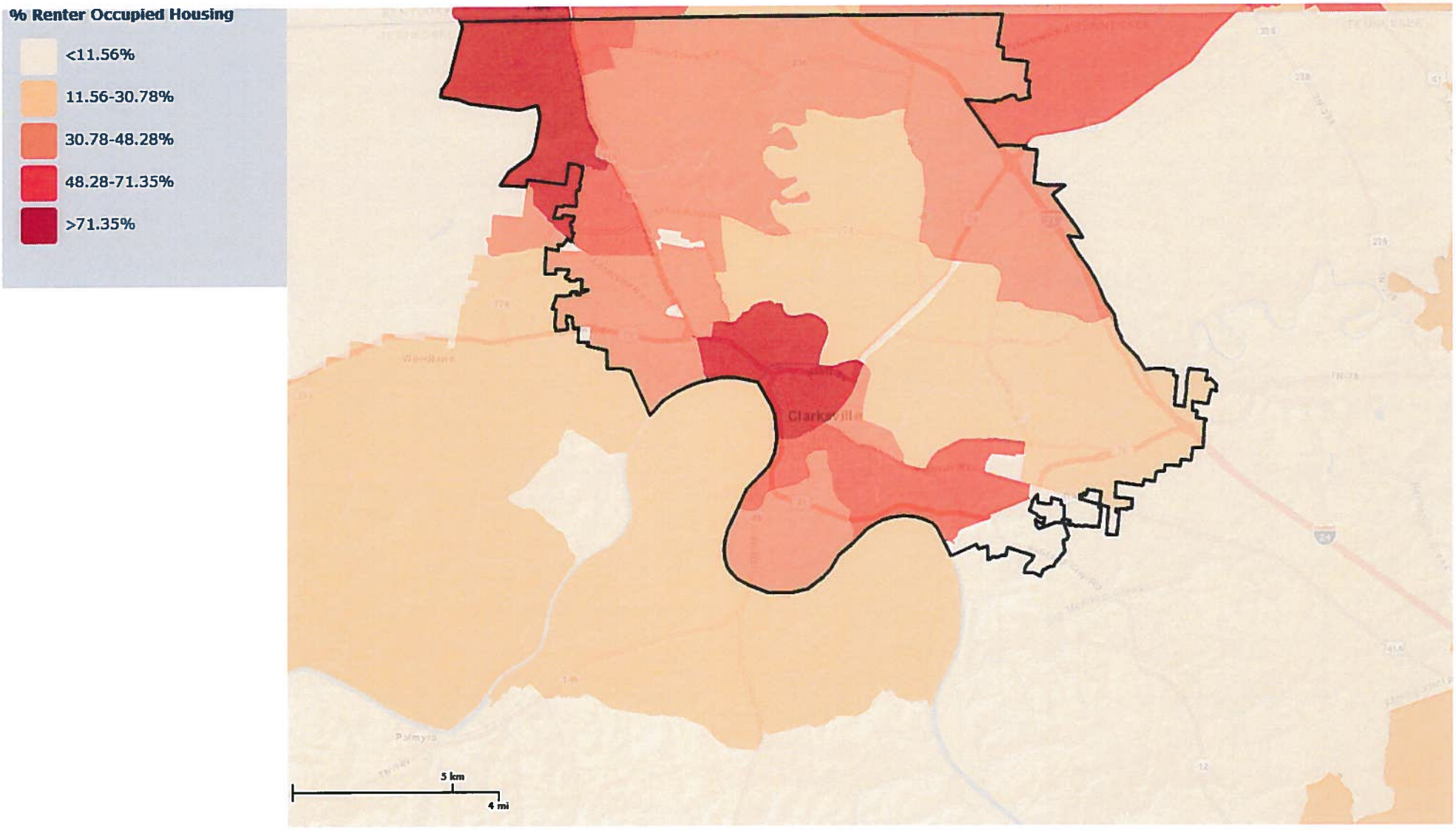

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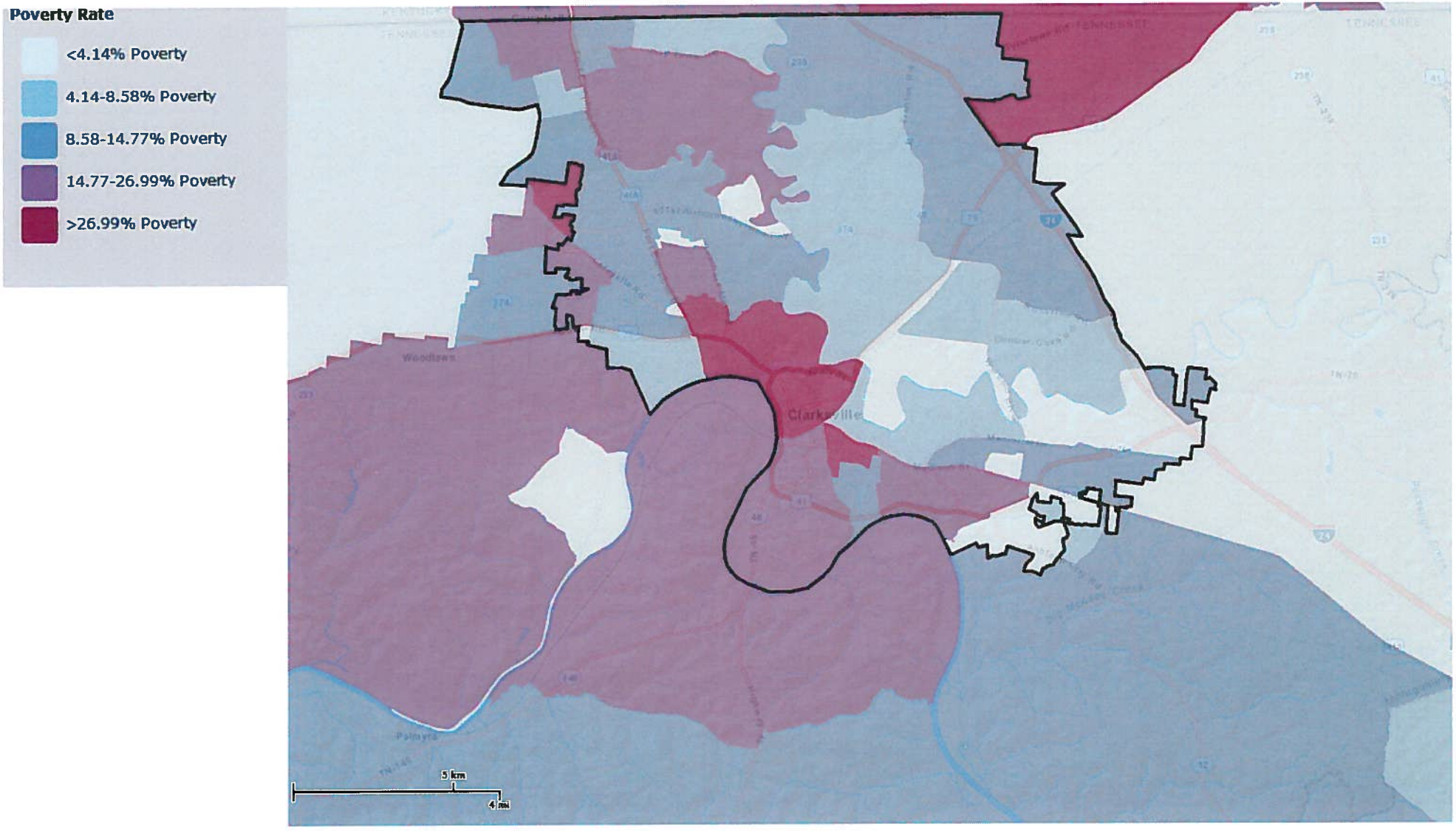

CPD Maps

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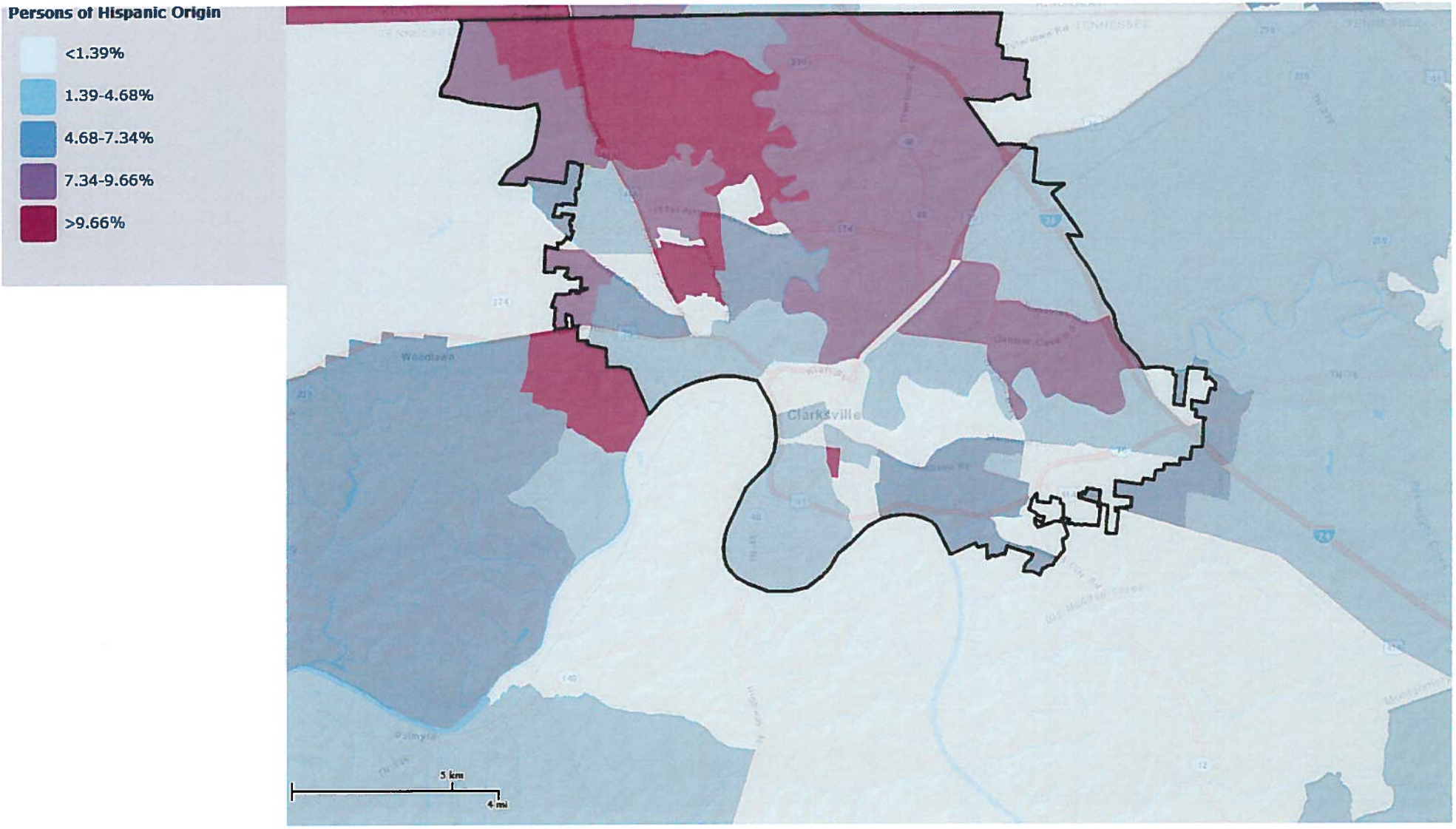

ORDINANCE 68-2013-14

AN ORDINANCE AMENDING THE OFFICIAL CODE, TITLE 10 (OFFENSES MISCELLANEOUS), CHAPTER 2 (ENUMERATED) RELATING TO FIREWORKS

WHEREAS, the City Council finds that the public health, safety, and welfare is furthered by amending the City Code pertaining to fireworks;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

1. That the Official Code of the City of Clarksville, Title 10, Offenses-Miscellaneous, Chapter 2 Enumerated, § 10-218 (2) and (5) Fireworks – Unlawful to Explode, is hereby amended by deleting the entire section and substituting the following:

§ 10-218 Fireworks – Unlawful to Explode

(1) Except as set out below, it shall be unlawful for any person, organization, group, or entity to explode, fire, shoot, or set off at any place within the corporate limits of the City, or allowed to be exploded, fired, shot, or set off on property owned or leased by same and located within the City, any firecrackers, Roman candles, sparklers, powder-loaded pinwheels, torpedoes, or any other article or material constituting "fireworks."

(2) Fireworks which may be lawfully purchased inside the corporate limits of the City, as specified in § 10-217 may be exploded, fired, shot, or set off inside the corporate limits of the City on the following dates and times:

a. July 1 through July 5, between the hours of 6:00 p.m. and 10:00 p.m.; and
b. December 28 through December 30, between the hours of 6:00 p.m. and 10:00 p.m.; and
c. December 31 between the hours of 6:00 p.m. and 12:00 midnight; and
d. January 1 between the hours of 6:00 p.m. and 10:00 p.m.; and
e. Such other dates and times as may be approved by the Fire Chief (or his/her designee) provided that the person, organization, group, or entity;
    1. Procures and provides proof of a commercial general liability insurance policy in an amount not less than $1,000,000.00 which names the City as an additional named insured; and

2. Secures and pays for a City Fire Department fire suppression vehicle and the necessary firefighters, including any overtime compensation, onsite during the time of the fireworks display; and
3. Shall use the services of either a *certified outdoor display operator* or a *licensed exhibitor*, as defined in state law of general application, and obtain prior approval from the Fire Chief (or his/her designee); and
4. Satisfies any such other requirements pertaining to public safety as may be prescribed by the Fire Chief (or his/her designee).

(3) Except for City conducted or sponsored events utilizing a professional pyrotechnics business, it shall be unlawful for any person, organization, group, or entity to possess, use, explode, fire, shoot, or set off any type of fireworks from within any City park, or recreational facility or property.

(4) It shall be unlawful for any person under the age of sixteen (16) years to use, explode, or possess any fireworks within the city limits unless they are under the direct supervision of an adult of at least eighteen (18) years of age.

(5) Any sworn officer of the Clarksville Police Department shall have authority to issue citations alleging a violation of any part of this section and citing violators to City Court. Upon a finding that a violation has been committed, the City Court shall impose a fine of $50.00 and court costs.

FIRST READING:
SECOND READING:
EFFECTIVE DATE:

ORDINANCE 68-2013-14

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§ 10-218 Fireworks – Unlawful to Explode

(1) Except as set out below, it shall be unlawful for any person, organization, group, or entity to explode, fire, shoot, or set off at any place within the corporate limits of the City, or allow to be exploded, fired, shot or set off on property owned or leased by same and located within the City, any firecrackers, Roman candles, sparklers, powder-loaded pinwheels, torpedoes, or any other article or material constituting "fireworks."

~~(2) Fireworks which may be lawfully purchased inside the corporate limits of the City, as specified in §10-217 may be exploded, fired, shot, or set off inside the city corporate limits of the city on the following dates and times:~~

~~a. July 1 through July 5, between the hours or 6:00 p.m. and 10:00 p.m.; and~~
~~b. December 28 through December 30, between the hours or 6:00 p.m. and 10:00 p.m.; and~~
~~c. December 31 between the hours of 6:00 p.m. and 12:00 midnight; and~~
~~d. January 1 between the hours of 6:00 p.m. and 10:00 p.m.; and~~
~~e. Such other dates and times as the city council may prescribe by resolution for special occasions.~~

(2) Fireworks which may be lawfully purchased inside the corporate limits of the City, as specified in § 10-217 may be exploded, fired, shot, or set off inside the corporate limits of the City on the following dates and times:

a. July 1 through July 5, between the hours or 6:00 p.m. and 10:00 p.m.; and
b. December 28 through December 30, between the hours of 6:00 p.m. and 10:00 p.m.; and
c. December 31 between the hours of 6:00 p.m. and 12:00 midnight; and
d. January 1 between the hours of 6:00 p.m. and 10:00 p.m.; and

e. Such other dates as may be approved by the Fire Chief (or his/her designee) provided that the person, organization, group, or entity;
    1. Procures and provides proof of a commercial general liability insurance policy in an amount not less than $1,000,000.00 which names the City as an additional named insured; and
    2. Secures and pays for a City Fire Department fire suppression vehicle and the necessary firefighters, including any overtime compensation, onsite during the time of the fireworks display;
    3. Shall use the services of either a *certified outdoor display operator* or a *licensed exhibitor*, as defined in state law of general application, and obtain prior approval from the Fire Chief (or his/her designee); and
    4. Satisfies any such other requirements pertaining to public safety as may be prescribed by the Fire Chief (or his/her designee).

(3) Except for City conducted or sponsored events utilizing a professional pyrotechnics business, it shall be unlawful for any person, organization, group, or entity to possess, use, explode, fire, shoot, or set off any type of fireworks from within any City park, or recreational facility or property.

(4) It shall be unlawful for any person under the age of sixteen (16) years to use, explode, or possess any fireworks within the city limits unless they are under the direct supervision of an adult of at least eighteen (18) years of age.

~~(5) Any sworn officer of the Clarksville Police Department shall have authority to issue citations alleging a violation of any part of this section and citing violators to City Court and to confiscate any such fireworks and hold same pending adjudication of the citation in City Court. Upon a finding that a violation has been committed, the City Court may order permanent forfeiture of said fireworks in addition to the imposition of any fine or court costs. Fireworks which are forfeited shall be safely disposed of by appropriate officials. Fireworks which are not so forfeited shall be returned to the owner.~~

(5) Any sworn officer of the Clarksville Police Department shall have authority to issue citations alleging a violation of any part of this section and citing violators to City Court. Upon a finding that a violation has been ~~committee~~ committed, the City Court shall impose a fine of $50.00 and court costs.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

ORDINANCE 72-2013-14

AN ORDINANCE AMENDING THE OFFICIAL CODE RELATIVE TO ISSUANCE OF BEER PERMITS FOR BEER MANUFACTURERS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Official Code of the City of Clarksville, Tennessee, Title 2 (Alcoholic Beverages), Chapter 1 (Beer), Section 2-105 (Classes of Permits) is hereby amended by deleting the current language and substituting therefore the following:

Section 2-1-5. Classes of Permits.

There shall be five (5) classes or kinds of permits issued by the beer permit board as follows:

(1) *Manufacturers.* A manufacturer's permit to a manufacturer of beer, for the manufacture, possession, storage, sale, distribution, and transportation of the product of the manufacturer which product may be consumed upon the premises of the manufacturer to the extent permitted by state law of general application.

(2) *Off-sale.* An "off-sale" permit to any person or legal organization engaged in the sale of beer where it is not to be consumed by the purchaser upon or near the premises of the seller.

(3) *On-sale.* An "on-sale" permit to any person or legal organization engaged in the sale of beer where it is to be consumed by the purchaser or his guests upon the premises of the seller, and provided beer may also be sold in hotel rooms of regularly conducted hotels and in regularly incorporated clubs and lodges upon their obtaining the required permit.

a. Anyone applying for or obtaining an on-sale permit may also sell beer to go so a patron may take beer with him purchased at such place after consuming beer. This will be known as a "joint" permit and shall cost an additional two hundred fifty dollars ($250.00) at the time the application is made, or at any subsequent time when it is sought to change the type permit.

b. No alcoholic beverage shall be consumed in the parking lot of any establishment possessing an on-sale permit, except that, with prior approval of the City’s Chief of Police or his / her designee and the Beer Permit Board, for special events no longer than three consecutive calendar days, permittees may allow consumption of alcoholic beverages sold by

the permittee within an area that is roped off or otherwise separated by a continuous fence or other type of barrier from the remaining portion of their parking lot, both ends of which terminate at the permittee's building, deck, porch, patio, or other such attached structure, and provided further, that such permittee provides for an adequate number of private security personnel, which may be employees of the permittee, identified by their clothing as security, to patrol the premises to prevent unlawful use or possession of alcoholic beverages and to enhance public safety.

(4) *Special events permit.* A "special events" permit is required to be issued to any nonprofit organization engaged in the sale of such beverages where they are to be consumed by the purchaser or his guests upon the premises of the seller. The special events permit will be issued for the fee of fifty dollars ($50.00), after approval by the Clarksville police department and the Clarksville beer board. Prior notification must be made in writing ten (10) days prior to the event with the organization holding the event and location where the event is to be held. Each permit will be issued for a specific date and a specific period of time. The specific period of time will not contradict any existing state or city ordinances. Nonprofit organizations may receive no more than four (4) special events permits during a calendar year.

(5) *Caterer Permit.* A "caterer" permit to any person or legal organization conducting a food and beverage catering business who or which has been previously issued a Liquor by the Drink Certificate from the Tennessee Alcoholic Beverage Commission. The Liquor by the Drink Certificate must be current and not expired or revoked at the time of application for the caterer permit. The caterer permit will be issued for the fee of two hundred and fifty dollars ($250.00), after approval by the Clarksville Police Department and the Clarksville Beer Board.

FIRST READING:
SECOND READING:
EFFECTIVE DATE:

ORDINANCE _____

AN ORDINANCE AMENDING THE OFFICIAL CODE RELATIVE TO ISSUANCE OF BEER PERMITS FOR BEER MANUFACTURERS

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There shall be five (5) classes or kinds of permits issued by the beer permit board as follows:

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(2) *Off-sale.* An "off-sale" permit to any person or legal organization engaged in the sale of beer where it is not to be consumed by the purchaser upon or near the premises of the seller.

(3) *On-sale.* An "on-sale" permit to any person or legal organization engaged in the sale of beer where it is to be consumed by the purchaser or his guests upon the premises of the seller, and provided beer may also be sold in hotel rooms of regularly conducted hotels and in regularly incorporated clubs and lodges upon their obtaining the required permit.

a. Anyone applying for or obtaining an on-sale permit may also sell beer to go so a patron may take beer with him purchased at such place after consuming beer. This will be known as a "joint" permit and shall cost an additional two hundred fifty dollars ($250.00) at the time the application is made, or at any subsequent time when it is sought to change the type permit.

b. No alcoholic beverage shall be consumed in the parking lot of any establishment possessing an on-sale permit, except that, with prior approval of the City's Chief of Police or his / her designee and the Beer

Permit Board, for special events no longer than three consecutive calendar days, permittees may allow consumption of alcoholic beverages sold by the permittee within an area that is roped off or otherwise separated by a continuous fence or other type of barrier from the remaining portion of their parking lot, both ends of which terminate at the permittee's building, deck, porch, patio, or other such attached structure, and provided further, that such permittee provides for an adequate number of private security personnel, which may be employees of the permittee, identified by their clothing as security, to patrol the premises to prevent unlawful use or possession of alcoholic beverages and to enhance public safety.

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FIRST READING:
SECOND READING:
EFFECTIVE DATE:

RESOLUTION 36-2013-14

A RESOLUTION AUTHORIZING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CLARKSVILLE POLICE DEPARTMENT AND THE UNITED STATES SECRET SERVICE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Clarksville City Council hereby authorizes a Memorandum of Understanding between the Clarksville Police Department and the United States Secret Service, attached hereto as Exhibit A.

ADOPTED:

MEMORANDUM OF UNDERSTANDING
BETWEEN THE CLARKSVILLE POLICE DEPARTMENT
AND
THE UNITED STATES SECRET SERVICE

The Clarksville Police Department and the U.S. Secret Service enter into this memorandum of understanding (MOU), which becomes effective with the signatures of both parties and remains in effect until terminated by the mutual agreement of the Clarksville Police Department and the U.S. Secret Service or upon 30 day written notice by either party to this agreement.

I. AUTHORITY

This MOU is established pursuant to provisions of the Treasury Forfeiture Fund Act of 1992, 31 USC 9703, as amended. This act established the Department of the Treasury Forfeiture Fund and authorized the payment of certain overtime expenditures, travel, fuel, training, equipment and other similar costs of State and Local law enforcement officers, that are involved in joint operations, with a Department of the Treasury law enforcement organization, as prescribed in 31 USC 9703 (a)(1)(I)(hereinafter "overtime costs and other expenses").

II. PURPOSE

This MOU establishes the procedures and responsibilities of both the Clarksville Police Department and the U.S. Secret Service for the reimbursement of certain overtime costs and other expenses pursuant to 31 USC 9703.

III. CONDITIONS AND PROCEDURES

The parties agree to the following conditions:

(a) The Clarksville Police Department may request reimbursement of payment of overtime costs and other expenses directly related to work performed by its officer(s) assigned to assist the U.S. Secret Service's Nashville District Electronic Fraud Task Force in conducting official investigations. The Clarksville Police Department will submit all requests for reimbursement payments, together with appropriate documentation, to the U.S. Secret Service's Task Force supervisor. Request for reimbursement will be based solely upon overtime worked and other expenses performed on behalf of the U.S. Secret Service Nashville District Electronic Fraud Task Force.

(b) All reimbursement hours of overtime costs and all other expenses covered under this MOU must be approved and certified by the U.S. Secret Service Task Force supervisor. The reimbursable overtime payments will be based upon the actual

hourly overtime rate, exclusive of matching employer contributions for any taxes or benefits.

(c) The U.S. Secret Service Task Force supervisor will forward all approved reimbursement requests through the Special Agent in Charge (SAIC) Asset Forfeiture Division, Office of Investigations, to the Treasury Forfeiture Fund's payment agent, U.S. Customs National Finance Center (NFC).

(d) During the period of assignment to the Nashville District Electronic Fraud Task Force, the Clarksville Police Department will remain responsible for establishing the salary and benefits, including overtime of the officer(s) assigned to the Task Force and making all payments due them. Reimbursement under this MOU is contingent upon the availability of mandatory funds allocated to the U.S. Secret Service through the Department of the Treasury Forfeiture fund.

(e) The Clarksville Police Department shall permit and have readily available for examination and auditing by the U.S. Secret Service, the Department of Treasury, the Comptroller of the United States, and any of their duly authorized agents and representatives, any and all records, documents, accounts, invoices, receipts or expenditures relating to this agreement. They shall maintain all such records and reports until all audits and examinations are completed and resolved, or for a period of three (3) years, which ever is sooner.

(f) Payments may be made to the extent they are included in the U.S. Secret Service Fiscal Year Plan and the monies are available within the Department of Treasury Forfeiture Fund to satisfy the request(s) for reimbursable expenses. It should also be understood that the total amount(s) made available to the U.S. Secret Service through the Department of the Treasury Forfeiture Fund, for reimbursement to the Clarksville Police Department, could change at any time.

(g) Pursuant to the Treasury Executive Office for Asset Forfeiture (TEOAF) directive number 18, the maximum reimbursement entitlement for overtime costs to any one law enforcement official cannot exceed fifteen-thousand ($15,000.00) dollars during the fiscal year.

(h) This document does not obligate funds. Funding authority will be provided through other documents.

(i) The Clarksville Police Department shall provide the U.S. Secret Service within 10 days of the signing of this MOU, with their agency's mailing address, contact name, telephone number and tax identification number. Further, this agency must provide the name, account number and ABA routing number of the financial institution where the Clarksville Police Department wants the Electronic Funds transfer (EFT) payment deposited for the reimbursement of overtime salary costs. Failure to provide this information within the prescribed period of time will nullify this MOU agreement.

IV. REVISIONS

The terms of this MOU may be amended upon the written approval of both the Clarksville Police Department and the U.S. Secret Service. Such amendment is effective upon the date of approval.

U.S. Secret Service
Nashville Field Office

_____
SAIC W. Todd Hudson

Date:_____

Clarksville Police Department

Al R. Ansley
Chief Al R. Ansley

Date: 04-24-2014

U.S. Secret Service, Office of Investigation
Asset Forfeiture Division

_____
SAIC – Asset Forfeiture Division

Date:_____

City of Clarksville

By: Kim McMillan AB
KIM McMILLAN, Mayor

Attest:_____
Sylvia Skinner, Clerk

MUTUAL AID INTERLOCAL CONTRACT BETWEEN CLARKSVILLE FIRE RESCUE AND MONTGOMERY COUNTY VOLUNTEER FIRE SERVICE

THIS CONTRACT entered this ____ day of _____, by and among the Clarksville Fire Rescue and Montgomery County Volunteer Fire Service.

WITNESSETH:

WHEREAS, section 12-9-108, Tennessee Code Annotated, authorizes public agencies in this state to enter into interlocal contracts: and

WHEREAS, the parties hereto desire to avail themselves of the authority conferred by this law; and

WHEREAS, the purpose of this contract is to provide each of the parties through their mutual cooperation, a predetermined plan by which each might render aid to the other in case of emergency which demands apparatus, equipment and personnel services to a degree beyond the existing capabilities of either party; and

WHEREAS, it is deemed in the public interest for the parties hereto to enter into a contract for mutual assistance in emergencies to provide reserves needed to assure each party of adequate protection;

NOW, THEREFORE, in consideration of the mutual covenants contained, herein, the parties hereby agree as follows:

1. The parties will respond to calls for mutual aid assistance only upon request for such assistance made by the senior fire officer or Chief's designee on duty of the fire department of the respective agency. All requests for emergency mutual aid assistance shall be made only to the fire chief or his designee.

2. Upon request for aid received as provided for in paragraph (1), the senior fire officer or the Chief's designee of the responding party will authorize the requested resources if available.

   (A) Each party's response will be determined by the severity of the emergency in the requesting party's jurisdiction as determined by the senior fire officer or the Chief's designee of the responding party after discussion with the senior fire officer or Chief's designee of the requesting party.

   (B) If there is also an emergency in the jurisdiction of the responding party at the time a request is made, or one occurs in the course of responding to a request under this contract, and the senior fire officer or Chief's designee of the responding may choose to use all equipment and personnel in his own jurisdiction. In such case, the senior fire officer or Chief's designee of the responding party shall inform the senior fire officer or Chiefs designee of the requesting party of his decision.

3. It shall be the responsibility of the responding party to see that all personnel responding to the request for assistance are responsible persons, and the conduct and actions of said personnel shall be the responsibility of the party sending assistance.

4. When fire personnel are sent to another jurisdiction pursuant to this contract, the jurisdiction, authority, rights, privileges, and immunities, including coverage under the Worker's Compensation Laws, which they have in the sending fire department, shall be extended to and include the area in which like benefits and authorities are or could be afforded to fire personnel of the requesting fire department and shall be extended to any geographic area necessary as a result of the request when said personnel are acting within the scope within of the authority conferred by this contract.

5. The party who requests mutual aid shall in no way be deemed liable or responsible for the personal property of the members of the fire department of the responding party which may be lost, stolen or damaged while performing their duties in responding under the terms of this contract.

6. The party responding shall assume all liability and responsibility for damage to its own apparatus and/or equipment. The party responding shall also assume all liability and/or responsibility for damage caused by its own apparatus and/or negligence of its personnel while enroute to or returning from a specific location.

7. The party responding under the terms of this contract shall assume no responsibility or liability for property damaged at the scene of an emergency; said liability and responsibility shall rest solely with the party requesting such aid and within whose boundaries the property exists or the incident occurs.

8. No compensation will be paid by the parties under this contract for mutual aid emergency assistance rendered.

9. The respective parties agree that no claim for compensation will be made by either against the other for loss, damage, or personal injury occurring in consequence of mutual aid emergency assistance rendered under this contract, and all such rights or claims are hereby expressly waived.

10. The Chief fire officer or Chief's designee in whose jurisdiction the emergency exists, and who places the request for assistance, shall in all instances be in command of the emergency as to strategy, tactics, and overall direction of the operations. All orders or directions regarding the operations of the responding party shall be relayed to the Chief fire officer or Chief's designee in command of the responding party.

11. This contract shall continue from year to year from date of execution, unless notice of termination is given by either of the parties hereto at least sixty days in advance. No further obligations or liabilities shall be imposed after such termination.

12. This contract shall be valid only when it is executed by the City and County Mayors of the respective political jurisdictions pursuant to the ordinance/resolution of each jurisdiction authorizing the City and County Mayors to execute it.

IN WITNESS WHEREOF, the parties hereto have executed this contract as of the day and year written above.

City of Clarksville	**Montgomery County Volunteer Fire Service**
_____	_____
City Mayor	County Mayor
_____	_____
Fire Chief	Fire Chief
Adopted _____	Adopted_____
Date	Date

RESOLUTION 37-2013-14

A RESOLUTION AUTHORIZING AND APPROVING ADDENDUM #3 TO THE LEASE WITH CUMBERLAND TAVERN, LLC FOR CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, AND PROFESSIONAL MANAGEMENT OF A RESTAURANT AT LIBERTY PARK

WHEREAS, the Clarksville City Council has previously found that the public good will be served by the construction, installation, and professional operation of a public restaurant at Liberty Park, which will increase the tax base of surrounding properties, generate additional sales tax, and provide additional employment opportunities, and generally increase the utility and attractiveness of Liberty Park; and

WHEREAS, the Clarksville City Council has previously determined that the public good will be served by entering into a long term ground lease with a private developer for the purpose of developing a restaurant at Liberty Park; and

WHEREAS, the City and Liberty Park Grill, LLC (formerly Cumberland Tavern, LLC), have previously entered into a long term ground lease which was authorized and approved by the Clarksville City Council by adoption of RESOLUTION 32-2011-12 on December 20, 2011, approval of Addendum #1 by adoption of RESOLUTION 8-2012-13 adopted on August 2, 2012, and approval of Addendum #2 by adoption of RESOLUTION 3-2013-14 adopted on August 1, 2013; and

WHEREAS, the parties to the original lease now desire to amend same regarding upgrade of parking lot and roadway lighting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That a Third Addendum to the Lease between the City of Clarksville and Liberty Park Grill, LLC (formerly Cumberland Tavern, LLC), for the construction, installation, and professional operation of a public restaurant at Liberty Park is hereby authorized and approved, said contract addendum being attached hereto as Exhibit A.

ADOPTED:

EXHIBIT A

ADDENDUM THREE (3) TO LEASE AGREEMENT FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE AND PROFESSIONAL MANAGEMENT OF A RESTAURANT AT LIBERTY PARK

This Addendum Three (3) (the "Addendum") to a Lease Agreement is made and entered into as of the ___ day of May, 2014, by and between THE CITY OF CLARKSVILLE, TENNESSEE (hereafter referred to as the "City" or "Lessor") and LIBERTY PARK DEVELOPMENT, LLC (formerly, Liberty Park Grill, LLC) (hereafter referred to as "Lessee"), (together sometimes referred to as the "parties"). This Addendum is an Addendum to the original LEASE AGREEMENT FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, AND PROFESSIONAL MANAGEMENT OF A RESTAURANT AT LIBERTY PARK entered into as of December 20, 2011, as amended by Addendum One entered into as of August 14, 2012 and further amended by Addendum Two entered into as of August 1, 2013 (as amended, the "Lease Agreement").

RECITALS:

WHEREAS, the parties entered into the Lease Agreement; and

WHEREAS, through continued discussions, the parties have concluded it is of mutual benefit to amend or supplement the terms of the Lease Agreement as specifically described in this Addendum.

NOW, THEREFORE, for and in consideration of the mutual covenants and promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Unless otherwise defined in this Addendum, all capitalized terms used in this Addendum will have the meanings set forth in the Lease Agreement. Contractor means Wasserman Construction Company, LLC.

2. The lighting fixtures for the City parking lot and the roadway leading to the Restaurant will be upgraded from the ones originally planned to those fixtures requested by the City and agreed upon by the Lessee. The additional cost of these change orders are (a) $21,485 for the City parking lot lights upgrade and (b) $53,596 for the update for the roadway lights - for a total of $75,081. The costs of these upgrades are detailed in proposed change orders, copies of which have been provided to the City. The costs of these upgrades will be reimbursed to Lessee by the City upon presentment of a paid invoice by Contractor evidencing Lessee's payment of these costs.

3. Section 6.6 and Exhibit B of the Lease Agreement provide that the City will provide certain utilities from the nearest currently active utility tap point to the Premises property line or as otherwise mutually agreed upon by the parties. The parties have agreed on the type and amount of utility connections required for the Restaurant. The cost of providing a water connection to the property line, including a new fire hydrant is $34,742. The cost of running electrical and telephone service to the property line is $23,556. The total cost for running these utilities to the property line is $58,298. Copies of proposed change orders including this work have been provided to the City. The costs of running these utilities to the property line will be reimbursed to Lessee by the City upon presentment of a paid invoice by Contractor evidencing Lessee's payment of these costs.

4. The City has requested that the Lessee construct a sidewalk that complies with Americans with Disabilities Act requirements, including appropriate lighting, from the Restaurant to the City's nearby walking trail (the "Walkway"). No specifications or price quotes have been received or finalized. The Lessee and the City will use best efforts to agree on the specifications and location of the Walkway as well as the total cost of such Walkway. If the Lessee and the City agree on such specifications and cost, the Lessee will construct such Walkway. The cost of the Walkway will be reimbursed to Lessee by the City upon presentment of a paid invoice (or invoices, if paid in installments) by Contractor evidencing Lessee's payment of these costs.

5. Except as specifically stated herein, the terms and provisions of the Lease Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Addendum to be effective as of the date first written above.

THE CITY OF CLARKSVILLE, TENNESSEE	LIBERTY PARK DEVELOPMENT, LLC
_____	_____
Kim McMillan Mayor, City of Clarksville, TN	Darby A. Campbell President
Attest:	Attest:
_____	_____
By: Title:	By: Title: