

Five-Year Consolidated Plan



City of Clarksville, Tennessee

**For the HUD
CDBG, HOME, and ESG
Programs**

**For the five-year period
July 1, 2010 – June 30, 2015**

May 11, 2010

City of Clarksville
Office of Housing and Community Development
One Public Square
Clarksville, TN 37040



Table of Contents

EXECUTIVE SUMMARY	1
Introduction	
PROGRAM DESCRIPTION	2
PURPOSE	3
Consultation and Citizen Participation	
Priority Needs and Strategies	
HOUSING PRIORITIES	4
Community Development and Community Services Priorities	
Funding to Implement the Plan	
STRATEGIC PLAN	7
General Questions	
Geographic Distribution of Funds	
POPULATION	15
HOUSEHOLDS	18
RACIAL AND GENDER COMPOSITION	19
ECONOMY	23
Top 10 Employers	
Local Area Unemployment Statistic	
INCOME CHARACTERISTICS	27
Basis for Allocating Investments	
Obstacles to Meeting Underserved Needs	
NATIONAL OBJECTIVES AND PERFORMANCE OUTCOMES	28

MANAGING THE PROCESS	32
Lead Agency	
Plan Development	
Consultations	
CITIZEN PARTICIPATION	34
STAGES OF THE PROCESS	36
Identifying the Needs	
Public Notice	
Public Hearings	
Availability of a Proposed Plan	
INSTITUTIONAL STRUCTURE	39
Strengths and Gaps in Delivery	
MONITORING	40
PRIORITY NEEDS ANALYSIS AND STRATEGIES	42
Basis for Assigning Priority	
Obstacles to Meeting Underserved Needs	
LEAD-BASED PAINT	43
HOUSING NEEDS	45
HOUSING NEEDS BY HOUSEHOLD INCOME	45
Extremely Low-Income Households	
Low-Income Households (30-50% MFI)	
Moderate-Income Households (50-80% MFI)	
DISPROPRTIONATE NEEDS	46
Renters	
Owners	
HOUSING NEEDS BY HOUSEHOLD TYPE	50
Elderly and Frail Persons	
Persons with Disabilities	
Physically Disabled	
Developmentally Disabled	
Severely Mentally Ill	
Persons with HIV/AIDS	
Single Parent and Female-Headed Households	
Large Family Households	
PUBLIC HOUSING RESIDENTS	53
Victims of Domestic Violence	
Families on Public Housing Waiting List	

Section 8 Waiting List
Cost Burden

PRIORITY HOUSING NEEDS	57
Housing Market Influence on Priorities	
Basis for Assigning Priorities	
Obstacles to Meeting Underserved Needs	
HOUSING MARKET ANALYSIS	59
Housing Market Characteristics	
Housing Demand	
Housing Condition	
Substandard Housing	
Housing Costs	
VACANT OR ABANDONED HOUSING UNITS	67
Assisted Housing Units	
Housing Market Influence on Affordable Housing	
SPECIFIC HOUSING OBJECTIVES	69
Emergency Repair Program	
Housing Rehabilitation Program	
First-Time Homebuyer Opportunities	
NEEDS OF PUBLIC HOUSING	71
PUBLIC HOUSING STRATEGY	72
BARRIERS TO AFFORDABLE HOUSING	73
Potential Market Constraints	
Development Costs	
Cost of Land	
Cost of Construction	
Potential Governmental Constraints	
Local Regulations	
Land Use Regulations	
Growth Control	
Fees and Exactions	
Developmental Review and Permit Processing	
Environmental Protection Regulations	
Permit Process	
Flexible Developmental Standards	
HOMELESS NEEDS	76
Priority Homeless Needs	
HOMELESS STRATEGIC PLAN	79

COMMUNITY DEVELOPMENT	80
Priority Community Development and Services Needs	
Code Enforcement	
Provide Planning and Administration Activities	
Basis for Assigning Priority	
Obstacles to Meeting Underserved Needs	
ANTI-POVERTY STRATEGY	82
SPECIFIC SPECIAL NEEDS OBJECTIVES	83
Use of Federal, State, and Local Resources	
NON-HOMELESS SPECIAL NEEDS AND ANALYSIS	84
TABLES	88
SOCDS CHAS Data (Mobility & Self Care)	
SOCDS CHAS Data (Housing Problems White Non Hispanic)	
Households with Housing Problems	
Summary of Renter Households	
Summary of Owner Households	
MAPS.....	93
County Growth Rates	
Clarksville Future Growth	
Clarksville-Montgomery County Future Growth	
Transportation	
NOTICES OF PUBLIC MEETINGS.....	98
Burt Elementary School Feb 4, 2010	
Clarksville Montgomery County Public Library Nov 5, 2009	
PUBLIC NOTICE	100
APPENDIX	102
Community Development Needs	
Summary of Specific Annual Objectives	
Continuum of Care Chart	
Housing Needs Table	
Housing Market Analysis	
Annual Affordable Rental	
The Homeless No More Continuum of Care	
Grantee Project Sheets	
CPMP Non-State Grantee	



5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

The Consolidated Plan is a planning document that identifies the City of Clarksville's overall housing and community development needs, and outlines a strategy to address those needs. The Consolidated Plan includes the following components:

- An assessment of the City of Clarksville's housing and community development needs and market conditions;
- A five-year strategy that establishes priorities for addressing the identified housing and community development needs; and
- A one-year investment plan (Annual Action Plan) that outlines the intended use of federal resources (bound separately).

This Consolidated Plan five-year strategy covers the planning period of Fiscal Year (FY) 2010 through FY 2014.

Executive Summary

Introduction

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 2000 census population of Clarksville was 103,455 persons, which represents an approximate 37.03% increase over the 1990-estimated population of 75,494. The 2002 special census shows a steady increase in population for the city (105,898). The area is projected to grow by more than 50% through the year 2020. Clarksville, Hopkinsville, Kentucky, MSA had a population of more than 207,000 according to the 2000 Census, and the 10 county labor market area had a population of more than 412,000. The city of Clarksville grew by 37 percent, according to Census 2000, retaining the rank of fifth largest city in the state of Tennessee.

Today, Clarksville is a sprawling community that is growing at a phenomenal 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 greenway, and soon to open a marina, and visitors center at Fort Difiante. There are 36 schools in the Clarksville Montgomery County school district serving approximately 29,000 children from pre-kindergarten through twelfth grade. Clarksville works to balance the environmental, social, and economic needs of the community through long term planning. Clarksville has a strong tradition of growth planning, encouraging compactness to prevent sprawl and development centered in and around the central business district to encourage people to visit, work and shop downtown and to foster an efficient public transit system. 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. From July 1, 2000 to July 1, 2007, during that time Clarksville grew 4.8 percent with a population shift of 5,411 people. Clarksville will soon be the hub of the burgeoning solar-energy industry, with the announcement of a \$1.2 billion polysilicon production facility in northeast Montgomery County.

Program Description

The 2010-2015 Clarksville Consolidated Plan satisfies the requirements of the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs administered by the U.S. Department of Housing and Urban Development (HUD).

The CDBG program was initiated by the Housing and Community Development Act (HCDA) of 1974. The primary objective of the program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. Regulations governing the CDBG program also require that each activity undertaken with CDBG funds meet one of the following three broad national objectives:

- Benefit low- and moderate-income persons
- Aid in the prevention or elimination of slums and blight
- Meet an urgent community need that threatens the health or welfare of residents

Meet other community development needs having a particular urgency

The HOME program was created by the 1990 National Affordable Housing Act. The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households, replacing a series of programs previously funded by HUD. The program gives the grantee flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations.

Purpose of the Consolidated Plan

The Consolidated Plan is a planning document that provides an assessment of the City's community development needs, proposes strategies to address those needs, in addition, identifies specific activities to implement those strategies. This Consolidated Plan covers the period beginning July 1, 2010 through June 30, 2015, spanning five fiscal years. The Consolidated Plan also includes a one-year investment plan (Annual Action Plan) that outlines the intended use of resources in the upcoming fiscal year. This is bound separately.

As required by HUD guidelines, the identification of needs and the adoption of strategies to address those needs must focus primarily on low- and moderate-income individuals and households. The Consolidated Plan must also address "special-needs" identified by the federal government or locally, such as the needs of the elderly, persons with disabilities, large families, single parents, homeless individuals and families and persons with HIV/AIDS.

Consultation and Citizen Participation

This plan is the product of comprehensive public outreach, including a community meeting, a community needs survey, and consultation with agencies, groups, and organizations involved in affordable housing, provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless person.

Priority Needs and Strategies

The overall priorities for the Consolidated Plan are to use these federal funds to:

1) increase self-sufficiency and economic opportunity for low- and moderate-income residents and individuals with special needs so that they can achieve a reasonable standard of living, 2) enhance suitable living environments, and promote economic opportunities. National objectives and performance outcomes established by HUD are the basis for assigning priorities to needs for which funding may be allocated. The following are the national objectives that form the foundation for allocation of investments in Clarksville:

- Enhance suitable living environments
- Create decent and affordable housing
- Promote economic opportunities, especially for low- and moderate-income households

The City has incorporated outcome measures for activities in accordance with the Federal Register Notice dated March 7, 2006. Projects are required to meet specific performance outcomes that are related to at least one of the following:

- Availability/Accessibility
- Affordability
- Sustainability (Promoting Livable or Viable Communities)

In addition to national objectives and performance outcomes, the City must weigh and balance the input from different groups and assign funding priorities that best bridge the gaps in the service delivery system. While other goals the City has set are also important, for the purposes of the Consolidated Plan, only those which are anticipated to be funded with CDBG and HOME funds during the five-year planning cycle are discussed in detail in this document. The City utilizes other funding sources to meet a variety of other goals set by the City. The City has established priorities for allocating CDBG and HOME funds based on a number of criteria, including urgency of needs, cost efficiency, eligibility of activities and programs, availability of other funding sources to address special needs, funding program limitations, capacity and authority for implementing actions, and consistency with citywide goals, policies, and efforts.

Housing Priorities

- Conserve and improve affordable housing
- Provide first-time homebuyer opportunities
- Support new affordable housing construction
- Promote equal housing opportunity

Community Development and Community Services Priorities

- Provide for new and improve existing community facilities
- Support code enforcement services
- Provide for needed community and supportive services
- Provide for planning and administration activities

Community Principles

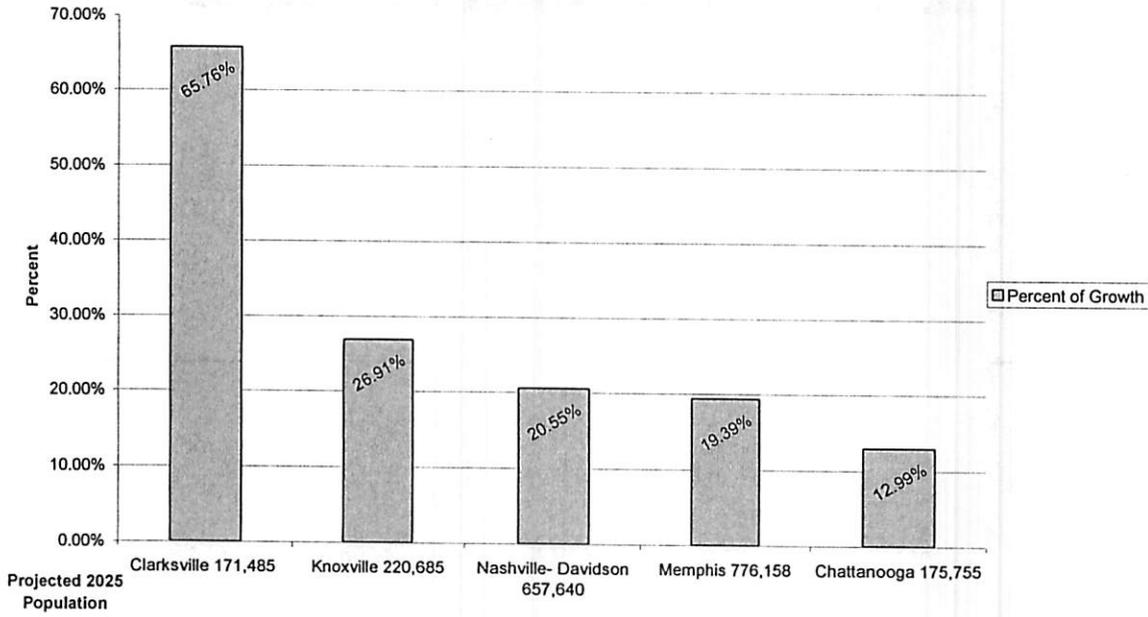
- All planning should be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents
- Community size should be designed so that housing, jobs, daily needs and other activities are within easy walking distance of each other
- As many activities as possible should be located within easy walking distance of transit stops
- A community should contain a diversity of housing
- Businesses should provide a range of jobs
- The location and character of the community should be consistent with a larger transit network
- The community should have a center focus that combines commercial, civic cultural and recreation uses

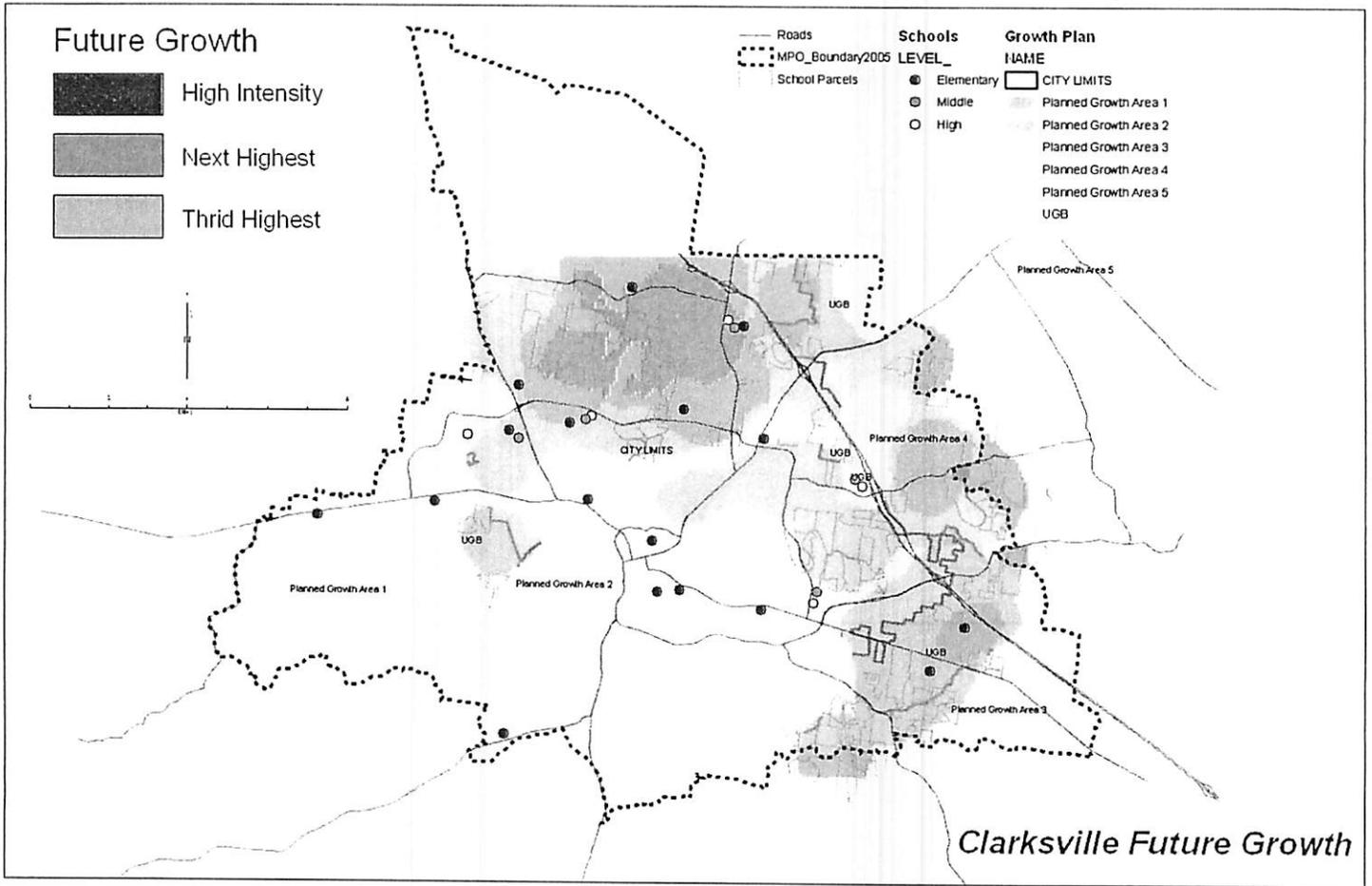
Funding to Implement the Plan

The priorities and accomplishment goals outlined in this document are based on assumptions about future funding levels for the Consolidated Plan programs. In all cases, Clarksville has presumed consistent funding of each program at levels outlined below. Because these programs are subject to annual Congressional appropriations as well as potential changes in funding distribution formulas or the number of communities eligible to receive entitlement grants, the accomplishment projections in addition, planned activities are subject to change with availability of funding.

Over the next five (5) years, the City anticipates receiving an estimated \$6.87 million from HUD through the combination of Community Development Block Grants, HOME Funds, and Emergency Shelter Grants.

**Five Largest Cities
(Population Greater than 150,000)
with the Largest Projected Population Growth, 2005-2025**





Strategic Plan

The City of Clarksville's five-year Consolidated Plan covers Fiscal Year 2010 through FY 2014 (July 1, 2010- through June 30, 2014). This document is known as the 2010-2014 Consolidated Plan.

General Questions 91.215 (a) (1) (2) (3)

5 Year Strategic Plan General Questions response:

Geographic Distribution of Funds

The geographic area that will be addressed for this Consolidated Plan 2010-2015 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 (94.8 mi²) of it is land and 1.8 km² (0.7 mi²) of it is water. The total area is 0.71% water.

Clarksville is located within the Clarksville-Hopkinsville Core Based Statistical Area (CBSA) as designated by the U.S. Office of Management and Budget (OMB) and the result of the application of published standards to Census Bureau data.

The geographic distribution of funding for Clarksville's CPD program funding is as follows:

- Housing assistance programs funded with CDBG and HOME funds are generally available on a citywide basis (subject to program guidelines) to low and moderate-income residents and persons with special needs. These programs include homeownership assistance, rehabilitation of housing, and affordable housing development.
- Special needs and public service assistance is available to Clarksville residents on a citywide basis based on income, level or special needs status.
- Public improvement projects utilizing CDBG funds, such as eligible public infrastructure and public facilities projects, take place in low- and moderate income areas (defined by Census block groups).

The demographic and economic profile contained in this report identified several facts and trends that influence housing and community development in Clarksville. These include the following:

1. Clarksville's population is increasing. There has been a 37.4 % change in population since the 1990 census.
2. Over 19,800 households within the city of Clarksville have income below the MFI (Median Family Income) of \$46,700 for 2005. MFI is set by HUD. This is a 53.65% of the total household count for the City of Clarksville.
3. The City of Clarksville's low-income population is concentrated as renters, with approximately 37% total renter households earning 50% or less than 50% of Median Family Income. Of these households 73.1% have at least one of the following conditions: lacking complete plumbing facilities, lacking complete kitchen facilities, with more than 1.0 person per room. Of the households earning 30% or less of MFI 71.5% are cost burdened. Those families are spending more than 30% of their income for housing. 58.1% of households earning 50% or less of MFI are also considered to be cost burdened.

The City's low- and moderate-income areas are located generally in the center of the City. Census block groups 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:

The following chart shows Qualified Census Tracts

2005 IRS SECTION 42(d) (5) (C) METROPOLITAN QUALIFIED CENSUS TRACTS (2000 CENSUS DATA, MSA/PMSA DEFINITIONS JUNE 30, 1999)

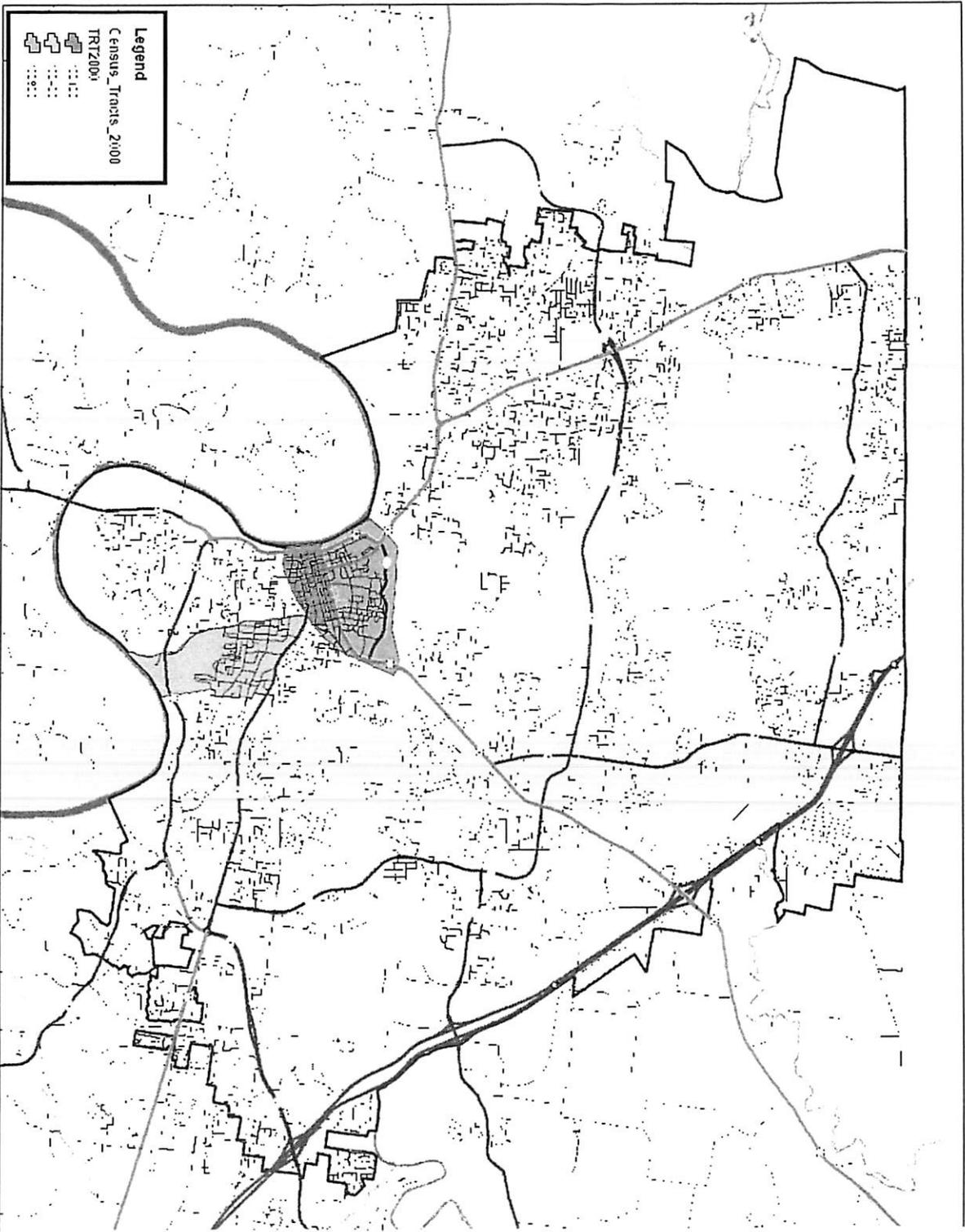
METROPOLITAN AREA: Clarksville-Hopkinsville, TN-KY MSA

COUNTY OR COUNTY EQUIVALENT TRACT

	TRACT	TRACT	TRACT
Montgomery County, TN	1001.00	1004.00	1008.00

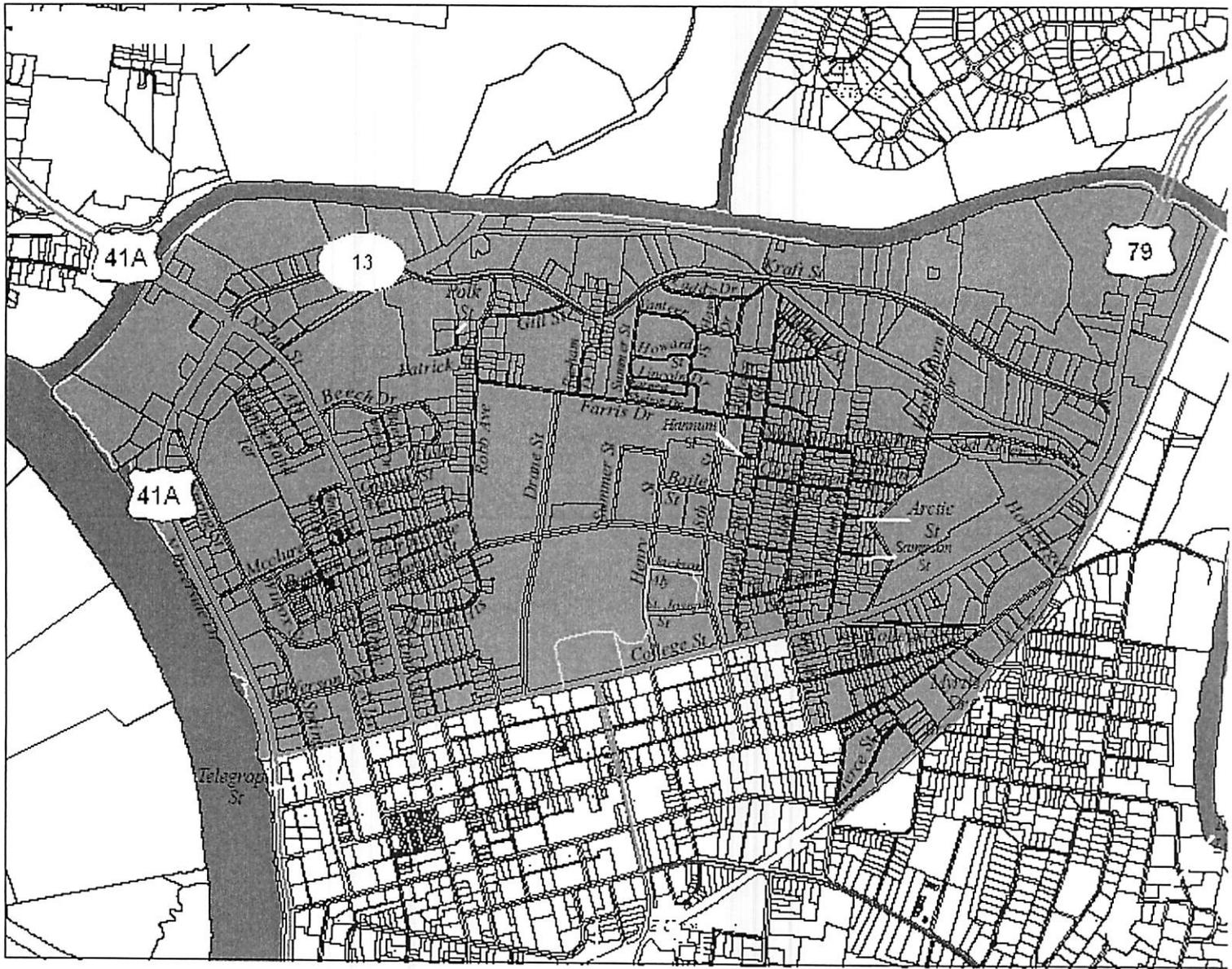
Currently, the City only has one program that is restricted to the low- and moderate income areas: Public Improvements; however, funds are used only when the City has a project. The City's Annual Action Plans often contain a backup project to repave streets and sidewalks in the low- and moderate-income areas if additional funding is available. Code enforcement, although a Citywide program, is funded based on the level of qualified housing code enforcement activities within the low and moderate-income areas and the City's ability to provide housing assistance to low- and moderate-income households in addressing the issues.

The City's remaining programs are eligible for funding based on household income, limited clientele (i.e. targeted populations). Eligibility for the City's Housing programs is based on the program and the participant. The First-Time Home Buyers and Emergency Repairs program participants are qualified based on household income. The Housing Rehabilitation Program also qualifies participants based on income.



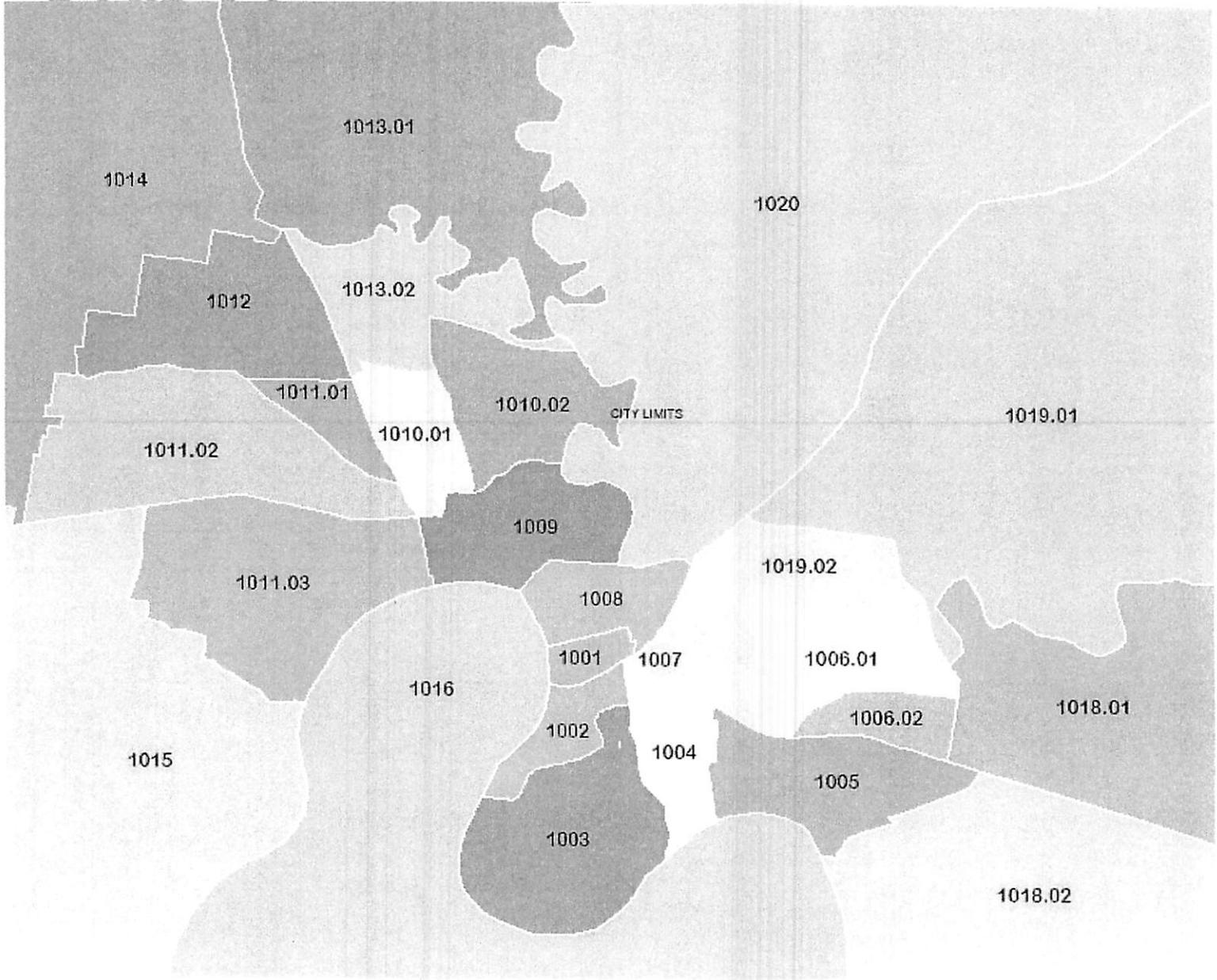






Clarksville- Montgomery County Census Tracts	total	one	white	black	american	asian	pacific	some	two
		race	alone	alone	indian alone	alone	islander alone	other race alone	or mor races
1013.01	11091	10630	6256	3433	77	360	55	449	461
1020.00	13700	13247	9872	2680	65	263	24	343	453
1011.02	7658	7338	4905	1938	52	160	34	249	320
1013.02	6482	6200	3818	1826	36	277	16	227	282
1004.00	3168	3092	1388	1647	8	8	0	41	76
1009.00	3275	3157	1649	1316	28	35	8	121	118
1008.00	2579	2508	1180	1263	14	35	3	13	71
1014.00	6242	6040	4303	1243	63	136	27	268	202
1003.00	4552	4442	3180	1168	21	27	1	45	110
1010.02	3830	3632	2112	1168	26	126	23	177	198
1012.00	5493	5230	3644	1109	44	165	35	233	263
1010.01	4560	4320	2984	1021	25	95	9	186	240
1019.01	6532	6390	5274	946	11	79	3	77	142
1005.00	4474	4393	3538	732	32	41	3	47	81
1011.01	2628	2498	1591	693	4	86	11	113	130
1007.00	1357	1339	803	517	2	10	0	7	18
1016.00	4999	4937	4394	476	25	30	2	10	62
1015.00	7253	7063	6385	431	56	69	13	109	190
1018.01	7585	7503	6836	421	13	194	5	34	82
1002.00	2002	1956	1542	364	20	6	0	24	46
1018.02	7143	7065	6696	255	15	62	2	35	78
1011.03	2189	2127	1801	253	14	33	2	24	62
1001.00	859	839	569	245	8	3	0	14	20
1019.02	2560	2492	2183	201	11	54	5	38	68
1017.00	7369	7295	7042	195	30	12	3	13	74
1006.02	2917	2879	2620	179	7	39	3	31	38
1006.01	2271	2237	2046	128	2	50	0	11	34
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
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TOTAL	134768	130849	98611	25848	709	2455	287	2939	3919

Clarksville-Montgomery County Census Tracts



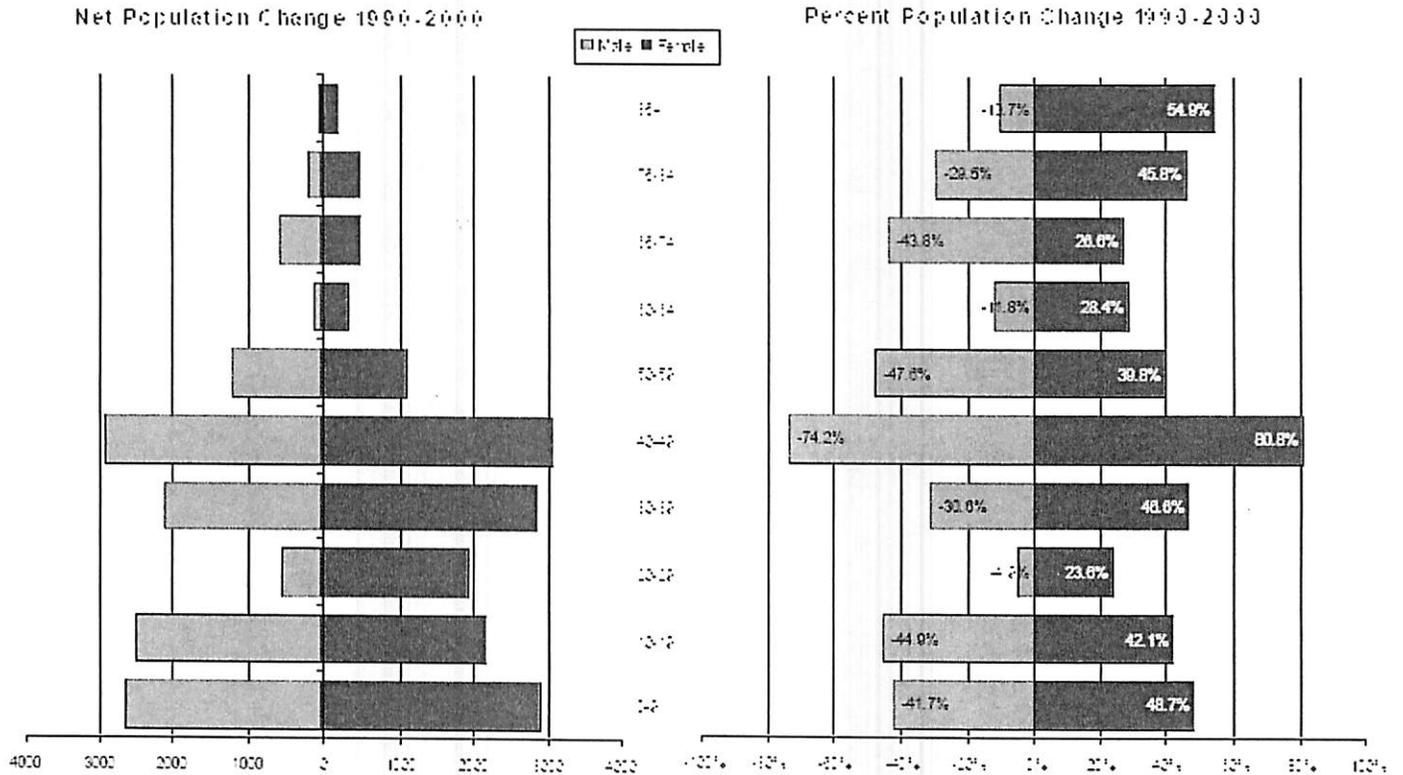
Population

According to the 2000 Census data, Clarksville's population stands at 103,455. The City of Clarksville's population from 1990 to 2000 increased by more than one third growing by 37.4% from 75,494 in 1990 to 103,455 in 2000. This growth outpaced a similarly rapid increase in Montgomery County, which saw the population change by 37% from 100,498 in 1990 to 134,768 in 2000.

Population in July 2008: 119,735 Population change since 2000 + 15.7 % (TN State Data Center)

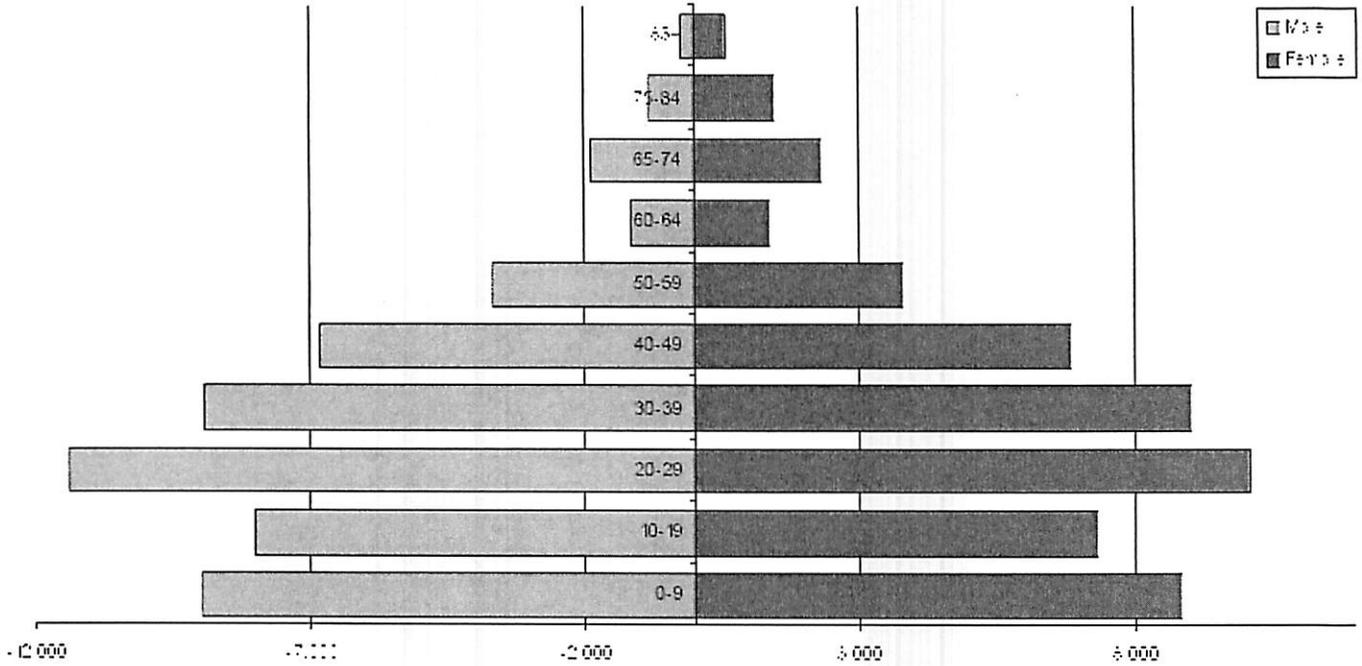
The City is predominantly white (68.0%) and has an average household size of 2.59 persons, and a median age 28.7. Currently, the City of Clarksville has a rather small population of residents 65 years of age and older (2.8%)

The greatest growth in the City's population occurred in the 40-49 age group, with those aged 0-9 next, and almost equal increases among those aged 10-19. In the graphs below, the bars on the left represent population increase among males and the bars on the right represent increase among males and the bars on the right represent increase among females. The median age is 28.8 the median age in the United States is 35.3



The City's largest population segment is the age range of 20-29, which grew by 28.5% since 1990 to 20.7% of City's population in 2000 (down from 25.2% in 1990). The next largest group is that aged 30-39, represent 17.3% of the City's population in 2000. At this same rate of increase, the population can be expected to re 132,038 by the year 2010.

Population 2000



One race	100,044	96.7
White	70,254	67.9
Black or African American	24,030	23.2
American Indian and Alaska Native	560	0.5
Asian	2,233	2.2
Native Hawaiian and Other Pacific Islander	262	0.3
Some other race	2,705	2.6
Two or more races	3,411	3.3
Hispanic or Latino (of any race)	6,241	6.0

US Census 2000

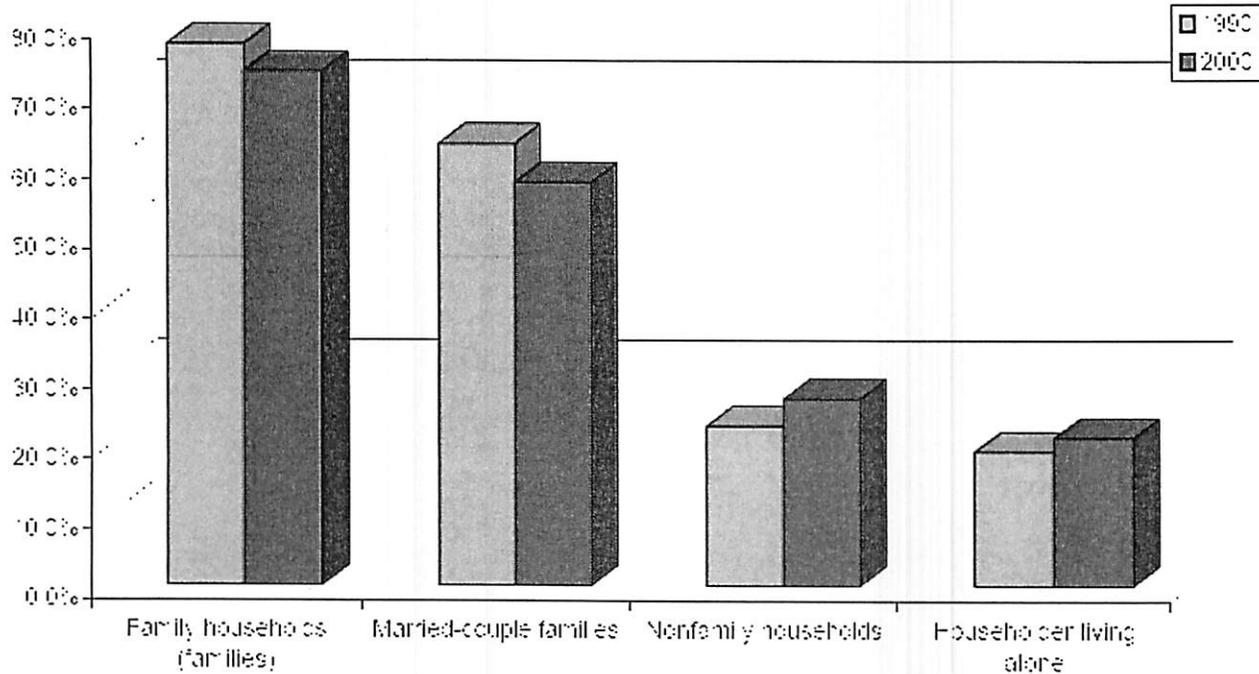
Average household size	2.69	(X)
Average family size	3.12	(X)
Total housing units	40,041	
Occupied housing units	36,969	92.3
Owner-occupied housing units	21,275	57.5
Renter-occupied housing units	15,694	42.5
Vacant housing units	3,072	7.7

US Census 2000

Households

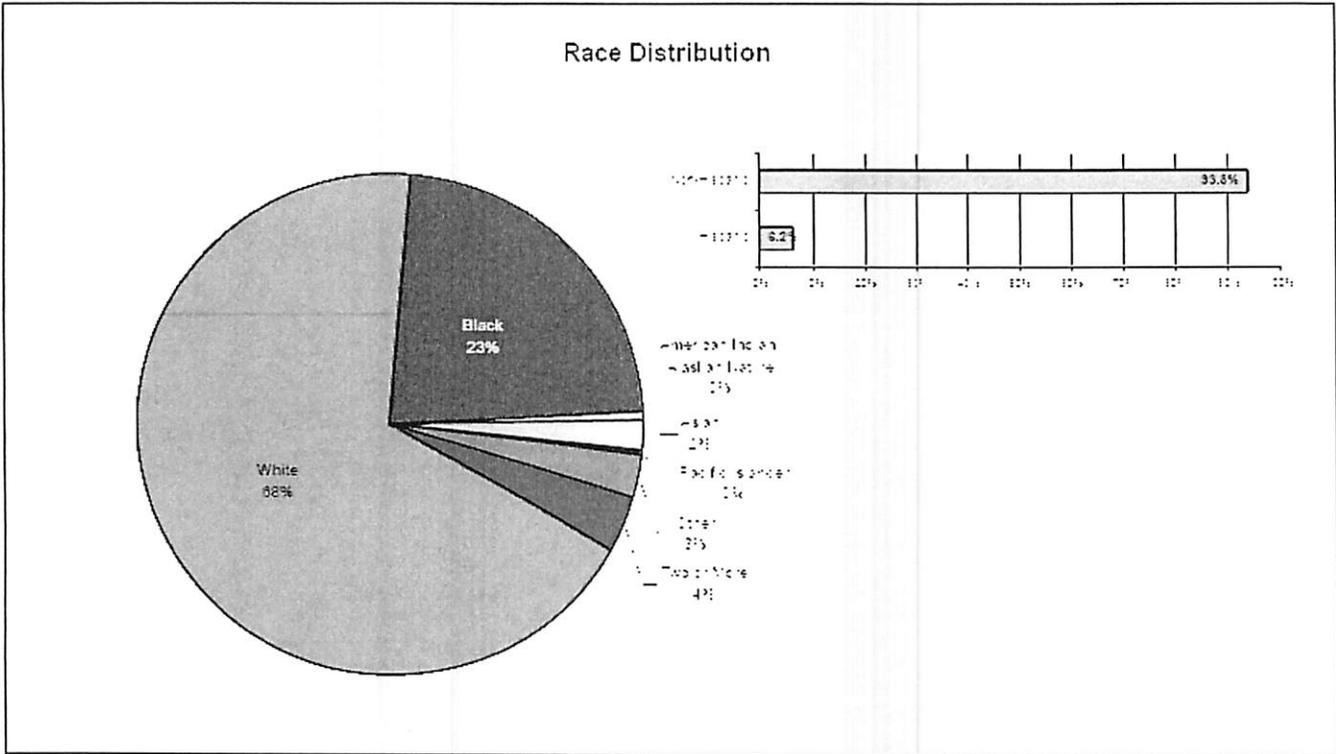
The number of households in the City of Clarksville increased by 45.3% from 25,464 in 1990 to 36,987 in 2000. Overall household size dropped slightly from 2.73 to 2.59 persons per household. All household types increased dramatically with family households increasing by 37.9%, while non-family households and householders living alone rose by roughly 70.1 and 59.6%, respectively. The graph below illustrates the proportion of the population made up by each household type.

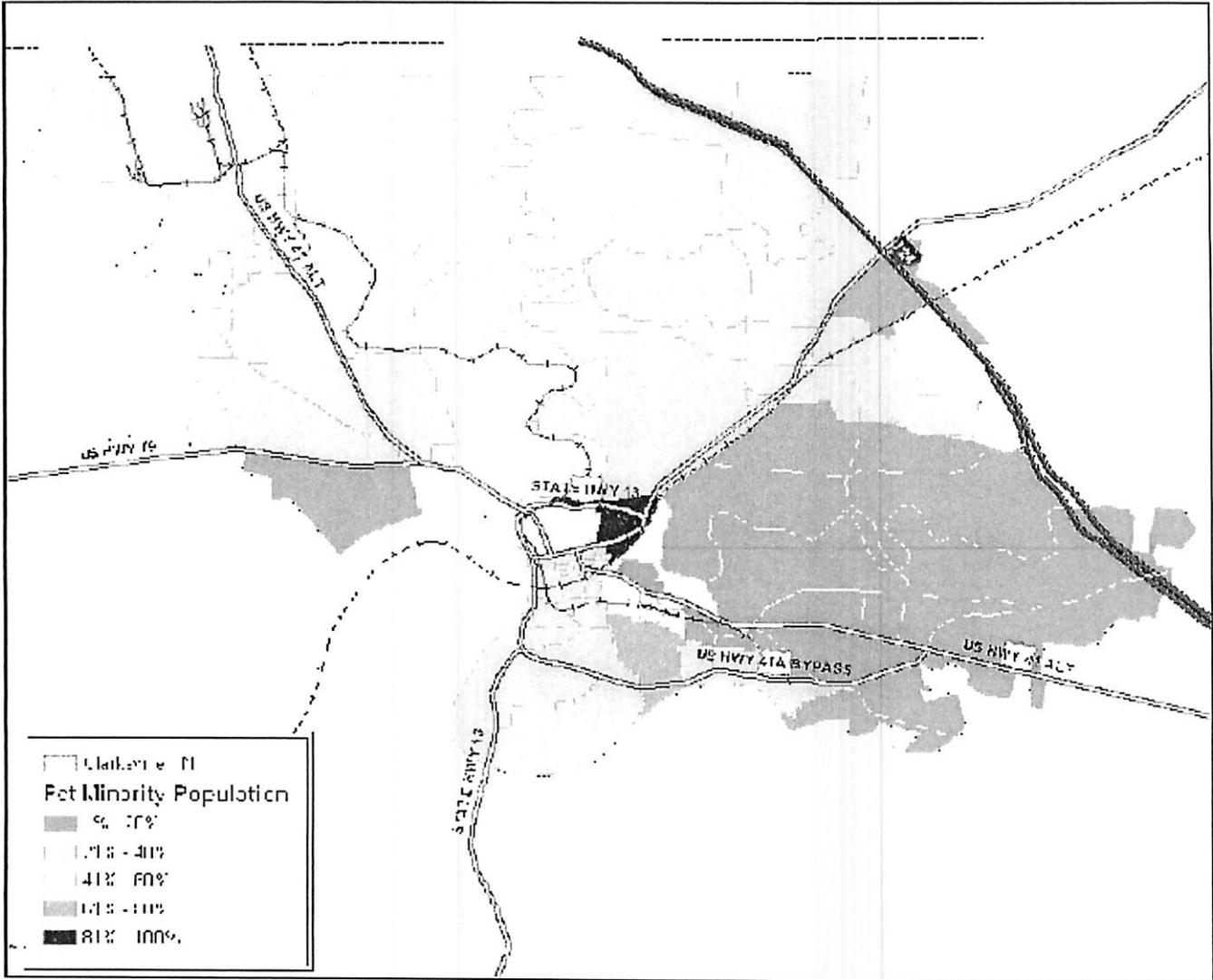
Household Types 1990 & 2000

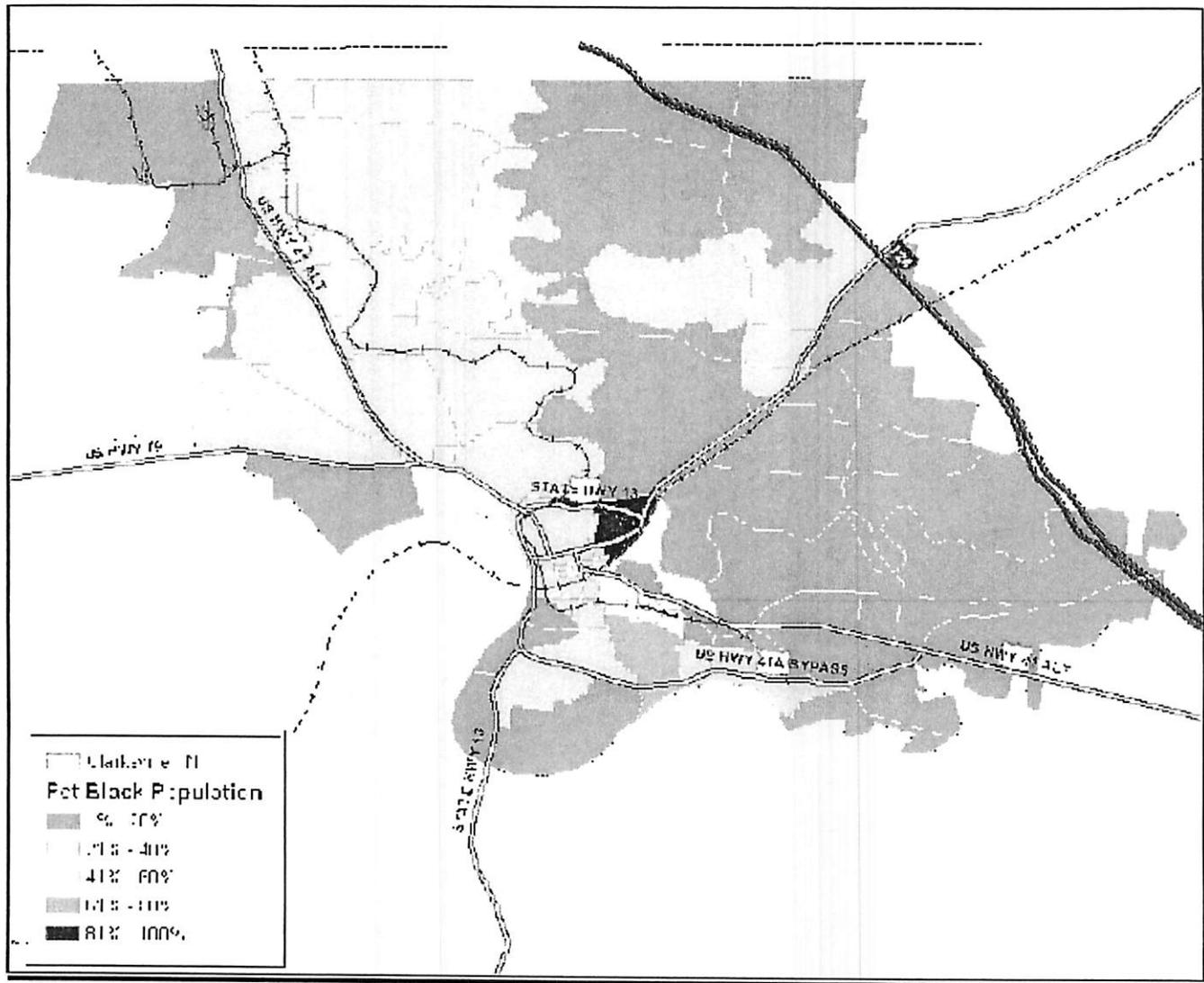


Racial and Gender Composition

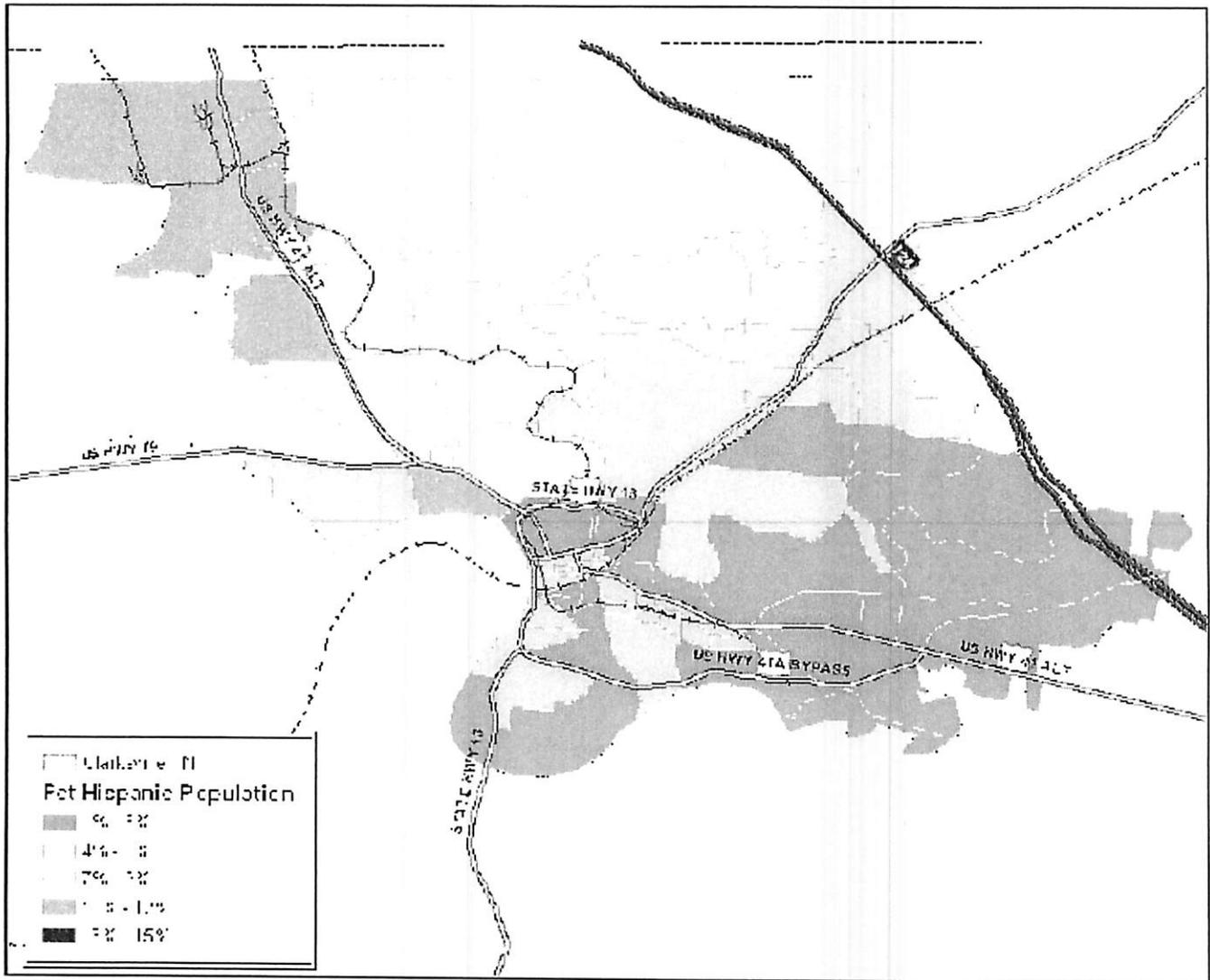
Racial diversity is apparent in the City of Clarksville, and the number of minority persons is more than double the national average. The population of the City of Clarksville according to the 2000 Census, is comprised of 68.0% White; 22.8% Black or African American; 2.5% Asian/Pacific Islander, 0.5% American Indian or Alaskan Native, 2.6% some other race and 3.7% two or more races. Hispanic or Latino ethnicity accounts for 6.2% of the population. The following map illustrates the distribution of City of Clarksville's minority populations, which are primarily comprised of African Americans. The highest concentration of minority individuals is in Census Tract 1008.







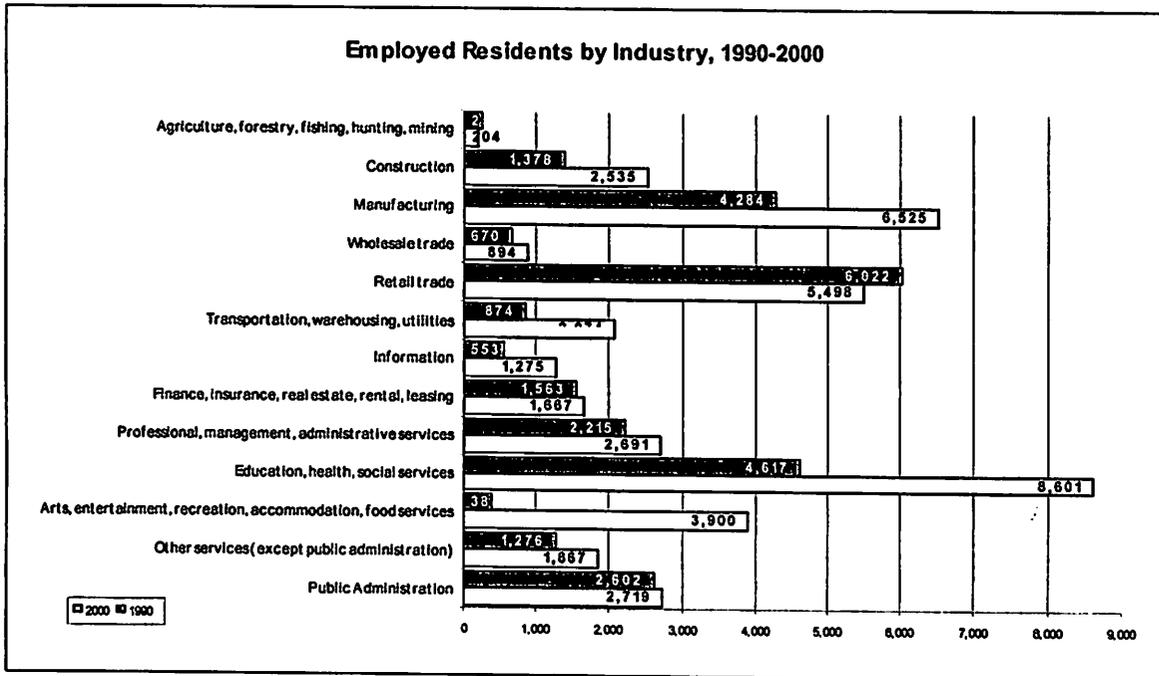
Hispanic populations are concentrated in Block Group 1 of Census Tract 1014, Block Group 2 of Census Tract 1012, and Block Group 2 of Census Tract 1009 (moving from northwest to southeast). Still, even in these areas the Hispanic population comprises less than 12% of the population.



Statistically, the city's population is nearly evenly made up of males and females, with 49.95 % male and 50.05 female in 2000.

Economy

From 1990 to 2000, the labor force of City of Clarksville increased dramatically, from 41,622 to 54,680—an increase of 31.4 percent. Service industries provide the greatest employment, primarily in the education, health and social services field, where 21.3 percent of the population in the labor force were employed in 2000, as compared to 17.3 percent in 1990. Manufacturing continues to play a significant role in the City’s economy, with the 2000 rate of individuals employed in the field (16.1 percent) nearly the same as that in 1990 (16.0 percent) While retail trade continues to be a significant source of employment in 2000 (employing 13.6 percent of the labor force), the industry was the top source of employment in 1990 for 22.6 percent of the labor force.



**CLARKSVILLE MONTGOMERY COUNTY TENNESSEE
TOP 10 EMPLOYERS**

1. Clarksville-Montgomery County School System
3900 Employees

2. Trane Company
1400 Employees

3. Convergys Corporation
1400 Employees

4. Wal-Mart Supercenter
1363 Employees

5. Gateway Medical Center
1165 Employees

6. City of Clarksville
989 Employees

7. Montgomery County
921 Employees

8. Austin Peay State University
900 Employees

9. Quebecor
850 Employees

10. Jostens, Printing & Publishing Division
375 Employees

Clarksville-Montgomery County Chamber of Commerce

2010 Affirmative Action Supplement
(using 2000 annual average labor force data)

		Labor Force	Employment	Unemployment	Unemp. Rate	Percent of Labor Force
UNITED STATES	Total	154,142,000	139,877,000	14,265,000	9.3%	100.0%
	White	125,644,000	114,998,000	10,646,000	8.5%	81.5%
	Black/African American	17,631,000	15,025,000	2,606,000	14.8%	11.4%
	Asian	7,157,000	6,835,000	522,000	7.3%	4.6%
	Other races	3,710,000	3,221,000	489,000	13.2%	2.4%
	Hispanic/Latino (any race)	22,353,000	19,847,000	2,706,000	12.1%	14.5%
	Female	72,019,000	68,208,000	5,811,000	8.1%	48.7%
TENNESSEE	Total	3,020,000	2,703,000	317,000	10.5%	100.0%
	White	2,458,180	2,243,810	214,570	8.7%	81.4%
	Black/African American	461,500	371,290	90,210	19.5%	15.3%
	Asian	28,480	27,010	2,480	8.4%	1.0%
	Other races	70,630	61,090	9,740	13.8%	2.3%
	Hispanic/Latino (any race)	64,910	57,250	7,660	11.8%	2.1%
	Female	1,412,220	1,253,490	158,730	11.2%	48.8%
CHATTANOOGA MSA *	Total	255,480	231,360	24,100	9.4%	100.0%
	White	214,670	198,000	16,670	7.8%	84.0%
	Black/African American	33,340	28,810	4,530	13.6%	13.1%
	Asian	2,670	2,480	180	6.7%	1.0%
	Other races	4,780	4,060	720	15.1%	1.9%
	Hispanic/Latino (any race)	3,780	3,360	400	10.6%	1.5%
	Female	119,330	106,830	12,500	10.5%	48.7%
CLARKSVILLE MSA *	Total	110,310	98,890	11,420	10.4%	100.0%
	White	85,280	77,790	7,500	8.8%	77.3%
	Black/African American	19,750	16,540	3,210	16.3%	17.9%
	Asian	1,300	1,190	110	8.5%	1.2%
	Other races	3,970	3,370	600	15.1%	3.6%
	Hispanic/Latino (any race)	3,790	3,100	690	18.2%	3.4%
	Female	55,320	48,680	6,640	11.8%	50.1%
CLEVELAND MSA *	Total	54,080	48,700	5,380	9.9%	100.0%
	White	51,040	46,170	4,870	9.5%	94.4%
	Black/African American	1,580	1,190	370	23.7%	2.9%
	Asian	250	230	20	8.0%	0.5%
	Other races	1,230	1,110	120	9.8%	2.3%
	Hispanic/Latino (any race)	1,230	1,120	110	8.9%	2.3%
	Female	24,890	21,930	2,960	11.9%	48.0%
JACKSON MSA *	Total	55,610	49,610	6,000	10.8%	100.0%
	White	39,770	36,840	2,930	7.4%	71.5%
	Black/African American	14,780	11,760	3,030	20.5%	26.6%
	Asian	230	230	0	0.0%	0.4%
	Other races	820	780	40	4.9%	1.5%
	Hispanic/Latino (any race)	880	840	40	4.5%	1.6%
	Female	28,960	23,890	3,070	11.4%	48.6%
JOHNSON CITY MSA *	Total	89,480	80,030	9,430	9.5%	100.0%
	White	85,250	86,220	9,030	9.5%	95.6%
	Black/African American	2,180	1,950	210	9.7%	2.2%
	Asian	500	480	20	4.0%	0.6%
	Other races	1,550	1,380	170	11.0%	1.6%
	Hispanic/Latino (any race)	1,230	1,090	140	11.4%	1.2%
	Female	45,940	41,260	4,680	10.2%	48.2%
KINGSPORT-BRISTOL MSA *	Total	146,680	132,940	13,750	9.4%	100.0%
	White	142,090	129,270	12,820	9.0%	96.9%
	Black/African American	2,710	2,200	510	18.8%	1.8%
	Asian	480	420	40	8.7%	0.3%
	Other races	1,430	1,050	380	26.6%	1.0%
	Hispanic/Latino (any race)	840	690	150	17.9%	0.6%
	Female	66,880	60,610	6,270	9.4%	45.6%
KNOXVILLE MSA *	Total	359,430	328,170	31,360	8.7%	100.0%
	White	328,060	302,270	25,790	7.9%	91.2%
	Black/African American	21,340	17,080	4,260	20.0%	5.9%
	Asian	3,410	3,120	290	8.5%	0.9%
	Other races	6,720	5,700	1,020	15.2%	1.9%
	Hispanic/Latino (any race)	3,680	3,270	390	10.7%	1.0%
	Female	168,880	151,850	15,240	9.1%	48.4%

Local Area Unemployment Statistics

Series Id: LAUMT47173004
 Not Seasonally Adjusted
Area: Clarksville, TN-KY Metropolitan Statistical Area
Area Type: Metropolitan areas
State/Region/Division: Tennessee

Year	Period	labor force	employment	unemployment	unemployment rate
2000	Annual	97639	93523	4116	4.2
2001	Annual	97935	92808	5127	5.2
2002	Annual	98803	93296	5507	5.6
2003	Annual	100644	94921	5723	5.7
2004	Annual				5.3
2005	Annual	104575	98557	6018	5.8
2006	Annual	107862	102000	5862	5.4
2007	Annual	109359	103403	5956	5.4
2008	Annual	108815	101232	7583	7
2009	Dec	107219(P)	95990(P)	11229(P)	10.5(P)
2010	Jan	109736(P)	97329(P)	12407(P)	11.3(P)

P : Preliminary.

Income Characteristics

Household income is an important consideration when evaluating housing and community development needs because limited income typically constrains the ability to afford adequate housing and or other services. According to the 2000 Census, the 1999 median household income for Clarksville was \$37,548.

1. Income Distribution

For planning purposes, the HUD-developed Comprehensive Housing Affordability Strategy (CHAS) provides special income data based on the 2000 Census (see Table 1) The household income distribution of a community is provided in relation to the median family income (MFI) for the City of Clarksville, the CHAS reported the following household income distribution: 8.19 percent of total households were Extremely Low-Income (0-30 percent of MFI), 8.1 percent were Low-Income (31-50 percent of MFI), and 17.88 percent were Moderate-Income (51-80 percent of MFI). The remaining 65.83 percent of total household had incomes above 80 percent of the City's median income.

Table 1: Clarksville Household Income Profile		
household income	# of households	% of total households
Extremely Low Income (<=30% MFI)	3022	8.19
Low Income (>30% to <=50% MFI)	2985	8
Moderate Income (>50% to <=80% MFI)	6601	17.88
Middle/Upper Income (>80% MFI)	24,295	65.83
Total Households	36,903	100

Low- and Moderate-Income Concentrations

Use of CDBG funds on public facilities and infrastructure improvements can only occur if those improvements serve primarily low- and moderate-income persons or populations with special needs. The City's low- and moderate-income areas are those Census block groups with 51 percent or more of the population earning incomes less than 80 percent of the MFI. Low- and moderate-income concentration areas are located primarily in central portions of the City.

2. Basis for Allocating Investments

National objectives, along with the priority needs and objectives identified in this Consolidated Plan, provide the basis for allocating CDBG and HOME program investments in the City.

National Objectives and Performance Outcomes

In order to be eligible for funding, every CDBG-funded activity must qualify as meeting one of the three national objectives of the program. This requires that each activity, except those carried out under the basic eligibility categories of program administration and planning and capacity building, meet specific test for either:

- Benefiting low- and moderate-income persons
- Meeting other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs

Objectives and performance outcomes established by HUD provide the foundation for assigning priorities to needs for which funding may be allocated. The following are the objectives that guide the allocation of investments in Clarksville:

- Enhance suitable living environments
- Create decent and affordable housing
- Promote economic opportunities, especially for low- and moderate-income households

Projects are required to meet specific performance outcomes that are related to at least one of the following:

- Availability/Accessibility
- Affordability
- Sustainability (Promoting Livable or Viable Communities)

Priorities Analysis and Outreach Process

Relative priorities and target funding proportions were established through the identification of needs obtained through public outreach efforts in compliance with the City's adopted Citizen Participation Plan. Outreach activities, including a community development needs survey and a community meeting, solicited input from residents, service providers, agencies, and City staff. Based on this comprehensive needs assessment, priority ranking was assigned to each category of housing and community development needs as follows:

- **High Priority:** Activities to address these needs are expected to be funded during the five-year period.
- **Medium Priority:** If funds are available, then activities to address these needs may be funded during the five-year period.
- **Low Priority:** The City will not directly fund activities using CDBG and HOME funds to address these needs during the five-year period. However, the City may support applications for public assistance by other entities if such assistance is found to be consistent with this Plan.

The City must weigh and balance the input from different groups and assign funding priorities that best bridge the gaps in the City's service delivery system. It is important to note that priorities listed in this document are specific to this Consolidated Plan and the related amount of funding anticipated from CDBG and HOME sources over the five-year planning period. As such, certain categories that were indicated to have a great need from the public outreach process may receive a medium or low priority in this document because other funding sources are available or simply because other needs have been identified as being more critical and only limited funding is available. The established priorities are:

Housing Priorities

- Conserve and improve affordable housing
- Provide first-time homebuyer opportunities
- Support new affordable housing construction
- Promote equal housing opportunity

Community Development and Community Services Priorities

- Provide for new and improve existing community facilities
- Support code enforcement services
- Provide for needed community and supportive services
- Provide for planning and administration activities

Activities identified to have a High Priority level are anticipated to receive funding during this five-year Consolidated Plan cycle. Approximately 15 percent of CDBG funds each year will be used for supportive services for special needs groups, including senior programs; 90 percent of HOME funds will be used annually for housing assistance programs; 20 percent of CDBG and 10 percent of HOME funds will be used for planning and administration costs annually; and 15 percent of funds will be used for housing, public facilities, infrastructure improvements, and commercial rehabilitation projects.

3. Obstacles to Meeting Underserved Needs

The primary obstacle to meeting all of the identified needs, including those identified as priorities, is the general lack of funding resources available to the public and private agencies who serve the needs of low- and moderate-income residents. The recent economic downturn has influenced both private foundations and public agencies. Foundations and nonprofits have seen declines in giving in recent years. Entitlement grants have not kept up with inflation and have been reduced over the years, further decreasing funds available to provide services and meet the City's needs. The Consolidated Plan focuses on activities to be funded with CDBG and HOME grants from HUD:

Community Development Block Grant (CDBG): The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. CDBG funds are relatively flexible and can be used for a wide range of activities, including housing rehabilitation, lead-based paint detection and removal, acquisition of land and buildings, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings, and loans or grants for businesses.

- **HOME Investment Partnership Program (HOME):** The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing low- and moderate-income households. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-and moderate-income households, including building acquisition, new construction and reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance. Strict requirements govern the use of HOME funds. Two major requirements are that the funds must be: (1) used for activities that target low- and moderate-income families and (2) matched 25 percent by non-federal funding sources. HUD allocates CDBG and HOME funding to eligible jurisdictions on a formula basis, using factors such as population, income distribution, and poverty rates. For 2010 the City's Consolidated Plan funding allocations were: **CDBG - \$877,477 HOME - \$470,031**

Total allocation from the Consolidated Plan programs for the 2010-2014 period is estimated at approximately \$1.30 million per year. To supplement federal CDBG and HOME funds, the City will use funds to provide affordable housing opportunities and rehabilitation assistance to low- and moderate-income households. The City will continue to explore new funding sources and programs and opportunities to partner with the private sector and local non-profits.

Managing the Process (91.200 (b))

5 Year Strategic Plan Managing the Process response:

1. Lead Agency

Clarksville's Office of Community Development (OHCD) is the lead agency overseeing the development of the Consolidated Plan and is responsible for partnering with other planning agencies, groups, organizations and persons participating in the Consolidated Plan development. Partners include, but are not limited to the following:

Clarksville's Citizens	Montgomery County Health Department
Parks & Recreation	Community Service Providers to End Homelessness
Habitat for Humanity	U.S. Census Bureau
Office of the Mayor	Urban Ministries
Community Action Agency	United Way of Clarksville-Montgomery County
Austin Peay University	Old Firehouse Day Shelter & Community Resource Center
Centerstone	

The above participants have played an integral role in the Consolidated Plan's evolution. Surveys were provided agencies to determine the gaps in community services. Additional public comments were received via a community needs survey sponsored by the United Way of Clarksville-Montgomery County in partnership with Austin Peay St University. In addition, community meetings and public hearings will be conducted during 2010-2015. The Citizen Advisory Committee will be convened to provide a forum for public input and guidance for the plan and to select the final priorities for maximum results.

2. Plan Development Process

The Consolidated Plan was 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 Clarksville Office of Housing and Community Development funds (CDBG and HOME) and develop the Consolidated 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;
- Housing and Community Development Needs Survey completed by residents; and a community workshop

3. Consultations

To ensure that the housing and community development needs of special needs groups are addressed as part of the 2010-2015 Consolidated Plan, consultation with a variety of service providers and agencies was conducted to gauge the type and extent of needs for families, elderly residents, disabled residents, homeless persons, and persons living with AIDS/HIV. Input was drawn from published reports, input from residents through the community meeting and survey, and input from service providers who attended the January 5, 2010 community meeting. A detailed list of participants and a description of themes discussed and comments received as part of the community meeting and community survey are included in the Citizen Participation section below.

Citizen Participation (91.200 (b))

5 Year Strategic Plan Citizen Participation response:

Citizen Participation

Community outreach is an important component of the City of Clarksville Consolidated Plan. To foster community outreach, the OHCD instituted a citizen participation plan as part of the first consolidated planning process in 1999. The Citizen Participation Plan has served as the foundation for developing stronger relationships in the community. During the development of the FY 2010-2014 Consolidated Plan, public participation was strongly encouraged. Staff attended meetings with several local non-profits and governmental agencies and met with many citizen groups. OHCD met with governmental agencies such as The Clarksville Housing Authority, Clarksville-Montgomery County Regional Planning Commission and the Metropolitan Planning Organization, to discuss housing needs for the city.

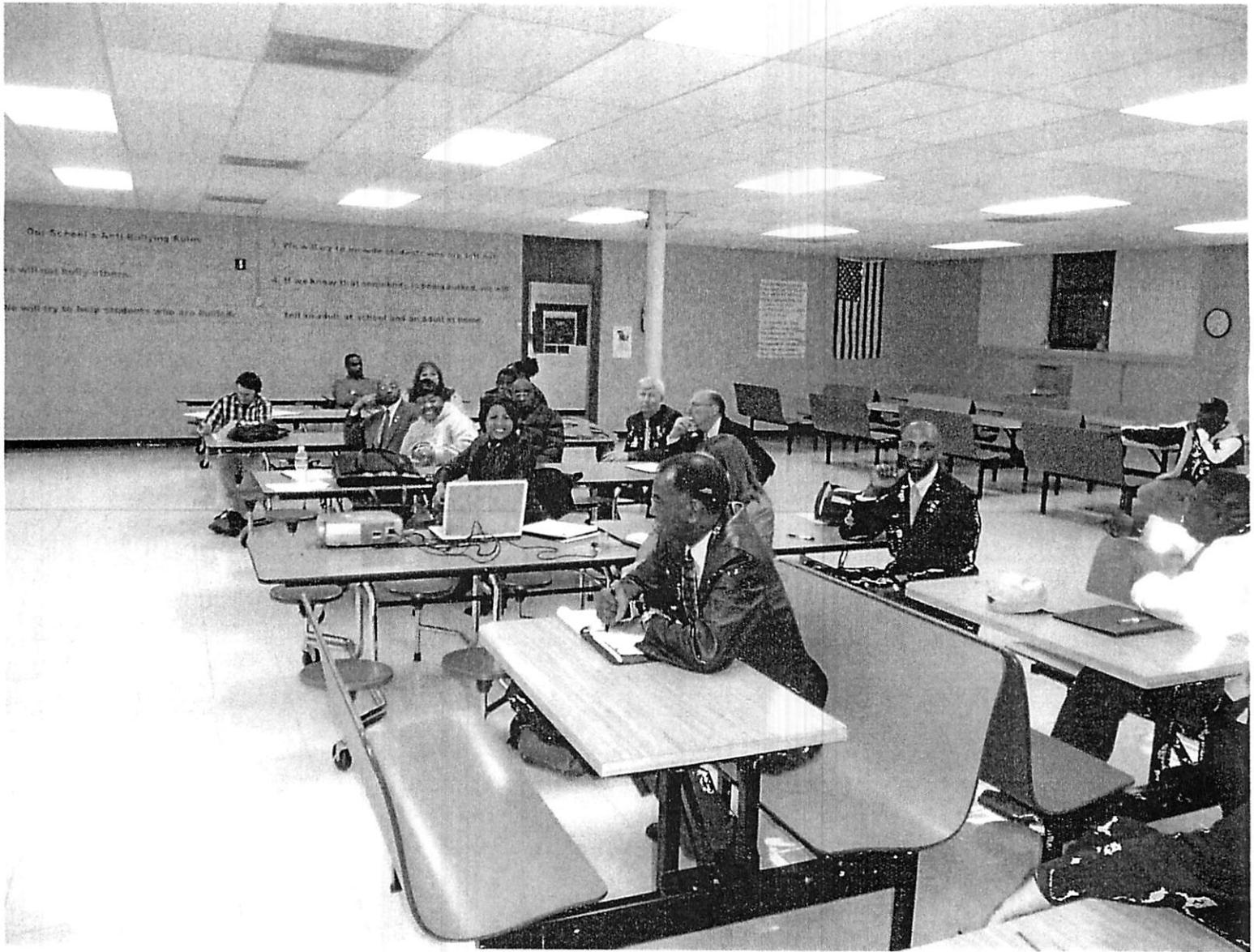
Community meetings were held to capture different ideas and needs of the City and its citizens. Meetings were held with the Lincoln Homes (public Housing) resident housing coordinator, and a quarterly homeless coalition meeting facilitated out of our office. Three (3) public meetings were held with the community, staff also met with low-income housing advocates and homeless providers to listen to their perspective on the obstacles they face on a daily basis. In addition, one (1) meeting was held specifically to discuss recreation opportunities within the Red River target area, there with five of the twelve city council members attending.

Citizen's comments or views:

- Housing was the number one concern, doing something with abandoned housing, and fixing up existing housing
- Infrastructure and neighborhood improvements were mentioned several times during the citizen participation process.
- Quality of life issues were addressed, cleaning up the neighborhoods, making the neighborhoods safer and giving them a better appearance.
- Transportation
- Afterschool programs
- Recreation more and better parks – something for the kids to do.
- Housing for the elderly
- Housing for the handicapped

Public notices were put in the local newspaper to broaden public participation efforts in the development of the consolidated plan. In addition, agencies that target minorities and non-English speaking persons, as well as persons with disabilities were contacted. Notices were also placed on the city's website.

There were no comments received that were not accepted.



Public Meeting January 10, 2010

STAGES OF THE PROCESS

Identifying the needs

Because housing and community development needs of low and moderate income people are so great and diverse, priorities must be set in order to decide which needs would get more attention and more resources than other needs. This is the basic reason the Consolidated Plan exists.

The City holds public hearings to obtain resident's opinions about needs and what priority those needs have during the development stage of the Consolidated Plan. Public hearings about needs will be completed before a Consolidated Plan is published for comment, so that the needs identified can be considered by the City and addressed in the draft Plan.

"Proposed" Annual Action Plan and / or Consolidated Plan

The law providing funds related to the Citizen Participation Plan calls for improved accountability of jurisdiction to the public. In the spirit and in compliance with the terms of the law, the City of Clarksville will use the following procedures:

General Information

At the beginning of this stage, usually in November of each year, the City will provide Public Notice of anticipated receipt of grant funds, including an estimate of the amount of CDBG, HOME, and ESG funds it expects to receive in the following year and a description of the range of types of activities that can be funded with these resources. Also, the notice will provide an estimate of the amount of these funds that will be used in ways that benefit low and moderate income people. Contact information will be included in the notice so that interested persons can obtain additional information.

Program Year in Clarksville

The "Program Year" established by the City for these funds are July 1 through June 30.

Public Notice

The city will provide advance public notice once any of the following documents is available: the proposed annual action plan or consolidated plan, a proposed substantial amendment, and the annual performance report. In addition, the city will provide public notice of all public hearings related to the funds or the planning process covered by this citizen participation plan.

"Adequate" Advance Public Notice

The City will provide advance public notice to be adequate if given with enough lead time for the public to take informed action and to comment. The amount of lead time may vary, depending on the event. Specific minimum amounts of lead time for different events are described later in the Citizen's Participation Plan.

Forms of Public Notice

Public notices will be published in the Leaf Chronicle as a display advertisement in a non-legal section of newspaper, as well as press releases. Whenever feasible, press releases and or display ads will be used in appropriate neighborhoods and ethnic newspapers. Notice will also be given through mailings to public housing resident groups and other organizations serving low income groups.

Public Access to Information

The City of Clarksville will provide the public with reasonable and timely access to information and records related to the data or content of the Consolidated Plan as well as the proposed, actual and past use of funds covered by this Citizen's Participation Plan. In addition, the City will provide the public with reasonable and timely access to local meetings related to the proposed or actual use of funds.

Availability of Standard Documents

In the spirit of encouraging public participation, copies of standard documents will be provided to the Public. These materials will be available in a form accessible to persons with disabilities, upon request. Standard documents will be available at the Office of Housing and Community Development One Public Square 2nd Floor Suite 2C Clarksville, Tennessee. 37042

Public Hearings

Public hearings will be held at key stages of the process to obtain the public's views and to provide the public with the greatest extent possible, with responses to their questions and comments. The City holds public hearings to obtain input regarding community needs during development of the Consolidated Plan. All Public hearings will be held only after there has been adequate notice, at a minimum, a display advertisement in the non-legal section of the Leaf Chronicle, published at least 7 days prior to the hearing. The first hearing is for the purpose of reviewing expected annual grant amounts for the CDBG and HOME programs, to review allowable use of funds and priorities. A second Public Hearing is held after adoption of the budget and plans by the Citizen's Advisory Committee, publication of the availability of the Plan, and a 30-day public review period. All comments from the community hearings and those received in writing during the 30-day comment period will be reviewed by staff and presented in the final plan.

Copies of the final plan and a summary will be available to the public upon request. In addition, copies will be available at the Office of Housing and Community Development One Public Square 2nd Floor Suite 201 , Clarksv Tennessee. 37040

The City has elected to hold most public hearings related to the Consolidated Plan process at the Clarksv Montgomery County Public Library, or at the Burt Cobb Community Center. These meetings are held in evening. Other community meetings are held during business hours and are held at the Office of Housing Community Development. Public hearings at which the Consolidated Plan or Annual Action Plans are approved the City Council conducted at City Council Chambers.

All public hearings are held at locations accessible to people with disabilities. If non-English speaking or hearing impaired residents request assistance to participate in a public hearing, the City will provide appropriate assistar to the greatest extend possible.

Technical Assistance

City staff will work with organizations and individuals representative of low and moderate income people who interested in submitting proposals to obtain funding for an activity. All potential applicants for funding will encouraged to contact Community Development Staff before completing a proposal form. Technical assista workshops regarding the funding process and how to apply will be provided to interested organizations early in process.

Availability of a Proposed Plan

Copies of Proposed Consolidated Plans and/or Annual Action Plans are available to the community by contacting Community Development Office, One Public Square, 2nd Floor Suite 201, Clarksville, TN 37040

Institutional Structure (91.215 (i))

5 Year Strategic Plan Institutional Structure response:

1. Institutional Structure

The City of Clarksville has a Mayor and Council form of government. The Clarksville City Council meets in regular session on the first Thursday of the month in the City Council Chambers, 108 Public Square. Voters residing within the city limits elect the following city office holders Mayor, City Council members, and City Judge. City elections are held on the first Tuesday in November during even-numbered years. The terms of the council, members are staggered so that one-half of the council seats are up for election at one time. Council members are prohibited from serving more than three (3) consecutive terms in office. The mayor initiated a Housing and Community Development Committee in 2009 and has appointed five (5) city council members to serve on the committee. The committee meets once a month, and reviews the OHCD budget expenditures, and reviews ongoing and upcoming projects, as well as the goals and objectives, strategies and priority needs of the OHCD are being addressed. The City of Clarksville through the Office of Housing and Community Development (OHCD) administers CDBG and HOME funded programs and activities. The city works with local for-profit and non-profit agencies, lending, public educational, and private institutions; and other governmental agencies. The City in working with a variety of community agencies over the last thirty years has a well-established structure for implementing the fun programs.

2. Strengths and Gaps in Delivery

The strength of the delivery system structure rests primarily in the diversity of its participants and the depth and breadth of their experience and the expertise they provide. By including City of Clarksville departments, other government agencies, nonprofit agencies, and private firms, the institutional structure actively encourages a diversity of funding sources and expertise. A potential gap in any delivery system is recipient access to service information. The duplication of services among multiple agencies providing public services can also be a potential gap in the delivery system. City staff continues to be responsible for delivering programs and projects. The City has been able to build up the capacity of its staffing to handle the administration of CDBG and HOME funds.

3. The mayor appoints the Public Housing Authority Board Members.

Monitoring (91.230)

5 Year Strategic Plan Institutional Structure response:

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 applicable requirements.

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.

Priority Needs Analysis and Strategies (91.215 [a])

5 Year Strategic Plan Institutional Structure response:

1. Basis for Assigning Priority

Input from the various sources (residents, community stakeholders, service providers, City staff, government agencies, and published resources) helped the City establish the priority for expending funds based on a number of criteria, including:

- Urgency of needs
- Cost efficiency
- Eligibility of activities/programs
- Availability of other funding sources to address specific needs
- Funding program limitations
- Capacity and authority for implementing actions
- Consistency with citywide goals, policies, and efforts

The City must weigh and balance the input from different sources and assign funding priorities that best bridge the gaps in funding to meet the City's highest priority needs. Priorities for specific housing and community development issues area listed in later sections of this document.

2. Obstacles to Meeting Underserved Needs

The biggest obstacle to meeting the needs of the underserved will be a considerable lack of public and private resources to fully address the priorities identified in this Consolidated Plan. Although obstacles to meeting needs may vary based on the need, the most critical obstacle to meeting any of the specific underserved needs is lack of funding. With regard to housing needs, additional obstacles include the lack of available vacant land in the City for new affordable housing and the high price of homes in Clarksville, which make it difficult to qualify for the First-Time Homebuyer program.

Lead-based Paint (91.215 (g))

3-5 Year Strategic Plan Lead-based Paint response:

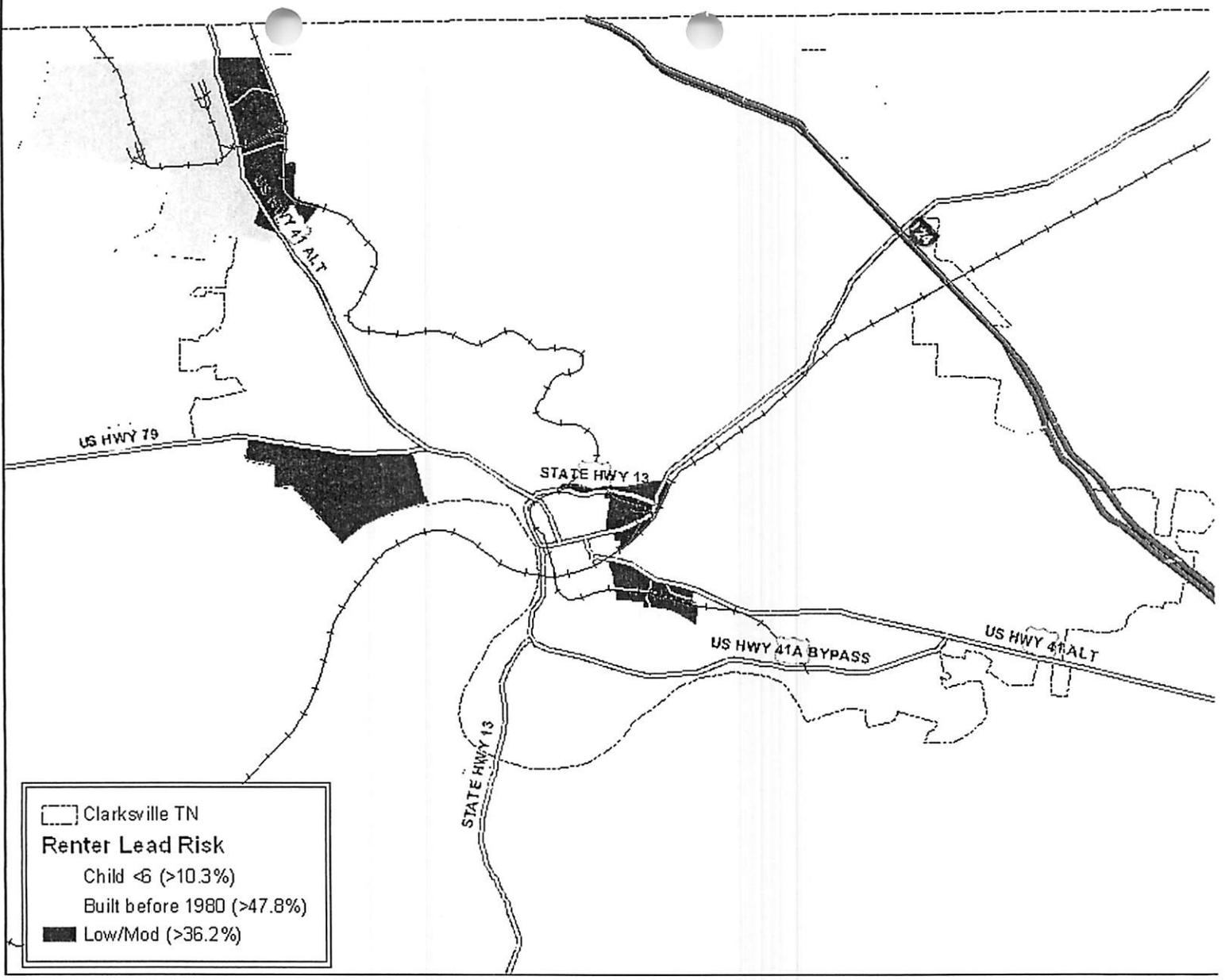
1.

CITY OF CLARKSVILLE PRE - 1979 HOUSING STOCK WITH LIKELY PRESENCE OF LEAD BASED PAINT				
				TOTAL PRE -1940
HOUSING UNITS	PRE-1940	1940-1959	1960-1979	THROUGH 1979
RENTAL UNITS	530	1843	5541	7914
OWNER UNITS	723	2512	7556	10791
TOTAL UNITS	1253	4355	13097	18705

Of the 18,705 houses in Clarksville, Tennessee built before 1979, 12,732 or 68% could contain lead-based paint. Of these homes, 1,273 or more lead based-paint containing homes could be occupied by low income families.

2. Homes that belong to low income individuals that qualify for assistance from the City of Clarksville Owner Occupied Housing Rehabilitation Program utilizing HUD funds will continue to be subject to the required level of lead hazard reduction set forth by HUD's guidelines. 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 rehabilitated. In homes where the cost of the abatement work will be more than reasonable, reconstruction will be an option. The evaluation and remediation of the homes considered for the rehabilitation program will continue to be assessed on a home by home basis.

The map below was developed by cumulative measures, comparing each to the City's average. The yellow areas indicate census tracts where more than 10.3% of the population is made up of children under age 6. This threshold represents the average percent of children under 6 throughout City of Clarksville. On average, 43.6% of owner-occupied structures in the County were built prior to 1978—the year when lead-based paint was banned. The second measure—shown in orange below—indicates census tracts where a greater percent of children under age 6 than the 10.3% area average, and there is a greater percent of owner-occupied structures built prior to 1978 than the area's average of 43.6%, indicating a higher likelihood of risk of lead-based paint poisoning among young children.



Housing Needs (91.205)

**Please also refer to the Table in the appendix*

1. Housing Needs

The CHAS provides detailed information on housing needs by income level for different types of households. CHAS information indicates that housing problems include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; and/or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

These types of problems vary according to household income, type, and tenure. Appendix A of this Consolidated Plan includes the Housing Needs Table, which presents data on the number of households with housing assistance needs. Priorities were established for housing needs based in part on this housing needs assessment.

Housing Needs by Household Income

Household income is an important consideration when evaluating housing and community development needs because limited income typically constrains the ability to afford adequate housing or other services. The 2000 Census reported that the median household income in Clarksville was \$37,548.00. Household income distribution of a community is often provided in relation to the surrounding area median family income (MFI).

For planning purposes, the CHAS provides special income data based on the 2000 Census, where household income in a community is calculated in relation to the area, or county, median family income (MFI). For Clarksville, the CHAS reported the following household income distribution for the year 2000: 8 percent of Clarksville households were extremely low income (0-30 percent of MFI), 8 percent were low income (31-50 percent of MFI), and 18 percent were moderate income (51-80 percent of MFI). The remaining 66 percent of households in Clarksville had incomes above 80 percent of the county median income.

Extremely Low-Income Households

In Clarksville, 3022 households (8.19 percent of total households) earned less than 30 percent of the city's median income. Of these, 73.3 percent experienced housing problems. Both renter and owner households experienced similar levels of housing problems in this income category (73.1 percent of renters compared with 73.6 percent of owners). Cost burden was the most common housing problem for all types of households. Overall, 71.3 percent of extremely low-income households experienced cost burden (spent more than 30 percent of their income on housing). Severe cost burden (spending more than 50 percent of a household's income on housing) was experienced by 56.2 percent of all extremely low-income households.

Low-Income (Households with incomes from 30 to 50 percent of MFI)

In Clarksville, 3,629 households (or 12 percent of all households) earned between 30 and 50 percent of the county's median income. Of these, 85 percent experienced housing problems. A significantly higher proportion of renter households (94 percent) experienced housing problems compared with owner households (57 percent) in this income category; cost burden was the most common housing problem for most households. Overall, 83 percent of low-income households experienced cost burden and 45 percent of low-income households experienced severe cost burden.

Moderate-Income (Households with incomes between 50 and 80 percent of MFI)

In Clarksville, 4,981 households (17 percent of all households) earned between 50 percent and 80 percent of the County median income in 2000. Of these, 71 percent experienced housing problems. A higher proportion of renter households experienced housing problems (77 percent) compared with owner households (56 percent). Overall, 55 percent of moderate-income households experienced cost burden and 13 percent experienced severe cost burden.

Disproportionate Needs

Information available from the 2000 census has been analyzed to identify the extent to which racial or ethnic groups may have disproportionately greater needs as compared to the housing needs of all groups in the City. U.S. Department of Housing and Urban Development considers that a "disproportionately greater need exists w/ the percentage of persons in a category is at least ten percentage points higher then the percentage of persons a category as a whole."

This table illustrates that, among renters and owners, Native Americans, Asians and Pacific Islanders experience disproportionately higher percentage of housing problems¹ in the City of Clarksville.

Very low-income households and extremely low-income households (those earnings less than 50% of the area's median income) have the greatest number of housing problems, whether renters or homeowners.

Renters

Among renters, large related households experience more housing problems than other groups. One or more housing problems are felt by 80.8% of large related households. More large related households are cost burden than any other group of renters, with 78.1% paying 30% or more of their income for housing. More than half (58.5%) of all renter households pay more than 50% of their income for rent.

Owners

Among extremely low-income homeowners, 74.9% of elderly households experience one or more housing problems, 73.2% of All Others experience a cost burden greater than 30%, and 69% of All Others experience a cost burden greater than 50%. Extremely low-income homeowners are more likely than renters to live in a home with housing problems or experience a cost burden.

Housing Needs by Tenure

The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing much less likely to turn over than rental units. Housing cost burden, while faced by many households regardless of tenure, is typically more prevalent among lower-income renters. The ability or choice to own or rent a home is primarily related to household income, composition, and age of the householder.

Many housing problems, including cost burden, are experienced differently by households depending on tenure. 42.5% Clarksville households rent their homes, and renters are more likely earn low or moderate incomes, have housing problems, and experience housing cost burden.

The 2000 homeownership rate for Clarksville was 57.7 percent, which was lower than both the county average of 63.5 percent and the nationwide rate of 66.2 percent.

The map below shows the distribution of the 21,340 homeowners throughout Clarksville. While it is not surprising that the census tract with the highest income also appears as one of those with the highest homeownership rate census tract 1019.02-1, 1018.02-2 and 1018.02-3 also appear among those with very high rates of homeownership.

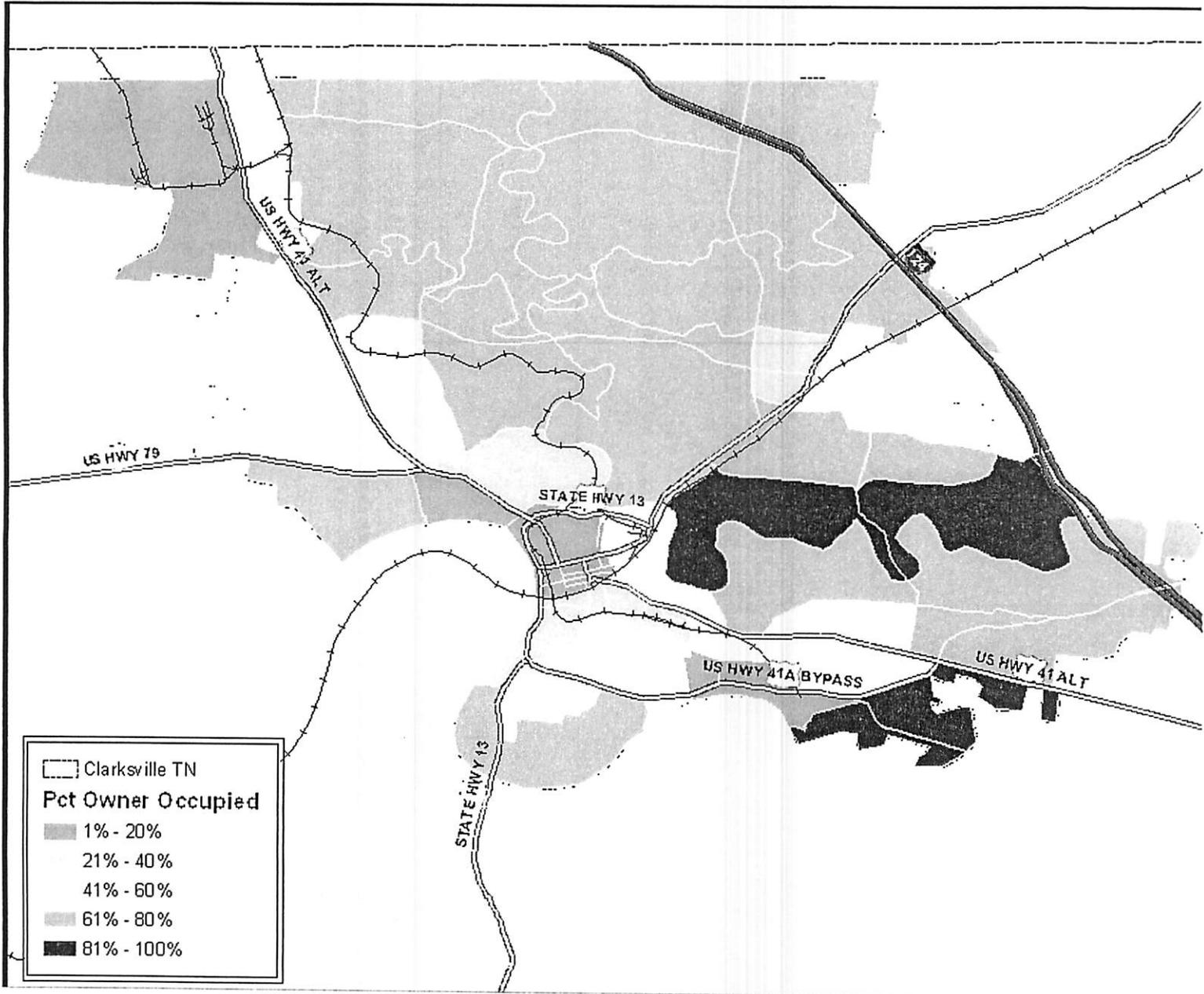
While incomes in these census tracts are above the city's median, that of 1018 and 1018 are just slightly so (from 100 to 150 percent). Census Tract 1014.00-1 (far northwest) is one of those with the lowest homeownership rate.

However, since 81 percent of the labor force in this tract is in the armed forces, the very low rate of homeownership is likely a function of its proximity to Fort Campbell and the frequent transfers associated with military employment.

Not surprisingly, the tracts in the city center with the lowest income levels also experience the lowest levels of homeownership.

The southernmost census tract (1005) with a low rate of homeownership has an income of 50 to 100 percent of median, and has a population comprised of 1 to 3 percent Hispanic and 21 to 40 percent African-American. While none of these factors individually appears to contribute to low homeownership citywide, the combination in this block group, along with the area's proximity to state highway 12 cannot be overlooked.

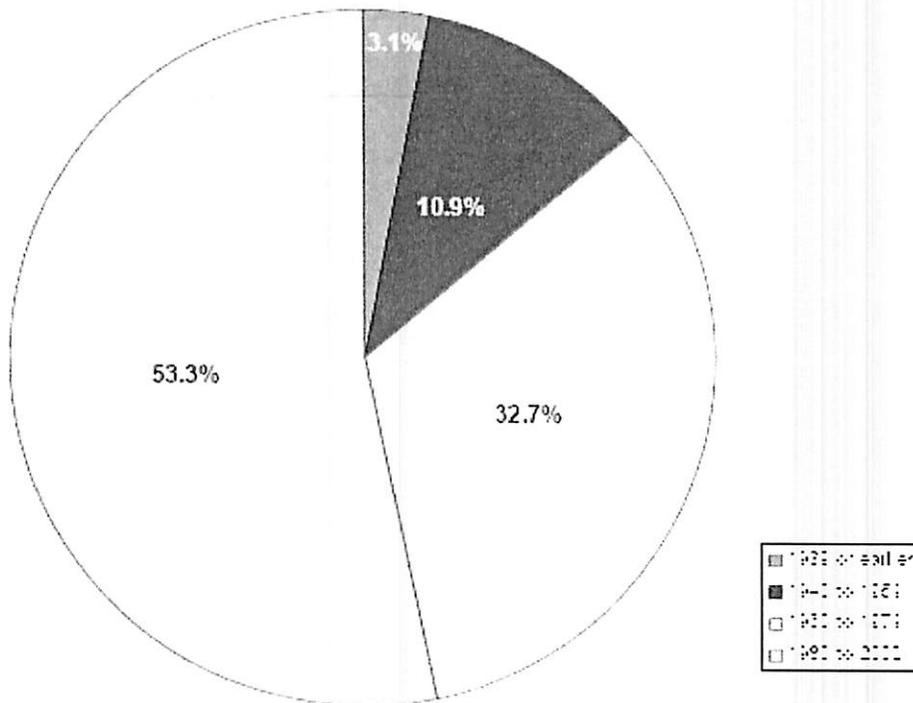
DISTRIBUTION OF OWNER OCCUPIED HOUSING 2000 CLARKSVILLE, TN



Age and Condition

Based on the 2000 census, 14 percent of the total housing stock in Clarksville was built in 1949 or earlier. Nearly 47 percent of the stock was built in 1979 or earlier, making lead-based paint a potential hazard. While lower than the national average of 56 percent, these statistics have implications for the future housing supply since most of units need substantial financial investments in major structural systems to remain sound and livable. For low-income owners these repairs are frequently unaffordable, and deferred maintenance hastens the deterioration of their units. Often low-income rental housing does not generate enough revenue to make improvements without owner raising the rent to pay for the repairs.

Age of Housing Stock



Housing Needs by Household Type

Certain households, because of their special characteristics and needs, may require special accommodations and may have difficulty finding housing due to special needs. Special needs groups may include the elderly, persons with disabilities, persons with HIV/AIDS, female-headed households, large households, public housing residents, victims of domestic violence, and families on the affordable housing waiting lists.

Elderly and Frail Elderly Persons

The population over 65 years of age is considered elderly and presents four main concerns: limited income, higher health care costs, access to transportation, and affordable housing. Elderly persons are usually retired and living on a fixed income. With respect to housing, many seniors live alone and have limited discretionary income to support increasing housing costs. These characteristics indicate a need for smaller, lower cost housing with easy access to transit and health care.

According to the 2000 Census, Clarksville was home to 7513 seniors, representing 6.5 percent of all residents. According to CHAS data, 5267 households with individuals 65 and over, (14.2 percent). Approximately 42 percent of elderly households were renters and 57 percent were owners. 6354 of the City's elderly households were in the poverty status, 9.1 percent, presenting issues of housing maintenance for homeowners and affordability for renters. Both housing problems and cost burden were more prevalent for elderly renters than owners; approximately 54 percent of elderly renters experience a housing cost burden as opposed to only 26 percent of renters. There are twenty nursing homes, convalescent hospitals and intermediate case facilities and rehabilitation centers for seniors requiring 24-hour medical attention.

Persons with Disabilities

The American with Disabilities Act defines a disability as a "physical or mental impairment that substantially limits one or more major life activities." Physical disabilities can hinder one's access to conventional housing units and restrict mobility. Mental and/or developmental disabilities can affect a person's ability to maintain a home. Moreover, physical and mental disabilities can restrict one's ability to work and prevent one from earning adequate income. Therefore, persons with disabilities are more vulnerable and are considered a group with special housing needs.

Oftentimes, disabilities present an employment obstacle, making it difficult for disabled persons to earn adequate incomes. In Clarksville, only about 35 percent of disabled persons were employed, according Census 2000 estimates. Since almost two-thirds of the disabled population relied on fixed monthly disability incomes that are rarely sufficient to pay market-rate rents, supportive housing options, including group housing and shared housing, are important means for meeting the needs of persons with disabilities. Such housing options typically include supportive services onsite to also meet the social needs of persons with disabilities.

Physically Disabled

A physically disabled person has an illness or impairment that impedes his or her ability to function independently. The U.S. Census defines three types of physical disabilities:

- *Work disability:* a physical or mental condition that restricts a person's work and prevents them from working full-time
 - *Mobility limitation:* a physical or mental condition that makes it difficult to go outside the home alone
 - *Self-care limitation:* a physical or mental condition that make it difficult to take care of one's personal needs
- Physically disabled people have several unique housing needs. First, special construction features tailored to a person's disability may be necessary to facilitate access and use of the property. The location of housing and availability of transportation is also important because disabled people may require access to a variety of social and specialized services. Amendments to the Fair Housing Act, as well as state law, require ground-floor units of new multi-family construction with more than four units to be accessible to persons with disabilities. However, units built prior to 1989 are not required to be accessible to persons with disabilities. Older units, particularly in older multi-family structures, are very expensive to retrofit for disabled occupants because space is rarely available for elevator shafts, ramps, or widened doorways, etc. The site, parking areas, and walkways may also need modifications to install ramps and widen walkways and gates.

The CHAS data Housing problems output for mobility & self care limitation shows 6,042 total households at 35.3 %

Several community care facilities in Clarksville provide supportive housing for physically disabled residents, as discussed above. Additional housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward disabled renters and homeowners for unit modifications to improve accessibility. Accessible housing can also be provided via senior housing development.

Developmentally Disabled

The federal definition of developmental disabilities covers persons whose disability occurs before age 22 and includes a mental or physical impairment or a combination of both. Developmentally disabled persons experience a substantial limitation in three or more of these major life areas: self-care, expressive or receptive language, learning, mobility, capacity for independent living, economic self-sufficiency, or self direction. The definition of developmental disability also can relate to a person's score on standardized intelligence tests. Persons with an IQ below 70 are typically defined as developmentally disabled. Other conditions and complications may also be present.

According to the ARC of United States (formerly the Association of Retarded Citizens), the nationally accepted percentage of the population that can be categorized as developmentally disabled is one to three percent. Thus, with a 2000 population 103,455 approximately 1035 to 3104 Clarksville residents may be developmentally disabled.

Supportive services and housing assistance for the developmentally disabled are often provided through non-profit organizations, such as hospitals, medical centers, outpatient clinics, mental health centers, counseling centers, treatment centers socialization centers, residential facilities, crisis centers, and day treatment offices.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the need to transition from the person's living situation as a child to an appropriate level of independence as an adult. Supportive housing services are provided at adult and elderly residential care facilities.

Severely Mentally Ill

Severe mental illness includes the diagnoses of psychoses (e.g. schizophrenia) and major schizoaffective disorders (e.g. bipolar, major depression). Chronic mental illness refers to mental illness with duration of at least one year. According to national estimates, approximately one percent of the adult population meets the definition of severe mental illness based on diagnosis, duration, and disability.

Persons with HIV/AIDS

The City of Clarksville is not a HOPWA entitlement City. Persons living in the City of Clarksville and surrounding MSA receive support through programs located in and around the regional area, including Nashville. Nashville Cares provides practical supportive services such as; housing assistance, linkages to mainstream resources such food stamps, medical/dental care, employment, legal, etc. This support also may include short-term help with deposits, mortgage and or utility payments. Assistance with some medications not covered by health insurance premiums may also be provided. .

Single Parents and Female-Headed Households

Single-parents and female-headed households are likely to have greater needs for affordable housing, affordable day care, and access to public transportation. One contributing factor to these needs, especially for female-headed households, is the fact that women continue to earn less on average than men do when working comparable jobs. Single-parent households have unique work constraints because they must take into account proximity and access to day care, school, and other activities along with regular work schedules.

In 2000, there were approximately 4832 female-headed households in Clarksville, representing 13.1 percent of all households. More than half of these households were home to children under age 18. Female-headed households comprise a disproportionate number of families living in poverty; nearly 40 percent of female headed households earned incomes below the poverty level.

Large Families/Households

Large households, defined as those with five or more persons, often have special housing needs due to their need for larger units and related higher housing costs, need for affordable and accessible childcare and recreation services, and the general lack of adequately sized affordable housing. To save for necessities such as food, clothing, and medical care, low- and moderate-income large family households typically reside in smaller units, often resulting in overcrowding.

Public Housing Residents

Public Housing was established to provide decent, safe and sanitary housing for eligible low and moderate-income families, the elderly and persons with disabilities. Public housing is federally subsidized, affordable housing that is owned and operated by the public housing authority. The Clarksville Housing Authority (CHA) provides housing for approximately 1230 persons. Residents of public housing often need additional education and/or job training as well as other supportive programs to enable them to become self-sufficient. At this there are no such programs being conducted by the CHA.

Families on Public Housing Waiting List

Housing Needs of Families on the Public Housing Waiting List

	# of families	% of total families	
Waiting list total	221		
Extremely low income <=30% AMI	195	88.2%	
Very low income (>30% but <=50% AMI)	20	9.1%	
Low income (>50% but <80% AMI)	6	2.7%	
Families with children	168	76.0%	
Elderly families	12	5.4%	
Families with Disabilities	41	18.6%	
Race/ethnicity (w)	175	33.9%	
Race/ethnicity (b)	131	59.3%	
Race/ethnicity (h)	13	5.9%	
Race/ethnicity-other	2	0.9%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	93	42.08%	
2 BR	80	36.2%	
3 BR	40	18.09%	
4 BR	6	2.71%	
5 BR	2	0.90%	
5+ BR	NA	NA	

Is the waiting list closed (select one)? No Yes If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS) THREE MONTHS

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes Natural Disaster Victim

Victims of Domestic Violence

The Clarksville estimates of domestic violence in Clarksville are unavailable.

However, domestic violence often goes unreported, so accurate analysis of both the magnitude of violent incidents as well as housing needs is difficult to estimate. One information source and indicator of domestic violence and homelessness is the Point-In-Time Survey conducted to inform the Continuum of Care application. The Continuum of Care application reported that 27 victims of domestic violence. Various service providers throughout the region have commented on the increase in domestic violence due to the recession. Economic hardships have increased stress and the tendency to use violence as an outlet.

A primary need for victims of domestic violence is emergency shelter in a safe and confidential location. Subsequently, affordable housing options are important to provide victims with options for housing, so as not to have to return to an unsafe home.

Section 8 Waiting List

The Section 8 Housing Choice Voucher program is a rent subsidy program that helps low-income (up to 50 percent AMI)¹ families and seniors pay rents in private units. The Section 8 Housing Choice Voucher Program provides rental subsidies to low-income families which spend more than 30 percent of their gross income on housing costs. The program pays the difference between 30 percent of the recipients' monthly income and the federally approved payment standard. The Tennessee Housing Development Authority administers the program in Clarksville.

There 619 active vouchers and 1060 on the waiting list.

Cost Burden

State and federal standards specify that households spending more than 30 percent of gross annual income on housing costs are experiencing a housing cost burden. Households spending more than 50 percent of gross annual income on housing costs are experiencing a severe housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care, food, child care, etc. In the event of unexpected circumstances such as loss of employment or health problems, lower and moderate-income households with a burdensome housing cost are more likely to become homeless.

Overcrowding

An overcrowded housing unit is defined as a unit with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is described as households with more than 1.5 persons per room. Unit overcrowding typically results from the combined effect of low earnings and high housing costs in a community, and reflects the inability of households to buy or rent housing that provides a reasonable level of privacy and space. Overcrowding also tends to result in accelerated deterioration of homes and infrastructure and crowded on-street parking conditions. According to the 2000 Census, 3.9 percent of households in Clarksville were overcrowded. The prevalence of overcrowding indicates the housing needs of large households is an ongoing concern in Clarksville and will continue to be in the near future. To address this need in owner-occupied units, the City provides funding for room additions through its Housing Rehabilitation Program.

Priority Housing Needs (91.215 [b])

Five-Year Strategic Plan Priority Housing Needs response:

1. Priority Housing Needs

The Housing Needs Table, located in the Appendix , shows the results of the CHAS data, as calculated from the 2000 Census. The overall priority housing need for the Consolidated Plan is to increase the supply and improve the quality of housing for lower-income households. The characteristics of the housing market in Clarksville and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category. According to the CHAS data, housing problems were most prevalent among all other households, compared to other household types. Specifically, 80 percent of larger renter households experienced one or more housing problems, Similarly, 64 percent of elderly-owner households experienced one or more housing problems, Overpayment (paying more than 30 percent of income on housing) was most prevalent among elderly-renter households, compared with other household types. More than half (55 percent) of elderly renter-households in Clarksville were paying more than 30 percent of their income on housing in 2000.

A priority ranking has been assigned to each housing category for purposes of using CDBG and HOME funds, as discussed in the General Questions section. Activities to address high priority needs are expected to be funded during the five-year period. In establishing the five-year housing priorities, the City of Clarksville has considered the following: community input, needs analyses by various public and service agencies, housing needs assessment conducted as part of this Consolidated Plan, categories of low- and moderate-income households most in need of housing assistance, activities that will best meet the needs of those identified households, limited availability of funding, availability of other funds to address the needs, as well as consistency with the City's Housing Element.

The City has identified the following housing priorities for the five-year Consolidated Plan:

-) Conserve and improve affordable housing
-) Provide first-time homebuyer opportunities
-) Support new affordable housing construction
-) Promote equal housing opportunity

2. Housing Market Influence on Priorities

As shown in the Housing Needs Section, a majority of low- and moderate-income households experience housing problems, including living in units with physical defects and/or overcrowded conditions and housing cost burden. Due to the high cost of housing in the Clarksville region, most lower-income households cannot afford to own homes and must seek affordable housing in the rental market. Due to the predominance of older homes and apartments in the City, maintaining the existing housing stock is a primary concern. As discussed in the Housing Market section below, approximately 47 percent (18,705) of housing units in the City are more than 30 years old. For households looking toward homeownership, the high cost of housing in the Clarksville region puts homeownership out of reach of lower-income households.

3. Basis for Assigning Priorities

Input from residents, community stakeholders, service providers, and City staff helped to establish and identify the specific housing needs in the community that the allocation of CDBG and HOME funds will support in the next five years. The City must weigh and balance the input from different groups and assign funding priorities that best bridge the gaps in the City's service delivery system.

4. Obstacles to Meeting Underserved Needs

The primary obstacle to meeting the needs of the underserved will be a considerable lack of public and private resources to fully address the priorities identified in this Consolidated Plan. As in other needs areas, the cost of meeting housing needs is greater than the available resources. The cost of housing remains high in the Clarksville area, and subsidies are needed for affordable housing development or homeownership assistance. The recent economic downturn has impacted both private foundations and public agencies, as donations have declined along with public funding. In addition, entitlement grants have not kept up with inflation and have been reduced over the years, further decreasing funds available to provide services and meet the City's needs. With inflation, lower incomes, and the growing needs of low-income persons and special needs groups, the reduction in funding resources is a significant obstacle to meeting underserved needs in Clarksville. Also, housing needs have continued to increase due to the national economic downturn that is resulting in high unemployment and home foreclosures. Additional obstacles include the lack of available vacant land in the City for new affordable housing and the existing age and condition of housing in the City. Clarksville also has a housing stock that is aging, and many housing units are in need of repair and rehabilitation.

Housing Market Analysis (91.210)

5 Year Strategic Plan Housing Market Analysis responses:

1.Housing Units

In 2000, there were 40,041 housing units in Clarksville, a net increase of 44.86% (12,399 units) over the number of housing units in 1990.² Just under than 60% of these new units are owner-occupied. The City's overall homeownership rate of 53.4% has increased slightly from the 1990 homeownership rate of 50.3%.³ Both the 1990 and 2000 homeownership rates are significantly below the 2000 nation homeownership average of 66.2%.

HOUSING UNITS BY TENURE						
Units	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Owner-occupied	13,908	50.31%	21,340	53.30%	7,432	53.44%
Renter-occupied	11,534	41.73%	15,654	39.09%	4,120	35.72%
Vacant	2,200	7.96%	3,047	7.61%	847	38.50%
Total	27,642	100.00%	40,041	100.00%	12,399	44.86%

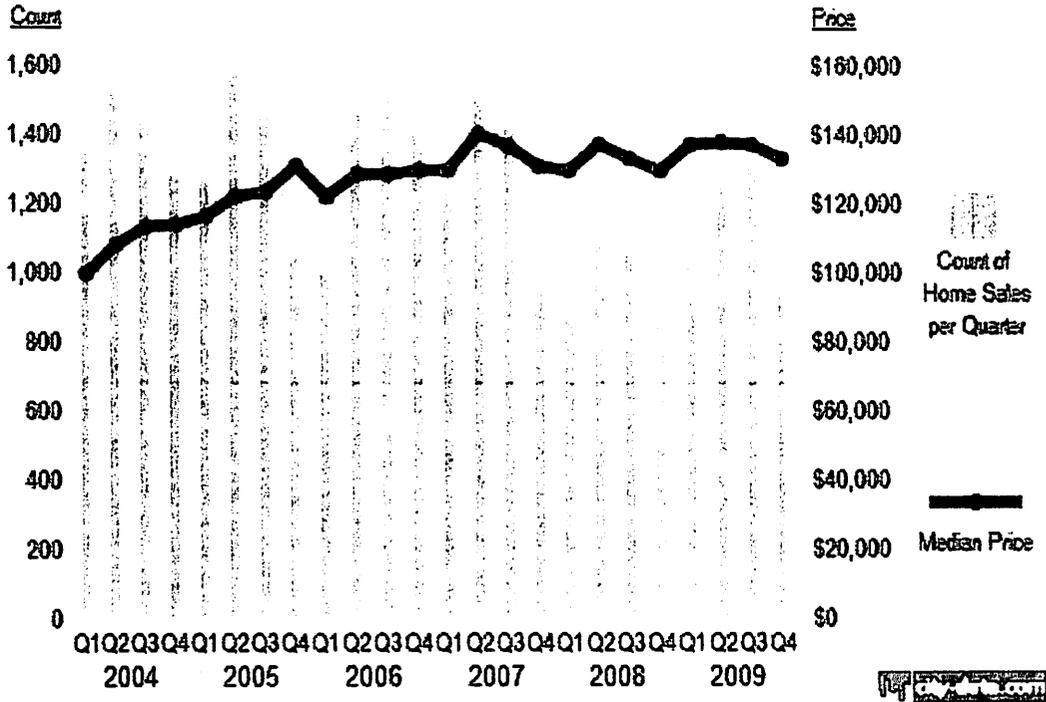
Units	Number of Units	Percentages
1 Unit detached	27,055	67.6%
1 Unit attached	1,543	3.9%
2 Units	1,455	3.6%
3 or 4 Units	3,168	7.9%
5 to 9 Units	2,743	6.9%
10 to 19 Units	1,110	2.8%
Mobile Home	1,931	4.8%

²

Housing Demand

As discussed in the Housing Needs Section, a high level of need exists for affordable housing and assistance for housing rehabilitation in Clarksville in general. While the recent economic downturn has drastically reduced new housing construction and the median price of homes has stayed steady, affordable housing is still out of reach for many unless they assume a housing cost burden.

Home Sales in Clarksville, TN



Housing Condition

The age of housing is commonly used by state and federal agencies as a factor in estimating rehabilitation needs. Typically, most housing begins to require major repairs or have significant rehabilitation needs at 30 to 40 years of age, such as a new roof, foundation work, plumbing, etc. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually affect the quality of life in a neighborhood. Clarksville's housing stock is aging. The age of the City's housing stock, as defined by the year the units were built

Given the age of the housing stock and that maintenance can be especially difficult for elderly homeowners, the City offers an array of rehabilitation grants and loans for low- and moderate-income households to fund rehabilitation and items essential to ongoing maintenance.

Substandard Housing

Substandard housing issues can include structural hazards, poor construction, faulty wiring or plumbing, fire hazards, and/or inadequate sanitation or facilities for living. The 2000 Census reported on substandard housing in Clarksville, recording 215 units lacking complete plumbing and without complete kitchen facilities. The City rigorously pursues code enforcement and housing rehabilitation programs to improve and maintain the housing stock in the community.

Housing Costs

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will usually be correspondingly higher prevalence of housing cost burden and overcrowding.

Home Prices

Tennessee House Price Index by Metropolitan Statistical Area

In the second quarter of 2009, HPI varied among Tennessee MSAs. Among the 296 ranked MSAs and metropolitan divisions nationwide, Kingsport-Bristol MSA ranked 35, with consistent appreciation in home prices. Even though they were not ranked, Clarksville, Jackson, and Johnson City MSAs were also strong in terms of annual change of HPI in the second quarter of 2009 from the same quarter of 2008. However, quarterly percentage change from the first quarter of 2009 showed higher declines among those ranked MSAs, except in the Nashville/Davidson-Murfreesboro-Franklin MSA.

Annual and Quarterly Percentage Changes in Home Prices for Tennessee MSAs

MSAs	National Rank ^a	Annual Percentage Change (2008 Q2-09 Q2)	Quarterly Percentage Change (2009 Q1-09 Q2)
Chattanooga	102	-0.61	-1.18
Clarksville [†]		2.35	
Cleveland [*]		-1.14	
Jackson [*]		1.21	
Johnson City [*]		0.48	
Kingsport-Bristol	35	0.82	-1.07
Knoxville	56	0.31	-0.81
Memphis	115	-1.15	-1.38
Morristown [*]		-0.85	
Nashville/Davidson--Murfreesboro--Franklin	126	-1.45	-0.97

[†]Federal Housing Finance Agency (FHFA) publishes rankings and quarterly, annual, and five-year rates of changes for the MSAs and Metropolitan Divisions that have at least 15,000 transactions over the prior 10 years (296 MSA and Metro Divisions satisfied that criteria for the second quarter 2009). For the remaining areas, MSAs and Divisions, one-year and five-year rates of change are provided.

^aBased on annual percentage change

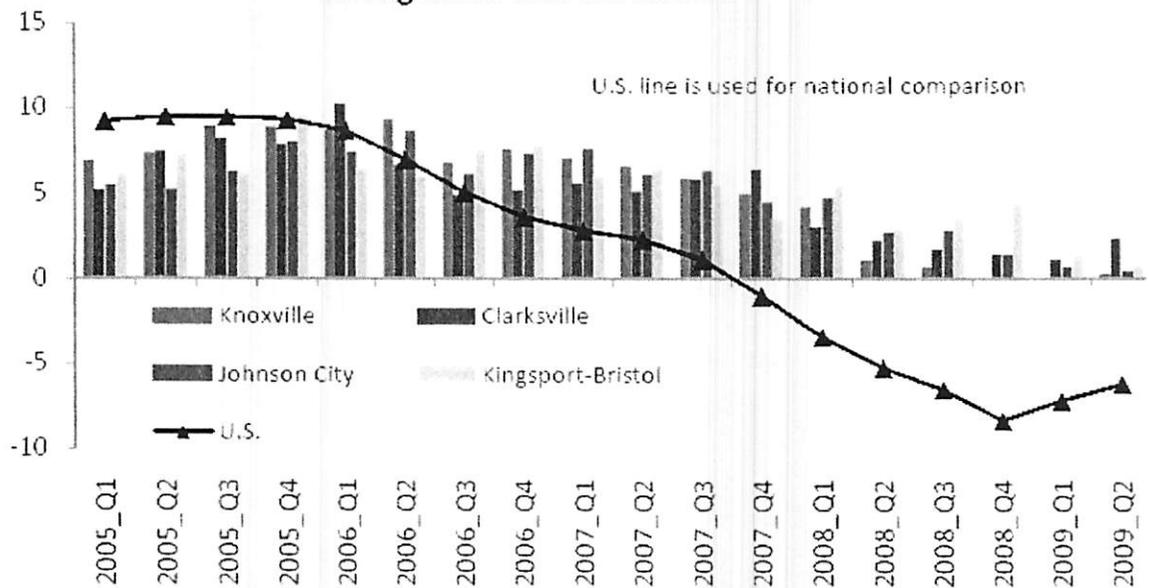
Source: Federal Housing Finance Agency (FHFA) all-transactions House Price Index (HPI)

Home Prices

Tennessee House Price Index by Metropolitan Statistical Area

- Over the four years pictured, Kingsport-Bristol MSA had a stronger position in earlier quarters than in the second quarter of 2009. In the last quarter of 2008, Kingsport-Bristol MSA ranked 3rd in the nation as HPI appreciated 6.26 percent annually and 4.02 percent in the most recent quarter.
- Although house price appreciation in Kingsport-Bristol slowed starting in the first quarter of 2008, the HPI still remains in positive territory
- The trend in Johnson City MSA is similar to Kingsport-Bristol MSA. Although the increase is small, the HPI remained positive in the second quarter of 2009.
- In the second quarter of 2009 Knoxville MSA was 56th in the nation among MSAs based on annual change in the HPI
- Although unranked, Clarksville is still holding strong among all MSAs in the second quarter of 2009 with house prices appreciating faster in the most recent quarter than in the other strong Tennessee MSAs.

Comparison of House Price Index Strong MSAs and the Nation



Source: Federal Housing Finance Agency. The House Price Index is based on transactions involving conforming, conventional mortgages purchased or securitized by Fannie Mae or Freddie Mac. Only mortgage transactions on single-family properties are included.

Foreclosures

Total Number of Properties with Foreclosure Filings-Major Tennessee Counties - Q2 2009

County Name	Second Quarter of 2009			Percentage Change		Q1 2009	Q2 2008
	Total Number of Properties with Foreclosure Filings	1/every X Household (Rate)	Ranking among all counties	Quarterly Change (from Q1_09)	Annual Change (from Q_08)	Total Number of Properties with Foreclosure Filings	Total Number of Properties with Foreclosure Filings
Bradley	121	339	30	12%	11%	108	109
Davidson	890	313	26	-4%	19%	925	750
Hamblen	125	211	7	84%	95%	68	64
Hamilton	556	268	17	7%	21%	519	461
Knox	636	305	24	14%	50%	557	425
Madison	151	283	20	-3%	-8%	156	164
Montgomery	180	369	36	-13%	-1%	208	181
Shelby	3,769	106	1	-8%	0%	4,117	3,784
Sullivan	68	1,082	81	26%	24%	54	55
Washington	86	615	65	-18%	21%	105	71
Tennessee	10,477	260	21[†]	1%	15%	10,361	9,073
United States	889,829^{**}	144		11%	20%	803,489^{**}	739,714^{**}

[†]Tennessee Ranking in the nation among other states; ^{**}U.S. total includes the number of properties with foreclosure filings in other categories not reported for Tennessee. Therefore this total is greater than the two categories shown here. Source: RealtyTrac®

Note: RealtyTrac's report incorporates documents filed in two phases of foreclosure: Notice of Trustee Sale (NTS); and Real Estate Owned, or REO properties (that have been foreclosed on and repurchased by a bank). To get updates of foreclosure trends and foreclosure filings in other counties in Tennessee, please go to: <http://www.thda.org/Research/fctrends/fctrends.html>.

Activity Report 09/2010
 Feb 02 2010

Area	Actual 11/10			Budget 11/10			Actual 11/10			Variance
	Qty	Rate	Amount	Qty	Rate	Amount	Qty	Rate	Amount	
21	87	\$118,000	\$10,266,000	24	\$107,779	\$2,586,632	1	\$118,000	11,800,000	\$1,713,368
22	77	\$107,277	\$8,255,909	17	\$107,277	\$1,823,709	1	\$107,277	10,079,618	\$1,823,709
23	55	\$122,078	\$6,712,265	12	\$122,078	\$1,464,936	12	\$122,078	14,649,360	\$6,712,265
71	105	\$103,409	\$10,850,745	107	\$103,409	\$11,062,857	102	\$103,409	\$10,547,822	\$1,512,933
75	104	\$107,000	\$11,128,000	119	\$107,000	\$12,733,000	87	\$107,000	\$9,319,000	\$3,414,000
75	114	\$107,000	\$12,198,000	120	\$107,000	\$12,840,000	102	\$107,000	\$10,914,000	\$1,926,000
77	200	\$141,000	\$28,200,000	100	\$141,000	\$14,100,000	107	\$141,000	\$15,087,000	\$13,087,000
TOTAL		\$167,811		677	\$158,707		288	\$164,273		27.8%

Multi-Phase Study

Workforce Housing Affordability – 2009

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

In 2009, housing affordability improved in some of the Metropolitan Statistical Areas (MSAs) compared to 2008. More people in different occupations were able to afford the purchase of a single family home. Compared to 2008, in 2009 the wage required to buy an affordable home went down. Part of the improvement was the result of declining home prices while lower mortgage interest rates also helped. Still, single wage earner households working in service sector jobs such as wait staff, cashiers and retail sales persons could not afford to buy or rent a home. The affordability noticeably improved for registered nurses, educators and police officers. In 2009 a renter household in Tennessee needed an annual income of \$26,750 in order for a two-bedroom rental unit at the Fair Market Rent to be affordable.

Estimated 2009

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	\$150,526	\$19.45	666	\$12.61	\$19.51	\$25.79	\$16.27	\$7.21	\$7.48	\$9.66	\$14.06
Clarksville	\$142,778	\$18.45	649	\$12.46	\$21.59	\$25.32	\$17.19	\$7.07	\$7.63	\$8.90	\$13.25
Cleveland	\$128,518	\$16.61	601	\$11.56	\$18.25	\$25.55	\$19.71	\$7.30	\$7.75	\$9.56	\$17.71
Jackson	\$118,416	\$15.30	678	\$13.04	\$20.12	\$23.63	\$18.72	\$7.43	\$7.21	\$9.25	\$13.27
Johnson City	\$130,524	\$16.87	570	\$10.96	\$18.36	\$26.51	\$17.12	\$7.33	\$7.25	\$8.67	\$12.56
Kingsport-Bristol	\$123,252	\$15.93	557	\$10.71	\$17.99	\$23.11	\$16.47	\$7.42	\$7.38	\$9.10	\$12.95
Knoxville	\$165,411	\$21.38	667	\$12.63	\$19.91	\$24.71	\$17.65	\$7.14	\$7.74	\$9.57	\$13.91
Memphis	\$163,103	\$21.08	746	\$14.35	\$19.48	\$28.85	\$17.72	\$7.30	\$7.69	\$9.63	\$14.20
Morristown	\$128,201	\$16.57	539	\$10.37	\$16.93	\$25.95	\$14.92	\$7.07	\$7.17	\$9.92	\$12.33
Nashville/Davidson-Murfreesboro-Franklin	\$182,316	\$23.56	761	\$14.63	\$19.27	\$28.36	\$21.41	\$7.47	\$7.90	\$9.36	\$15.00
TENNESSEE	\$144,165	\$18.63	668	\$12.65	\$19.07	\$26.88	\$17.54	\$7.30	\$7.55	\$9.34	\$13.94

*Median Home Price for 2009 is estimated using 2008 median home sales prices from THDA tabulations and annual percentage change in House Price Index (HPI) in Q2_09 from Q2_08

**"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.

Vacant or Abandoned Housing Units

Housing vacancy rates provide information on the number of vacant units compared to the total number of units in a city. Vacancy rates therefore reveal local housing supply and demand. Some amount of housing vacancy is normal, as vacancies allow for people moving from one place to another. A healthy vacancy rate - one which permits sufficient choice among a variety of housing units - is considered to be two to three percent for ownership units and five to six percent for rental units. With a housing stock comprised of 42.5 percent rental units and 57.5 percent owner-occupied units in Clarksville, the optimum vacancy rate is approximately four percent. 2000 Census show Homeowner vacancy rate 3.0 and Rental vacancy rate 7.3.

2. Assisted Housing Units – Tennessee Housing Development Agency Low Income Housing Tax Credit Programs

The tax credit rate is approximately four percent (4%) for acquisition costs, nine percent (9%) for rehabilitation and new construction costs, but only four percent (4%) if the development has federal subsidies or tax-exempt financing. (The actual credit rate is based on prevailing Treasury interest rates to provide a "present value" of 30 percent for acquisition costs and 70 percent for rehabilitation / new

and, with certain exceptions, if ownership has not changed in the previous ten years. The effective rate is lower in low income neighborhoods or high cost areas.

The annual credit amount is the lesser of (i) the tax credit rate multiplied by average eligible costs for the number of low-income units and (ii) the amount determined by the state. In all cases, tenant incomes and rents must be below stated maximums. Non-rental units are excluded from eligible costs. THDA also determines the amount of tax credits to be awarded based on its evaluation of submitted applications.

To be eligible, a development must have a minimum of either 20 percent of its units occupied by households with incomes no greater than 50 percent of area median income or 40 percent of its units occupied by households with incomes no greater than 60 percent of area median income. Income limits are adjusted for household size. Maximum rents are established for each size of unit, not to exceed 30 percent of the area maximum income for specified household sizes (utilities are considered part of rent if paid by the owner). All requirements of the relevant qualified allocation plan developed by THDA and approved by the Governor must also be met.

LIHTC Compliance: Developments must remain in low-income use for as long as 30 years. Low-income households are protected from eviction or large rent increases under certain circumstances. Land use restrictive covenants must be recorded against the property to insure that the property stays rent restricted and otherwise in compliance with federal tax code and relevant qualified allocation plan requirements for the applicable time period.

Limit on tax credit volume: States can allocate

of ten years of tax credits counts against the state allocation. Developments with tax-credit volume in excess of the state allocation limit. At least ten percent of total credits in each state can only be allocated to non-profit organizations.

Clarksville-Montgomery County has **LIHTC** 668 units. (THDA)

3. Housing Market Influence on Affordable Housing

Due to the high land costs and related high home prices and rental rates, it is important to increase and maintain the supply of affordable housing in Clarksville. Housing needs are felt by a wide spectrum of the community, and are greater than the resources available. As such, available public resources to serve low- and moderate-income households will need to be distributed across the spectrum of needs and leveraged when possible. This means providing funds for homebuyer assistance, housing rehabilitation, and the creation or development of new housing serving the target groups.

Specific Housing Objectives (91.215 (b))

5 Year Strategic Plan Specific Housing Objectives response:
Housing needs table

1. Housing activities that benefit low- and moderate-income households receive a high priority in the 2010-2014 Consolidated Plan. The intended outcomes include conservation and improvement of existing affordable housing, first-time homebuyer opportunities for low- and moderate-income households, increased development of affordable housing, and the promotion of equal housing opportunities.

2. 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. As indicated in the Housing Needs section above, a significant number of households are overpaying for housing. Continued efforts to expand the affordable housing stock will be the major means to address this need.

Emergency Repair Program: The Emergency Repair Program consists of a one-time grant to the owner of the property. A maximum of \$10,000 per property/parcel will be granted for approved minor/emergency improvements. The intent of these improvements Assistance is provided on a "first come, first served" basis. The program provides one-time assistance to qualified homeowners with emergency housing problems that pose a serious and immediate threat to the health, safety or welfare of the household. Up to \$ \$10,000 of assistance may be granted to correct emergency conditions including an inoperable furnace or water heater, and potentially hazardous plumbing and electrical systems. Assistance through this program is provided to correct the immediate safety concerns only.

Housing Rehabilitation Program:

The Housing Rehabilitation Program offers assistance to income eligible single family residential property owners, those with household incomes not exceeding 80 percent of median income. Funds may be used to correct code violations, replace or upgrade major housing systems, meet the program rehabilitation standards and make a limited amount of general property improvements.

Reconstruction - When rehabilitation is not feasible, the City's Reconstruction Program will continue to provide low-income homeowners with low interest loans (0% to 3%) and 0% interest 20-year forgivable loans. The reconstruction option gives low-income homeowners an opportunity to demolish their existing severely deteriorated homes and construct a new home on their same lot. There is a affordability period for using CDBG and HOME funds.

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.

Needs of Public Housing (91.210 (b))

5 Year Strategic Plan Needs of Public Housing response:

Public Housing Capital Improvement Schedule					
Development	Description of Work	2010	2011	2012	2013
PHA Wide AMP 1&2	Operations/Admin/Mgmt/Adm Comp Hardware & Software/Site Imp/Int & Ext Bldg Imp/ Demo/TruchVAC	\$856,273.00	\$601,248.00	\$772,273.00	\$66,934.00
PHA Wide AMP 1&2	Water lines/Meter Centers Sewer Laterals			105,000.00	79,828.00
PHA Wide AMP 1&2	Community Buildings/ Central Office	21,000.00	276,025.00		127,511.00

Public Housing Strategy (91.210)

5 Year Strategic Plan Public Housing Strategy response:

The Clarksville Housing Authority (CHA), in compliance with HUD requirements, conducts an annual assessment the condition of its housing units. Based on its assessment, the housing authority identified its needs for capital improvements over the next five years, prioritized these needs, and established a long-term schedule for improving its housing stock.

A summary of the scope of work and estimated costs is included in the chart below. Improvements related to CHA units are comprised of a variety of different capital improvement projects spread across the housing authority's properties.

The CHA operates 2 Asset Management Projects (AMPs) consisting of 7 developments located on four sites throughout the City of Clarksville. There are 144 buildings consisting of 504 units of public housing and non dwelling administrative buildings. The public housing units are all family type housing. A police sub-station/outreach center is located in one of the units in the Lincoln Homes Development.

The CHA is rated by HUD's Public Housing Assessment System (PHAS) in four areas- management, financial, physical and resident satisfaction. The CHA has achieved a standard performer designation under the PHAS program by earning an overall score of 86 out of a possible 100 points. The CHA is making efforts to achieve a score of 90 or above to obtain the high performer designation.

The vacancy rate is low, with the current rate averaging below 2%. The application process is currently closed and is periodically opened as needed.

Each year the CHA uses the Capital Fund grant to renovate and maintain the public housing stock. Current funds are being used to complete a variety of work items including interior and exterior renovations and conversion of 4 large units into 8 smaller units. To enhance security, this grant also provides for additional lighting, fencing, exterior doors and windows. This ensures that the units are well maintained and viable as continued public housing stock. The first CHA resident council at any site was elected in 2004. The Lincoln Homes Resident Council (LHRC) has established an office in the LHRC Police Substation/Outreach Center. The LHRC has already sponsored some innovative resident programs. The LHRC has received recognition for their programs from statewide organizations and the TN State Legislature. Currently the LHRC President is one of only 2 Tennessee residents serving on the *HUD Resident Convening* consisting of public housing residents from across the nation for the purpose of providing input on HUD initiatives.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

5 Year Strategic Plan Barriers to Affordable Housing response:

1. 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 impact 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.

Potential Market Constraints

Construction costs, land costs, and the availability of financing all contribute to the cost of housing production. To a large degree, the City has virtually no control over these constraints, as the market dictates these costs. Through programs such as homeownership assistance and the use of flexible design standards and density bonuses, the City can take steps to lessen the effects of these constraints.

Development Costs

High development costs are directly impacted by land costs, permits fees, construction costs, and costs associated with delays in obtaining the required discretionary use permits and other entitlements.

Cost of Land

The cost of residential land has a direct impact on the cost of a new home and is, therefore, a potential market constraint. The higher the land costs, the higher the price of a new home. Available vacant residential land will become increasingly scarce over time. The cost of residential vacant land will continue to increase in the City and will play a role in the prices passed on to the consumers.

Cost of Construction

The costs of labor and materials have a direct impact on the price of housing and are the main components of housing cost. Residential construction costs vary greatly depending upon the quality and size of the home being constructed and the materials being used. A significant constraint to housing families is the specific design features (lack of recreational facilities or unit size and design) in individual projects that are not suited for families with children. In addition, design features such as stairs, hallways, doorways, counters, and plumbing facilities may restrict access by persons with disabilities.

Potential Governmental Constraints

Policies set by local, state, or the federal government can potentially constrain housing development. Land use controls, building codes, fees, and other local programs intended to improve the overall quality of housing or meet other goals may also serve as a constraint to housing development.

Local Regulations

Local regulations regarding land use, development fees and exactions, and permit processing can potentially constrain affordable housing development.

Land Use Regulations

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. No price diversity at all, developers and builders are building bigger houses on smaller lots trying to make more of a profit, and the city gets nothing in return. The city has nothing to encourage the development of housing for all economic segments of the community. housing.

Growth Control

Clarksville does not have any building moratoriums, but does have a growth plan that address urban sprawl. (See Growth Plan Map)

Fees and Exactions

Development fees and taxes charged by local governments contribute to the cost of housing. Building, zoning, and site improvement fees can add significantly to the cost of construction and have a negative effect on the production of affordable housing. The City assesses various development fees to cover the costs of permit processing. Most of the fees charged are flat fees based on the cost of services, with a few fees dependent on the size of the project. Fees charged in Clarksville are, in general, comparable to those of surrounding communities.

Development Review and Permit Processing

The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments. The City has a streamlined, one-stop process to ensure efficiency in permitting.

Environmental Protection Regulations

Costs resulting from the environmental review process are also added to the cost of housing and are passed on to the consumer. These costs include fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused.

2. Permit Process

The Planning and Building Departments have streamlined the permit process to provide contractors and homeowners with an easy step-by-step guide to the permit process. On large-scale projects, City staff conducts pre-construction coordination meetings with project proponents and all City staff who will play a role in the construction process to help ensure a smooth running project.

Flexible Development Standards

The City allows for flexible development standards in all residential zoning, (cluster) and the sidewalk underground utilities ordinance which allows denser development zone to promote higher quality multi-family residential development; to encourage innovative design, efficient use of land, consolidation of parcels; and to permit developments to be the City does not offer density bonuses for the provision of affordable housing,

Homeless Needs (91.205 (b) and 91.215 (c))

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

3-5 Year Strategic Plan Homeless Needs response:

There is a shortage of housing and services throughout the city as outlined in this plan. The housing shortage, in part, is the result of a shortage of affordable housing within the community. This would include a shortage of permanent housing with supportive services and transitional housing that assists persons to become self-sufficient. The shortage of transitional and permanent housing results in crowded emergency shelters, and persons living in places that are not fit for human habitation.

In preparation of this plan, local homeless providers identified significant existing gaps in the local continuity of care. These included insufficient shelter, affordable and adequate housing, unemployment, and difficulty in obtaining identification information. The Old Fire House Day Shelter and Resource Center documented employment, transportation, medical transportation and shelter as high need.

The demographics of the homeless count is based on information gathered by the CoC/Homeless No More Coalition and illustrates that well over half of the homeless population is single male. In fact, 63% of the homeless population is male. Up to 25% are homeless families with children many of whom are in domestic violence shelters.

It is important to mention that the Point in Time survey results certainly will not show all of the pockets of homelessness in a community. Main stream homeless service providers including: Urban Ministries, Centerstone, the Old Fire House Day Shelter and Resource Center, Clarksville-Montgomery County United Way, the Salvation Army, the Community Action Agency and the Housing Services/Community Development Office of the City of Clarksville have identified a significant number of hidden homeless who access services such as food, clothing, employment training and psychiatric shelter.

Other data gathered for this report came from the Homeless Characteristics reports from the Old Fire House Day Shelter and Resource Center. These reports illustrate that the homeless population is diverse with representatives from various races and ethnic groups.

An annual Gaps and Needs survey completed by the Homeless No More Coalition/CoC, shows that the City of Clarksville has a current need for additional emergency shelter beds, additional transitional housing and more affordable and subsidized permanent housing.

The City of Clarksville is dedicated to helping the homeless by working collaboratively and cooperatively to provide a full continuum of homeless services in a continuum of care approach. These services include emergency shelter, transitional housing, case management, treatment for mental illness, alcohol and substance abuse treatment, employment training, and permanent affordable and subsidized housing.

The interventions that are either on going or planned to combat homelessness include regular meetings where all various social and supportive services providers, faith based organizations and representatives of local government come together to act as a coalition to work in tandem to address the core problems of homelessness and chronic

homelessness. These interventions include adding to the inventory of emergency shelter beds through development of a faith based winter shelter initiative, transitional housing and permanent housing opportunities for homeless persons along with the provision of services such as case management, treatment for mental illness, addiction, and job training and job placement.

Permanent housing is the ultimate solution for homelessness and all homeless persons will ultimately need to move into permanent affordable safe and secure housing to end their homelessness. Those persons who are chronically homeless are often either chronically mentally ill, addicted or in many cases both chronically mentally ill and addicted may require permanent supportive housing such as those funded by the HUD 811 and the SHP grants.

Priority Homeless Needs

3-5 Year Strategic Plan Priority Homeless Needs response:

This section examines the needs of Clarksville's homeless and how the Continuum of Care approach provides strategy to better serve the homeless.

For many Clarksville homeless, the first entry into the Continuum of Care is through an emergency shelter, where individuals and families obtain emergency housing and supportive services directed to get people off the street and into a safe environment. Typically, people stay in an emergency shelter for a short period. Usually during that time, other housing is arranged and the homeless persons' immediate social service and medical needs are addressed.

The next component of the Continuum is transitional housing designed as short time housing for up to two years where persons move into a more stabilized housing arrangement than an emergency shelter. In transitional housing, persons receive substantial supportive services that are normally directed toward long-term solutions (employment, counseling, medical aftercare and life skills training), rather than the immediate needs and services addressed in emergency shelter.

The final component of the Continuum of Care is permanent housing, both with and without supportive services. The goal of the Continuum of Care System is to move people toward housing alternatives where they are able to reside permanently in safe and sanitary housing. This housing must be available at prices they can afford and in a location where they can receive the support services necessary for them to achieve maximum independence based on their abilities.

Based on data gathered by local shelter officials, the CoC, Mid-Cumberland Homeless No More Coalition, Clarksville Community Service Providers to End Homelessness, Safe House, and surveys completed by mainstream service providers, service gaps exist for both the visible and hidden homeless who face similar emergency transitional and permanent housing problems.

- The sole emergency shelter in Clarksville commonly receives calls from, and must deny service to homeless families due to lack of family shelter space.
- Well over half of the homeless population is single males.
- The numbers of homeless mentally ill, addicts, disabled, etc. indicate that 31% of the homeless population is chronically mentally ill and 49% are addicted.
- Families often cycle from shelter (when there are openings) to motel and doubled up with friends or relatives and then back again.
- 30-day emergency housing in shelters is an inadequate amount of time to locate affordable permanent housing, find employment and stabilize.
- In general, many more homeless need affordable housing than there are affordable housing units.
- Lack of transitional housing for families.
- Families with multiple problems and poor rent history face even greater challenges.
- Unaccompanied youth and youth transitioning from Foster Care.
- No emergency shelter or transitional housing exists for youth with children.
- Both visible and hidden homeless face similar transportation problems due to limited schedules and service area.
- Lack of a designated number of local public housing units prioritized for homeless families.

Homeless Strategic Plan (91.215 (c))

Encourage Collaboration and Cooperation among continuum of care agencies.

- The City of Clarksville will work with the Community Service Providers to End Homelessness, Homeless No More Coalition, the Clarksville-Montgomery County United Way, housing fund, community agencies, the private sector including businesses, and homeless people on various coordination efforts.
- Prevention: Support programs that prevent homelessness.
- Permanent Housing: Support the creation of a range of permanent affordable housing options for homeless persons. Homeless Housing Programs: Provide programs and services to address temporary housing needs and other needs of households when homelessness occurs.
- Develop a 10-year plan to End Chronic Homelessness.
- See Continuum of Care in Appendix

Community Development (91.215 (e))

1.

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

5 Year Strategic Plan Community Development response:

Priority Community Development and Community Services 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 MFI. Low- and Moderate-Income Areas in the General Questions Section, identifies the census block groups in Clarksville considered low and moderate income. The rehabilitation of a commercial building owned by a private for-profit business may be classified as rehabilitation only if the rehabilitation is limited to improvements to the exterior of the building and the correction of code violations, as long as the property is located in a low and moderate income target area and the subject business is neighborhood-serving.

The City is required to utilize 70 percent of its total CDBG allocation to directly benefit low- and moderate-income persons. The Community Development Needs Table, located in Appendix A, indicates the priority community development needs for the five-year Consolidated Plan period. A priority ranking has been assigned to each community development category for purposes of using CDBG and HOME funds, as discussed in the General Questions section earlier in this document. Activities to address high priority needs are expected to be funded during the five-year period. The overall priority community development need for the Consolidated Plan is to foster a suitable living environment for low- and moderate-income households and economic opportunities for local business. The City has identified the following community development priorities for the five year Consolidated Plan:

Code Enforcement: Code Enforcement is responsible for providing uniform enforcement regarding a variety of municipal, state, and county codes that regulate property maintenance and health and safety concerns. The City is dedicated to the removal and prevention of blight and unsightly conditions for the purpose of creating a better environment in which to live and work through the efforts of its Code Enforcement. Code Enforcement in Clarksville is both reactive and proactive. The former is enforcement action in response to a complaint, and the latter is enforcement based on observation by the Code Enforcement staff. CDBG funded code enforcement activities focus on the correction of building code violations.

Provide for Planning and Administration Activities

To ensure the effective use of limited CDBG and HOME funds, the City must allocate money towards planning and monitoring. Preparation of annual updates allows the City to address the community's changing needs. Continued outreach to low- and moderate-income households should be conducted as part of the CDBG program's required public participation process. Up to 20 percent of CDBG funds and up to 10 percent of HOME funds can be used to support the general administration of the CDBG and HOME programs. Funds are used to cover costs for salaries, services, supplies, and general overhead.

Basis for Assigning Priority

The City conducted a community survey, held a community meeting with residents and service providers, and interviewed City departments to assess the nature and extent of community development needs, as described in the Citizen Participation Section. Funding priorities were established based on the extent of needs and the availability of other funding sources to address those needs. Current and past funding levels for services and facility improvements are used as gross estimates for the funding needed for the next five years. The unit of assistance, depending on the nature of the program, may represent a household, a housing unit, a person, or a project.

Obstacles to Meeting Underserved Needs

One of the main obstacles to meeting underserved community development needs is inadequate funding from state and federal governments. While appropriations for the CDBG program increased in FY 2010-2015, over the past decade appropriations have decreased significantly, leading to reduced support for local community development programs. In addition, while CDBG funds can be used to assist with renovations and creation of new public facilities and capital projects in the targeted neighborhoods, other priority community, housing and human services needs must also be considered, limiting the amount of CDBG funds available.

Anti-Poverty Strategy – 91.215 (h)

According to the 2000 U.S. Census, over 10 percent of Clarksville residents were living below the poverty level. Among families with children, more than 16 percent were living below the poverty level. Female-headed families with children experienced even higher levels of poverty, with 28 percent living below the poverty level in 2000. The challenges associated with poverty, including stress, strained family relationships, substandard housing, lower educational attainment, limited employment skills, unaffordable child care, 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, economic development assistance,

Specific Special Needs Objectives (91.215)

3-5 Year Non-homeless Special Needs Analysis response:

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 housing programs, 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.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

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

3-5 Year Non-homeless Special Needs Analysis response:

Non-homeless Special Needs Groups

Special needs groups include the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and victims of domestic violence. Each of these groups is discussed below. See also the Housing Needs Section for more information on the housing needs of special needs groups.

Elderly and Frail Elderly

The population over 65 years of age is considered elderly and presents four main concerns: limited income, high health care costs, access to transportation, and affordable housing. Frail elderly includes the population over 65 years of age who suffer from various disabilities. Elderly persons are usually retired and living on a fixed income. Due to a higher rate of illness, regular and easily accessible health care is important. Many seniors rely on public transit to shop and visit doctors. With respect to housing, many seniors live alone and have limited discretionary income to support higher housing costs. These characteristics indicate a need for smaller, lower-cost housing with easy access to transit and health care.

Persons with Disabilities

Special needs for persons with disabilities fall into two general categories: physical design accommodations to address mobility impairments and social, educational, and medical support to address developmental and mental impairments.

Severely Mentally Ill

Mental health services are a primary need for persons who are severely mentally ill. Persons with mental illness without adequate treatment, ongoing support, and stable housing are often homeless, use emergency rooms for crisis medical needs, and are disproportionately involved in the criminal justice system. Housing is an integral part of a system of care for the severely mentally ill because the prime support network and focus of daily living activities is associated with the residence. Stable and affordable housing is an ongoing need for persons with mental illness, who may be unemployed or underemployed. Affordable housing for persons with severe mental illness also often needs to be linked to services that provide respite care when mental health crises occur.

Physically Disabled

Physically disabled people have several unique needs. First, special construction features tailored to a person's disability are necessary to facilitate access and use of the housing and public facilities. The location of housing and availability of transportation are also important because disabled people may require access to a variety of social and specialized services.

Public transit that provides a link between job opportunities, public services, and affordable housing helps to ensure that transit-dependent residents have adequate opportunity to access housing, services, and jobs

Developmentally Disabled

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are included. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult. Service needs may also include employment training, transportation assistance, and general supportive services as a component of care for persons with developmental disabilities.

Persons with HIV/AIDS

The City of Clarksville is not a HOPWA entitlement City. Persons living in the City of Clarksville and surrounding MSA receive support through programs located in and around the regional area, including Nashville.

Persons with Alcohol or Other Drug Addiction (AODA)

AODA is defined as excessive and impairing use of alcohol or other drugs, including addiction. The National Institute of Alcohol Abuse and Alcoholism estimates that 14 to 16 percent of adult males and 6 percent of adult women have drinking problems (moderate or severe abuse).. Information on the extent of drug use is not available.

Primary services needed by persons with AODA include health care and detoxification programs. The County's Substance Abuse Prevention and Control Division (a section of the Public Health Department) offers and coordinates a range of outpatient and residential treatment programs to reduce AODA within the community.

Victims of Domestic Violence

The U.S. Department of Justice completed a National Violence against Women Survey in 2000. The survey found that nearly one-quarter of all women reported they were raped or physically assaulted by a current or former spouse or partner at some time in their lives. Domestic violence offenses often go unreported, which makes it difficult to assess the extent of the problem in communities. Increased vigilance by the justice system and advocacy for victims in services and legal matters have helped to increase the extent to which victims seek help. Yet domestic violence still is a continuing issue as well as a leading cause of homelessness in women.

Supportive case management services can be extremely helpful to break the cycle of violence for victims of domestic violence. These services can include counseling, court accompaniment, information and referrals, and personal advocacy. In addition, emergency and/or transitional shelter, in a confidential place, is often necessary to ensure victims' safety.

2. Priority Non-Homeless Special Needs

Special needs groups with high priority housing and supportive service needs within the County include youth and seniors. The City devotes most of its CDBG funding for public services (capped at 15 percent of the total allocation) toward supportive services for the City's youth and elderly populations.

3. Basis for Assigning Priorities

Input from residents, community stakeholders, service providers, and City staff helped to establish and identify the specific needs of special needs populations in the community that the allocation of CDBG and HOME funds will support in the next five years. See also responses to #2 of the General Questions Section for more thorough discussion on the basis for assigning priorities.

4. Obstacles to Meeting Underserved Needs

One of the main obstacles to meeting underserved community service needs is inadequate funding. Many public service activities have been particularly hard hit by funding cuts at the federal and state government levels as well as from private foundations. State funding sources for community development programs are also expected to be limited in the coming years.

5. Supportive Housing Facilities and Services

Some persons with disabilities require specialized care and supervision. Licensed community care facilities offer housing and specialized services for children and adults with disabilities.

6. HOME and Other Tenant-Based Rental Assistance

The City does not anticipate using HOME funds for Tenant-Based Rental Assistance.

Include any Strategic Plan information that was not covered by a narrative in any other section.

Fair Housing-Related Activities in Clarksville

As reported in the Clarksville's most recent CAPER to HUD, the City has had a Fair Housing and Equal Opportunity Ordinance since 1986. However, the city does not currently have a local fair housing agency, local contact person or investigative agency for potential victims of unfair housing practices. The Legal Aid Society of Middle Tennessee and the Cumberland handles complaints filed in the city of Clarksville. During the 2004-05 reporting period, there were no reported cases of discrimination in Clarksville and no complaints at Fort Campbell Army Base. During the 2005-06 year, two rental cases were filed. One (based on race) is being successfully conciliated, and the other (based on race and sex) is still under consideration.

Measuring Performance Results

The Clarksville 2010-2014 consolidated plan strategy includes a fair housing goal to support fair housing initiatives designed to affirmatively further fair housing choice and to increase access to housing and housing programs and services.

Proposed Accomplishments:

- Update the Analysis of Impediments to Fair Housing during FY 2010-2011.
- Facilitate a yearly seminar to promote fair housing
- Provide awareness education through sub-recipient initiatives.
- Advertise on Fort Campbell and in local magazines
- Advertise on the local public access channel
-

Support of HUD Goals

The city of Clarksville recognizes the need for local enforcement of the Fair Housing Law by the City Human Relations Commission by way of equivalent status and is moving toward the enactment of an ordinance supporting fair housing. It is appropriate that the city recognize the 38th anniversary of the Fair Housing Act.

Tables

SOCDS CHAS Data: Housing Problems Output for Mobility & Self Care Limitation

Name of Jurisdiction: Clarksville(CDBG), Tennessee		Source of Data: CHAS Data Book			Data Current as of: 2000				
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Renters	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income \leq 50% MFI	124	151	734	1,009	103	182	362	647	1,65
2. Household Income \leq 30% MFI	63	96	502	661	44	94	194	332	99
% with any housing problems	36.5	64.6	74.3	69.3	59.1	87.2	78.4	78.3	72.
3. Household Income >30 to \leq 50% MFI	61	55	232	348	59	88	168	315	66
% with any housing problems	62.3	85.5	74.6	74.1	30.5	75	70.2	64.1	69.
4. Household Income >50 to \leq 80% MFI	28	78	380	466	153	200	238	591	1,05
% with any housing problems	50	64.1	40.8	45.3	5.2	50.5	69.7	46.5	4
5. Household Income >80% MFI	74	45	695	814	204	543	1,768	2,515	3,32
% with any housing problems	54.1	17.8	8.1	12.8	4.9	10.7	16.9	14.6	14.
6. Total Households	226	274	1,789	2,289	460	925	2,368	3,753	6,04
% with any housing problems	50.9	60.9	41.9	45	13.5	33.2	31	29.4	35.

Tables

SOCDS CHAS Data: Housing Problems Output for White Non-Hispanic Households

Name of Jurisdiction: Clarksville(CDBG), Tennessee		Source of Data: CHAS Data Book			Data Current as of: 2000				
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	412	811	678	1,901	527	492	215	1,234	3
2. Household Income <=30% MFI	207	298	373	878	217	209	161	587	1
% with any housing problems	66.7	75.5	64.3	68.7	80.6	69.4	73.3	74.6	
3. Household Income >30 to <=50% MFI	205	513	305	1,023	310	283	54	647	1
% with any housing problems	77.1	89.3	77.4	83.3	37.1	86.6	59.3	60.6	
4. Household Income >50 to <=80% MFI	178	1,447	734	2,359	667	1,180	177	2,024	4
% with any housing problems	61.2	40.7	50.1	45.2	26.8	65.3	50.3	51.3	
5. Household Income >80% MFI	215	3,523	1,728	5,466	2,089	8,818	1,608	12,515	17
% with any housing problems	32.1	5.9	10.0	8.2	5.2	10.0	14.6	9.8	
6. Total Households	805	5,781	3,140	9,726	3,283	10,490	2,000	15,773	25
% with any housing problems	58.9	25.6	32.4	30.5	17.6	19.4	23.6	19.6	

Tables

Households with Housing Problems (2000)				
Housing Problem	Income Level	Households		
		Renter	Owner	Total
Any Housing Problems	30% or Less of Median	73.1%	73.6%	73.3%
	31% to 50% of Median	83.5%	64.5%	76.2%
	51% to 80% of Median	45.7%	54.3%	49.3%
	All Income Levels	35.0%	23.0%	28.0%
Cost Burden Over 30%	30% or Less of Median	71.5%	71.3%	71.4%
	31% to 50% of Median	81.4%	64.5%	75.0%
	51% to 80% of Median	39.3%	51.9%	44.7%
	All Income Levels	30.0%	21.4%	25.0%
Cost Burden Over 50%	30% or Less of Median	58.5%	51.6%	56.2%
	31% to 50% of Median	23.8%	37.6%	29.0%
	51% to 80% of Median	2.4%	10.7%	5.9%
	All Income Levels	10.9%	6.6%	8.4%

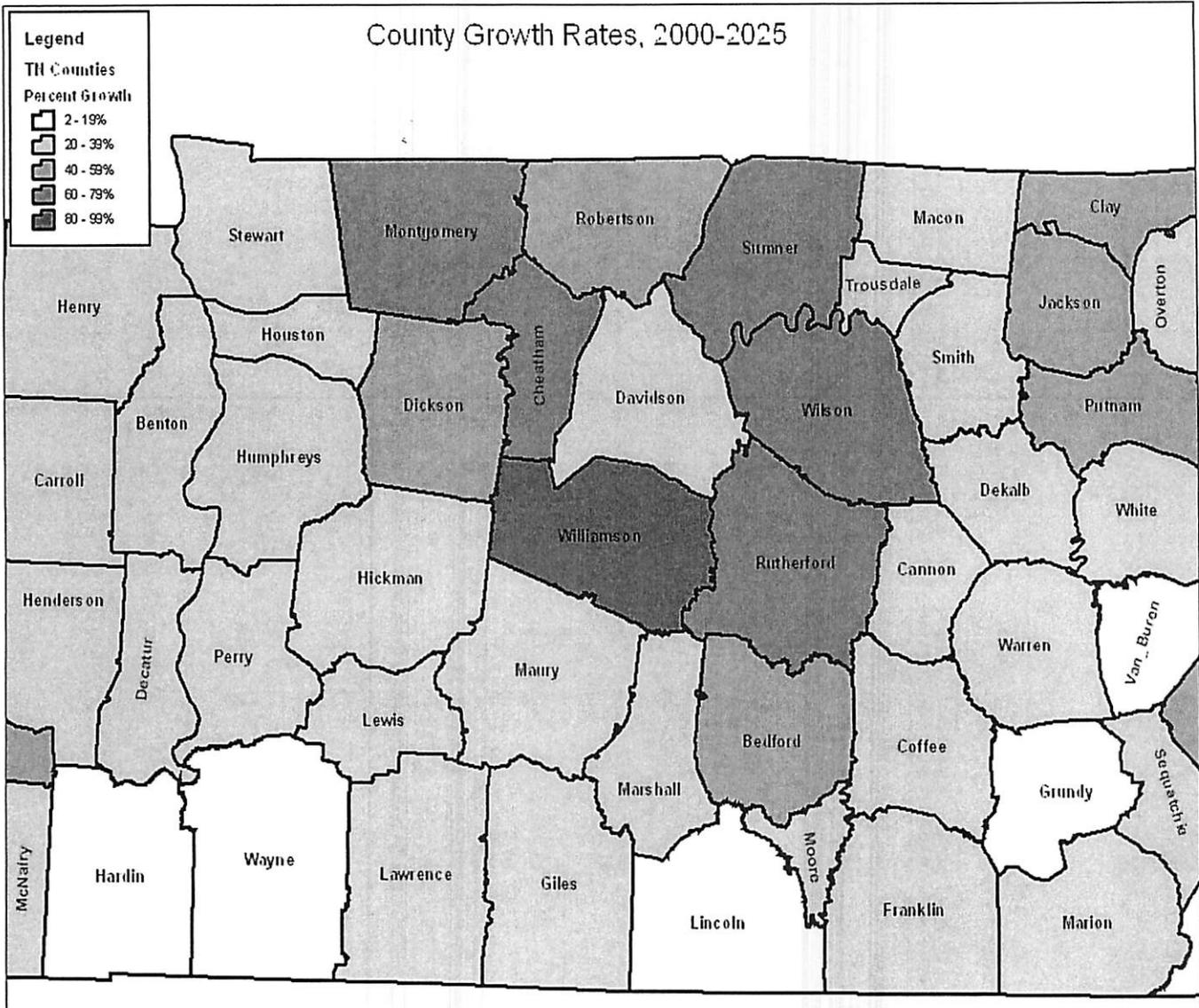
Tables

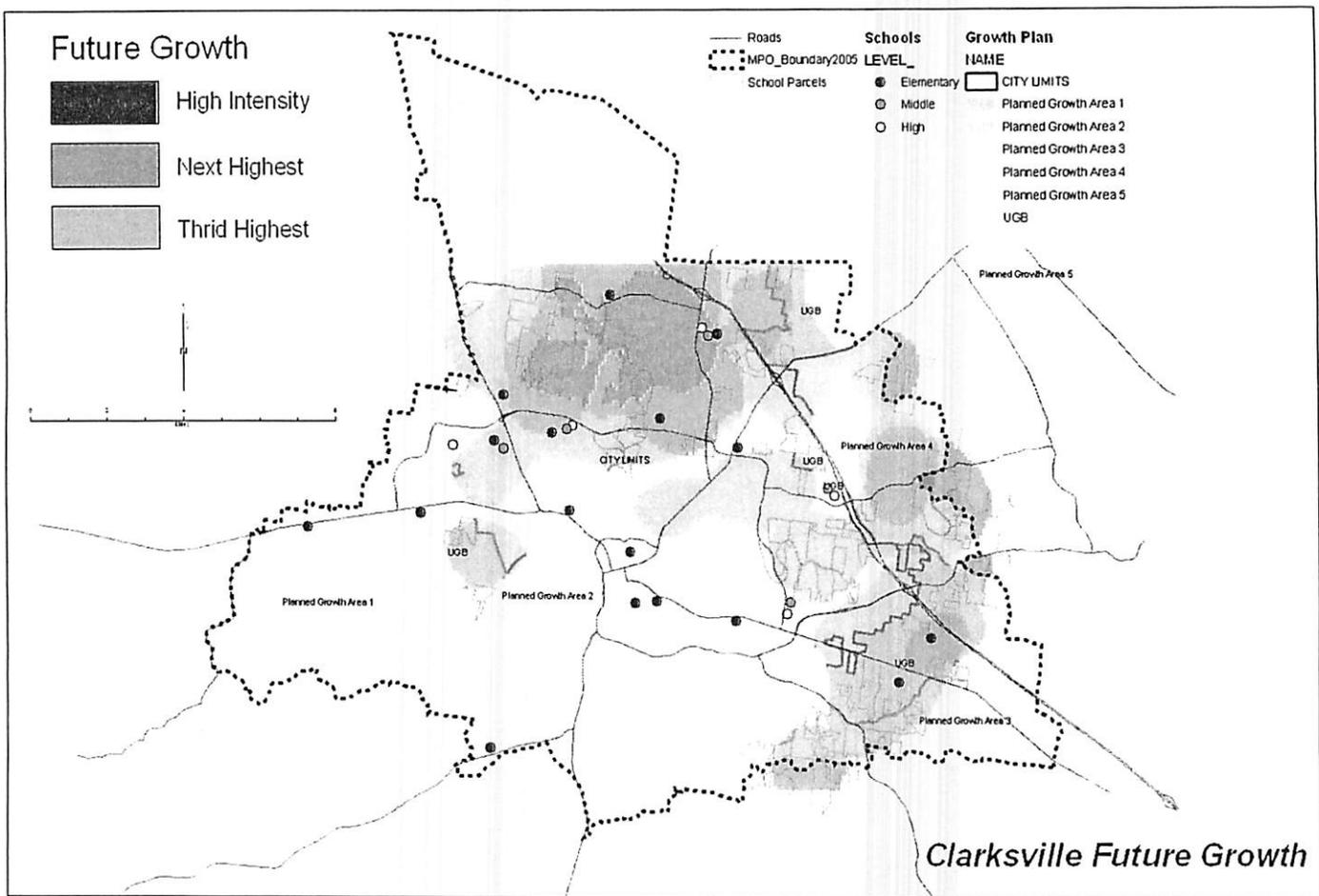
Summary of Renter Households with Housing Problems								
	1990				2000			
	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*
Income 30% or Less of Median	1,683	79.9%	76.8%	62.0%	1,987	73.1%	71.5%	58.5%
Income 31% to 50% of Median	1,109	84.7%	80.7%	31.0%	1,843	83.5%	81.4%	23.8%
Income 51% to 80% of Median	2,380	57.9%	51.8%	3.4%	3,791	45.7%	39.3%	2.4%
Total Households	11,093	36.7	**	**	15,604	35.0%	30.0%	10.9%
* Households experiencing a cost burden greater than 50% are a subset of those experiencing a cost burden greater than 30%.								
** Data unavailable								

Tables

Summary of Owner Households with Housing Problems								
	1990				2000			
	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*	Total Households	Any Housing Problem	Cost Burden Over 30%	Cost Burden Over 50%*
Income 30% or Less of Median	616	68.3%	68.3%	50.5%	1,035	73.6%	71.3%	51.6%
Income 31% to 50% of Median	760	51.6%	51.3%	26.3%	1,142	64.5%	64.5%	37.6%
Income 51% to 80% of Median	1,804	45.5%	44.9%	11.1%	2,810	54.3%	51.9%	10.7%
Total Households	14,371	20.7	**	**	21,299	23.0%	21.4%	6.6%
* Households experiencing a cost burden greater than 50% are a subset of those experiencing a cost burden greater than 30%.								
** Data unavailable								

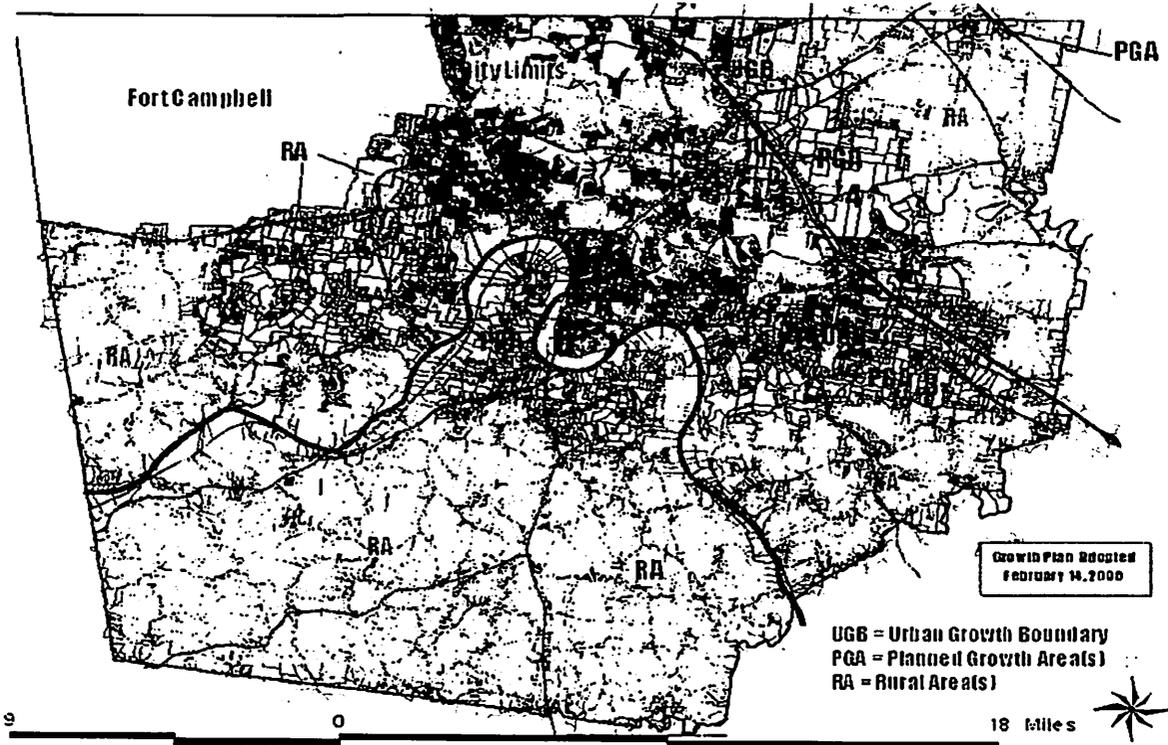
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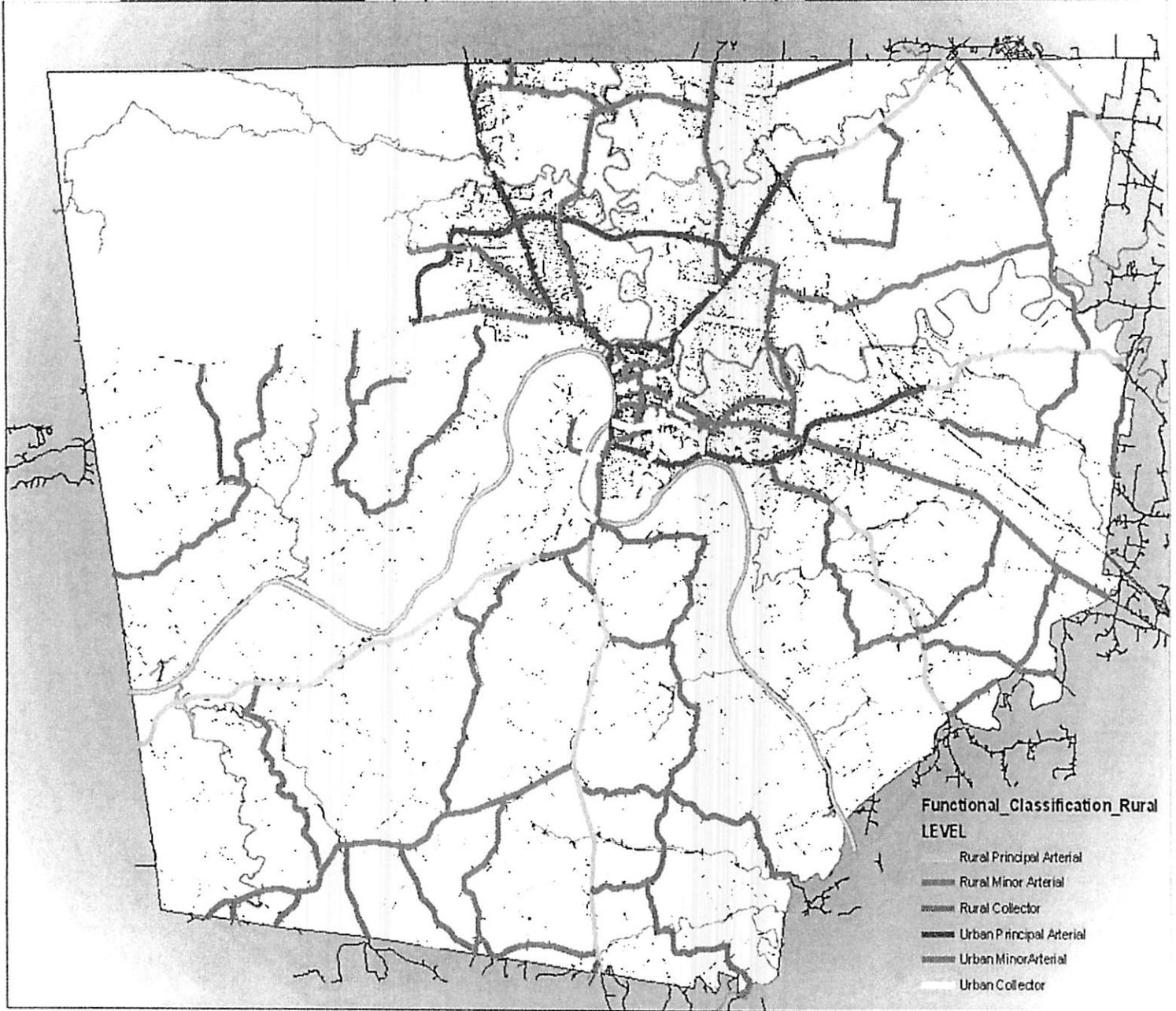




GROWTH PLAN MAP

Clarksville-Montgomery County Growth Plan Map





Transportation

**Notice of Public Meeting
February 04, 2010 at 6:00 P.M.
Burt Elementary School
110 Bailey Street Clarksville, TN 37040**

The Clarksville Office of Housing and Community Development invite interested parties to attend a public meeting on February 04, 2010 at 6:00 pm. at Burt Elementary School 110 Bailey Street Clarksville, TN 37040 in the cafeteria. The purpose of this meeting is to solicit comments in regards to recreation opportunities and the future development of Edith Pettus Park.

This meeting is accessible to persons with disabilities. Persons requiring reasonable accommodations, including sign language interpreters, Assistive Listening Devices, print materials in alternate formats, should contact the Office of Housing and Community Development at 931-648-5133 at least 72 hours prior to the public hearing. If you need language translation services you may also call Keith Lampkin, Director, at least 72 hours prior to the meeting.

Notice of Public Meeting
November 05, 2009
6:00 P.M.

Clarksville Montgomery County Public Library
350 Pageant Lane, Clarksville
Large Meeting Room

The Clarksville Office of Housing and Community Development invites interested parties to attend a public hearing on November 05, 2009 at 6:00 pm in the large meeting room located at the Clarksville Montgomery County Public Library, 350 Pageant Lane. The purpose of this meeting is to solicit comments in regard to the development of the 2010-2011 Annual Action Plan and five (5) year Consolidated Plan. All requests for local governments to participate as five-year consolidated plan and Annual Action Plan receive funds from the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships Program (HOME) a five-year plan must include an analysis of low-income housing needs, the needs of homeless persons, and special needs populations and the local housing market. The overriding goals of the Annual Action Plan include creation of a suitable living environment, provision of safe, decent housing and the expansion of economic opportunities.

The City of Clarksville expects to receive approximately \$ 812,460 Community Development Block Grant funds (and \$ 74,650 in HOME Investment Partnerships funds) may be used for a wide variety of housing and community development activities, including provisions of assistance to the homeless and various activities to improve the quality of life for low/moderate income persons. The funds will be available in July 2010.

These hearings are accessible to persons with disabilities. Persons requiring reasonable accommodations including sign language interpreters, Assistive Listening Devices, print materials in alternate formats should contact the Office of Housing and Community Development at 931-640-5133 at least 72 hours prior to the public hearing. If you need language translation services please also call Keith Lampkin, Director at least 72 hours prior to the meeting.

Wednesday, October 22, 2009
THE YEAR WILL BE

Tuesday, March 30, 2010

**PUBLIC NOTICE
CITY OF CLARKSVILLE
FY 2010-2015 CONSOLIDATED PLAN PUBLIC MEETING
COMMUNITY DEVELOPMENT BLOCK GRANT &
HOME INVESTMENT PARTNERSHIP PROGRAMS**

The Office of Housing and Community Development of the City of Clarksville is currently in the process of developing its five year, FY 2010-2015 Consolidated Plan for the expenditure of Federal government funding for low- and moderate-income households. The City of Clarksville anticipates receiving approximately \$6.87 million in federal funds to operate the Community Development Block Grant Program and the HOME Investment Partnership Program during the planning period from July 01, 2010 to June 30, 2015.

The initial phase of the plan includes identifying community priorities for the expenditure of Community Development Block Grant (CDBG) funds and Home Investment Partnership (HOME) funds. The types of projects usually funded include homebuyer activities, housing rehabilitation, emergency shelters, homeless assistance, economic development, public facilities construction, infrastructure improvements, recreation facilities, and public services. Projects and services must primarily benefit low and moderate income families/households.

In order to help determine the needs of the community and where to place priority for funding for the next five years, the City needs your input. This is your opportunity to tell the City what you think should be done for your neighborhood, and the City as a whole. Your observations, ideas and input are important. The City will hold a Public Meeting to hear your suggestions. Based upon your input, the City will develop the Consolidated Plan outlining the priority needs and strategies for meeting those needs for FY 2010-2015. **ALL RESIDENTS** have the opportunity to be actively involved in the planning and development of programs for these funds.

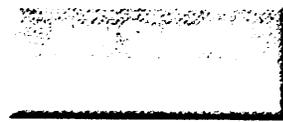
The second Public Meeting is scheduled for Tuesday April 06 at 6:00 PM at the Burt Cobb Community Center at 1011 Franklin St. Clarksville, TN in the meeting room. FY 2005-2010 Consolidated Plan priorities will be reviewed along with a discussion/ranking of priority needs in the community for the upcoming FY 2010-2015 Consolidated Plan period.

This meeting is accessible to persons with disabilities. Persons requiring reasonable accommodations, including sign language interpreters, Assistive Listening Devices, print materials in alternate formats, should contact the Office of Housing and Community Development at 831-648-8133 at least seventy-two (72) workday hours prior to the public hearing. If you need language translation services you may also call Keith Lampkin, Director, at least seventy-two (72) workday hours prior to the meeting.

A draft copy of the plan is available for public review on the City's web site, www.cityofclarksville.com. Click on the Community Development Link, they are also available upon request at the City of Clarksville Office of Housing and Community Development located at One Public Square, Suite 201, Clarksville, TN 37040, Monday-Friday from 8:00 a.m. until 4:30 p.m.

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-1 Availability/Accessibility of Decent Housing							
DH-1(1)	Address the need for decent, affordable housing by offering home buying/credit counseling through classes offered at PHA	HOME	Number of individuals enrolled in class	2010	5		0%
				2011	5		0%
				2012	5		0%
				2013	5		0%
				2014	5		0%
				MULTI-YEAR GOAL			
DH-1(2)	Address the need for available, decent, rental housing for those with special needs, through Community Housing Development Organizations (CHDO's).	HOME	Number of housing units constructed or rehabilitated	2010	2		0%
				2011	1		0%
				2012	1		0%
				2013	1		0%
				2014	1		0%
				MULTI-YEAR GOAL			
				2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
				MULTI-YEAR GOAL			



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-2 Affordability of Decent Housing							
DH-2 (1)	Address the need for affordable, decent housing by offering rehabilitation assistance to low-and moderate income households	CDBG	Number of households assisted	2010	11		0%
				2011	11		0%
		HOME		2012	11		0%
				2013	11		0%
				2014	11		0%
		Number of households					55
DH-2 (2)	Address the need for affordable, decent housing by offering down payment assistance to low-and moderate income households	HOME	Number of low/mod first time home buyer households assisted	2010	25		0%
				2011	25		0%
				2012	25		0%
				2013	25		0%
				2014	25		0%
		MULTI-YEAR GOAL					125
DH-2 (3)	Address the need for affordable, decent housing by assisting Habitat for Humanity of Montgomery County acquire a lot on which to build a home for low-and moderate -income households	CDBG	Number of houses	2010	1		0%
				2011	1		0%
				2012	1		0%
				2013	1		0%
				2014	1		0%
		MULTI-YEAR GOAL					5

Summary of Specific Annual Objectives

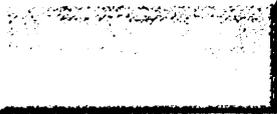
Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-3 Sustainability of Decent Housing							
DH-3	Address the need for sustainability of decent housing by offering repair assistance to low-and moderate income households	CDBG	Number of households assisted	2010	30		0%
				2011	30		0%
				2012	30		0%
				2013	30		0%
				2014	30		0%
				MULTI-YEAR GOAL			
				2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
				MULTI-YEAR GOAL			
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				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
				MULTI-YEAR GOAL			

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Sutable Living Environment							
SL-1 (1)	Provide emergency shelter and services to low moderate income persons.	CDBG	Number of participants	2010	1000		0%
				2011	1000		0%
				2012	1000		0%
				2013	1000		0%
				2014	1000		0%
				MULTI-YEAR GOAL			
SL-1 (2)	Provide emergency shelter and services to women and children who are victims of domestic violence.	CDBG	Number of participants	2010	20		0%
				2011	20		0%
				2012	20		0%
				2013	20		0%
				2014	20		0%
				MULTI-YEAR GOAL			
				2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
				MULTI-YEAR GOAL			

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-2 Affordability of Suitable Living Environment							
SL-2 (1)	Provide utility assistance to low -moderate income families to assist them with utility bills for prevention of termination of services and allow them to stay in their homes.	CDBG	Number of participants	2010	145		0%
				2011	145		0%
				2012	145		0%
				2013	145		0%
				2014	145		0%
				MULTI-YEAR GOAL			
				2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
				MULTI-YEAR GOAL			
				2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
				MULTI-YEAR GOAL			



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
EO-1 Availability/Accessibility of Economic Opportunity							
EO-1 (1)	Improve the financial independence by improving financial awareness, literacy, by providing income tax preparation services	CDBG	Number of participants	2010	750		0%
				2011	750		0%
				2012	750		0%
				2013	750		0%
				2014	750		0%
				MULTI-YEAR GOAL			
EO-1 (2)	Provide financial education and financial assistance to meet the immediate need of preventing eviction or foreclosure as well as money management education	CDBG	Number of participants	2010	40		0%
				2011	40		0%
				2012	40		0%
				2013	40		0%
				2014	40		0%
				MULTI-YEAR GOAL			
				2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
				MULTI-YEAR GOAL			

Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
NR-1 Neighborhood Revitalization							
NR-1	Identify blighted properties/structures in such a state of disrepair as to require abatement by demolition or major renovation.	CDBG	Number of properties	2010	10		0%
				2011	10		0%
				2012	10		0%
				2013	10		0%
				2014	10		0%
				MULTI-YEAR GOAL			
				2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
				MULTI-YEAR GOAL			
				2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
				MULTI-YEAR GOAL			

Only complete blue sections.

Community Development Needs	Needs	Current	Gap	5-Year Quantities												% of Goal	Priority Need: H, M, L	Dollars to Address	Plan to Fund? Y/N	Fund Source
				Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative						
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
01 Acquisition of Real Property 570.201(a)	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!				
03 Public Facilities and Improvements (General) 570.201(c)	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!				
03E Neighborhood Facilities 570.201(c)	1	0	1									1		1	0	0%	L	50,000	Y	C
03F Parks, Recreational Facilities 570.201(c)	2	0	2	1						1				2	0	0%	M	80,000	Y	C
03G Parking Facilities 570.201(c)	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!				
03K Street Improvements 570.201(c)	2	0	2			1				1				2	0	0%	M	50,000	Y	C
03L Sidewalks 570.201(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											0	0	#DIV/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!				
04 Clearance and Demolition 570.201(d)	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!				
05 Public Services (General) 570.201(e)	25	0	25	5		5		5		5		5		25	0	0%	H	650,000	Y	C
05A Senior Services 570.201(e)	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!				
05G Battered and Abused Spouses 570.201(e)	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											0	0	#DIV/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											0	0	#DIV/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							1				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!				
13 Direct Homeownership Assistance 570.201(n)	75	0	75	15		15		15		15		15		15	75	0	0%	H	600,000	Y	H
13A Rehab; Single-Unit Residential 570.202	55	0	55	11		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 Publicly-Owned Residential Buildings 570.202	0	0	0												0	0	#DIV/0!				
14E Rehab; Publicly or Privately-Owned Commercial/Indu 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, Rehabilitat 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 part of 5% Ad	0	0	0												0	0	#DIV/0!				
19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0												0	0	#DIV/0!				
19C CDBG Non-profit 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!				
21A General Program Administration 570.206	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!				
21D Fair Housing Activities (subject to 20% Admin cap) 570.206	0	0	0												0	0	#DIV/0!	N/A	45,000	Y	C
21E Submissions 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!				
31J Facility based housing - development	0	0	0												0	0	#DIV/0!				
31K Facility based housing - operations	0	0	0												0	0	#DIV/0!				
31G Short term rent mortgage utility payments	0	0	0												0	0	#DIV/0!				
31F Tenant based rental assistance	0	0	0												0	0	#DIV/0!				
31E Supportive service	0	0	0												0	0	#DIV/0!				
31I Housing information services	0	0	0												0	0	#DIV/0!				
31H Resource identification	0	0	0												0	0	#DIV/0!				
31B Administration - grantee	0	0	0												0	0	#DIV/0!				
31D Administration - project sponsor	0	0	0												0	0	#DIV/0!				
Totals	277	0	277	55	0	55	0	55	0	57	0	55	0	277	0	0%		6,362,500			

HOPWA

2

CPMP

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Un-sheltered	Total	Clarksville, TN
	Emergency	Transitional			Data Quality
1. Homeless Individuals	69	90	18	177	(S) statistically reliable sam <input type="button" value="v"/>
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
	Emergency	Transitional			(S) statistically reliable sam <input type="button" value="v"/>
1. Chronically Homeless		29	8	37	(S) statistically reliable sam <input type="button" value="v"/>
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										Total			Priority: H, M, L	Plan to Fund? Y, N	Fund Source: CDBG, HOME, HOPEWA, ESG or Other	
				Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal				
				Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete							
Beds	Emergency Shelters	69	58	11	2	0	2	0	2	0	2	0	2	0	10	0	0%	H	Y	ESG
	Transitional Housing	90	133	-43	2	0	2	0	2	0	2	0	2	0	10	0	0%	H	Y	CDBG
	Permanent Supportive Housing	0	75	-75	0	0	0	0	0	0	0	0	0	0	0	0	###	H	Y	CDBG
	Total	159	266	-107	2	0	10	0	0%	H	Y	CDBG								
	Chronically Homeless	29																		

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

Housing Needs Table		Grantee:																		Households with a Disabled Member		Disproportionate Racial/Ethnic Need?		
		Only complete blue sections. Do NOT type in sections other than blue.																						
		Current % of Households	Current Number of Households	3-5 Year Quantities															Priority Need?				Plan to Fund?	Fund Source
				Year 1		Year 2		Year 3		Year 4*		Year 5*		Cumulative		% of Goal								
		Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual		Goal	Actual	% HSHLD	# HSHLD				
Household Income <=30% MFI	Elderly	NUMBER OF HOUSEHOLDS	100%	325																100%				
		Any housing problems	64.6	210	0	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N		0		
		Cost Burden > 30%	60.0	195	0	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N				
		Cost Burden >50%	38.5	125	0	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N				
	Rentier - Small Related	NUMBER OF HOUSEHOLDS	100%	767																				
		With Any Housing Problems	76.5	587	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N					
		Cost Burden > 30%	74.7	573	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N					
		Cost Burden >50%	63.1	484	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N					
	Rentier - Large Related	NUMBER OF HOUSEHOLDS	100%	151																				
		With Any Housing Problems	80.8	122	0	0	0	0	0	0	0	0	0	0	0	###	L	N						
		Cost Burden > 30%	78.1	118	0	0	0	0	0	0	0	0	0	0	0	###	L	N						
		Cost Burden >50%	62.3	94	0	0	0	0	0	0	0	0	0	0	0	###	L	N						
All other hshld	NUMBER OF HOUSEHOLDS	100%	744																					
	With Any Housing Problems	71.8	534	0	0	0	0	0	0	0	0	0	0	0	###	L	N							
	Cost Burden > 30%	744.0	5535	1	0	1	0	1	0	1	0	1	0	5	0%	H	Y	C						
	Cost Burden >50%	1204.0	8958	1	0	1	0	1	0	1	0	1	0	5	0%	H	Y	C						
Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	351																				
		With Any Housing Problems	74.9	263	1	0	2	0	3	0	3	0	3	0	12	0%	H	Y	H					
		Cost Burden > 30%	72.1	253	1	0	2	0	2	0	2	0	2	0	9	0%	H	Y	H					
		Cost Burden >50%	32.5	114	0	0	0	0	0	0	0	0	0	0	0	###	L	N						
	Rentier - Small Related	NUMBER OF HOUSEHOLDS	100%	395																				
		With Any Housing Problems	72.2	285	3	0	3	0	4	0	4	0	4	0	18	0%	H	Y	C					
		Cost Burden > 30%	69.6	275	2	0	2	0	2	0	2	0	2	0	10	0%	H	Y	C					
		Cost Burden >50%	58.2	230	2	0	2	0	2	0	2	0	2	0	10	0%	H	Y	C					
	Large Related	NUMBER OF HOUSEHOLDS	100%	50																				
		With Any Housing Problems	70.0	35	0	0	0	0	0	0	0	0	0	0	0	###	L	N						
		Cost Burden > 30%	70.0	35	0	0	0	0	0	0	0	0	0	0	0	###	L	N						
		Cost Burden >50%	50.0	25	0	0	0	0	0	0	0	0	0	0	0	###	L	N						
All other hshld	NUMBER OF HOUSEHOLDS	100%	239																					
	With Any Housing Problems	74.9	179	0	0	0	0	0	0	0	0	0	0	0	###	M	N							
	Cost Burden > 30%	73.2	175	0	0	0	0	0	0	0	0	0	0	0	###	M	N							
	Cost Burden >50%	69.0	165	0	0	0	0	0	0	0	0	0	0	0	###	M	N							
Income >30 to <=50% MFI	Elderly	NUMBER OF HOUSEHOLDS	100%	294																				
		With Any Housing Problems	71.1	209	0	0	0	0	0	0	0	0	0	0	0	###	L	N		0				
		Cost Burden > 30%	71.1	209	0	0	0	0	0	0	0	0	0	0	0	###	L	N						
		Cost Burden >50%	22.1	65	0	0	0	0	0	0	0	0	0	0	0	###	L	N						
	Rentier - Small Related	NUMBER OF HOUSEHOLDS	100%	930																				
		With Any Housing Problems	87.6	815	0	0	0	0	0	0	0	0	0	0	0	###	L	N						
		Cost Burden > 30%	84.4	785	0	0	0	0	0	0	0	0	0	0	0	###	L	N						
		Cost Burden >50%	23.7	220	0	0	0	0	0	0	0	0	0	0	0	###	L	N						
	Large Related	NUMBER OF HOUSEHOLDS	100%	159																				
		With Any Housing Problems	84.9	135	0	0	0	0	0	0	0	0	0	0	0	###	L	N						
		Cost Burden > 30%	79.9	127	0	0	0	0	0	0	0	0	0	0	0	###	L	N						
		Cost Burden >50%	5.0	8	0	0	0	0	0	0	0	0	0	0	0	###	L	N						
All other hshld	NUMBER OF HOUSEHOLDS	100%	460																					
	With Any Housing Problems	82.6	380	0	0	0	0	0	0	0	0	0	0	0	###	L	N							
	Cost Burden > 30%	82.6	380	0	0	0	0	0	0	0	0	0	0	0	###	L	N							
	Cost Burden >50%	31.5	145	0	0	0	0	0	0	0	0	0	0	0	###	L	N							
Elderly	NUMBER OF HOUSEHOLDS	100%	425																					
	With Any Housing Problems	42.4	180	2	0	2	0	2	0	2	0	2	0	10	0%	h	Y	C						
	Cost Burden > 30%	42.4	180	1	0	1	0	1	0	1	0	1	0	5	0%	h	Y	C						
	Cost Burden >50%	16.5	70	1	0	1	0	1	0	1	0	1	0	5	0%	h	Y	C						

Household Income > 50 to <= 80% MFI	Household Type	Sub-Type	Metric	Percentage	Count	Demographics										H	Y	C	Total Disabled	Total Lead Hazard																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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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	1%	8	24	175	207	
Total Units Occupied & Vacant		4046	10217	24313	38576	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	

TABLE 3B ANNUAL HOUSING COMPLETION GOALS

ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)	Annual Expected Number Completed	Resources used during the period			
		CDBG	HOME	ESG	HOPWA
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Rental Goals		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)					
Acquisition of existing units	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Owner Goals	38	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Homeless		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-Homeless		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Needs	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Housing	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS					
Annual Rental Housing Goal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	39	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	39	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For the purpose of identification of annual goals, an assisted household is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds.



The Homeless No More Continuum of Care's

Ten Year Plan to End Chronic Homelessness in Rural Middle Tennessee

Preference

The mission of the United States Interagency Council on Homelessness is to coordinate the federal response to homelessness and to create a national partnership at every level of government and every element of the private sector to reduce and end homelessness in the nation. Revitalized by President Bush in 2002, the Council, under the leadership of Executive Director Philip F. Mangano, is engaged in carrying out the President's commitment to end chronic homelessness in the United States. In doing so, the Council has forged an unprecedented national partnership that extends from the White House to the streets and includes federal, state, and local government, advocates, providers, consumers and faith-based organizations.

As part of the Council's strategy to establish non-partisan, intergovernmental partnerships to end chronic homelessness, specific initiatives have been fostered with state and local governments. To date, Governors of 53 states and territories have taken steps to create State Interagency Councils on Homelessness. Over 200 Mayors and County Executives and 6 Governors have committed to 10-Year Plans to End Chronic Homelessness.

The Homeless No More Continuum of Care is another organization that is now carrying out the goal to engage state and local governments, advocates, service providers, as well as the private sector in creating effective local solutions to chronic homelessness!



Table of Contents

Homeless No More	Page 3
HNM Coverage Area	Page 4
Where the Plan Began	Page 6
Homeless Information	
In the United States	Page 9
In Tennessee	Page 10
Rural Homelessness	Page 11
In Middle Tennessee	Page 12
Strategies for Change	Page 14
Steps to Success	Page 15
Plan to Succeed	Page 16
Attachments	
List of Service Providers	Page 21
HNM Housing Inventory	Page 23
HNM Point in Time Counts	Page 25
Key Definitions	Page 26



Homeless No More Continuum of Care

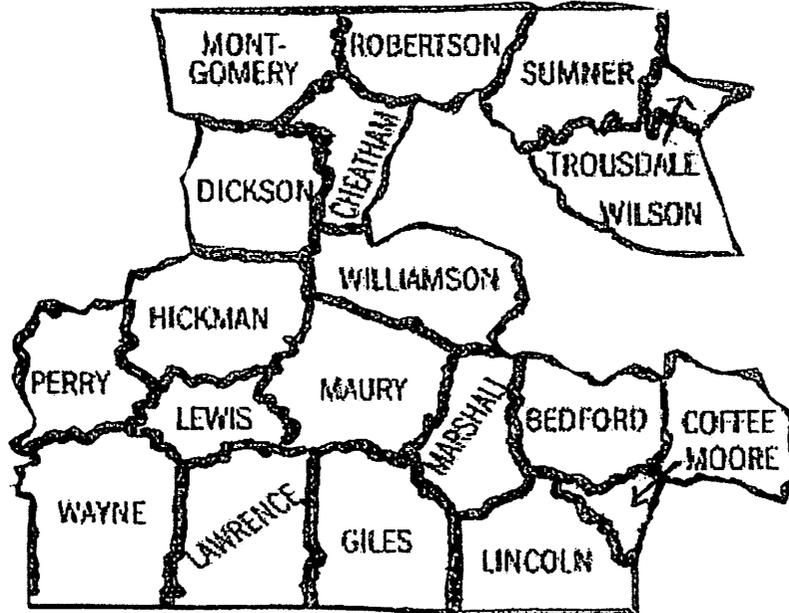
On behalf of the Homeless No More (HNM), Buffalo Valley, Inc. (BVI) serves as the lead entity for the planning process. BVI is a not-for-profit founded in 1979. BVI began working with the CoC process in 1995. BVI provides a senior level manager to serve as the HNM Coordinator and provides a grant writer to write grants as needed for other providers in the HNM. Prior to 2006 the counties of the current HNM CoC were divided into two separate CoC's, Mid-Cumberland and South Central Coalitions. In 2006 the request was made and granted by HUD to allow the two coalitions to merge and become the current HNM Coalition Continuum of Care.

The HNM CoC, under the direction and guidance of BVI has the role to:

- Coordination of quarterly meetings of the HNM Steering Board
- Coordination/facilitation of the community's CoC application process
- Preparation of the Gaps Analysis for the Continuum of Care
- Administration of the Homeless Management Information System
- Proactive coordination and development of the Continuum of Care system of services and housing, including integration of mainstream programs with homelessness-specific programs
- Provision of training and assistance to new providers on the definition and documentation of homeless and chronic homeless status
- Coordinated/conducted of the point-in-time street/shelter count and housing activity survey
- Coordination and facilitation of monthly county level meetings which provide a forum for addressing concerns and unmet needs, networking, exchanging information to strengthen the informal referral system, developing partnerships, and presentations on issues and resources
- Coordination and facilitation of quarterly Steering Board meetings;
- Coordination of training for providers on accessing mainstream resources, and enrollment procedures and processes
- Production/up-dating of the HNM Directory of Services for the homeless;
- Coordination of surveys of homeless clients for direct input from those who seek help
- Preparation and grant writing of the Exhibit 1, Exhibit 2 and 2-R's of the CoC application



The HNM CoC covers the following area:



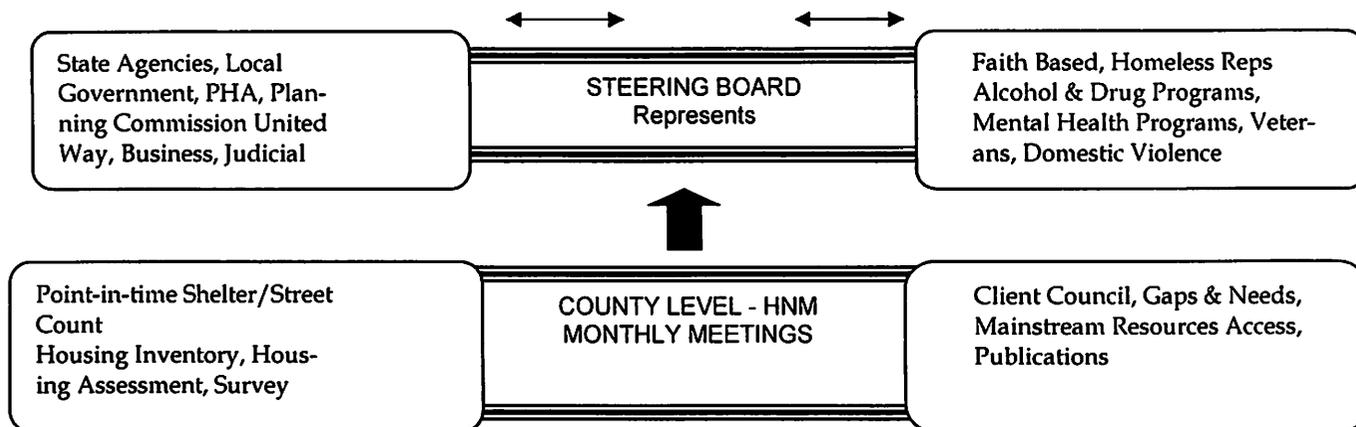
Counties

- | | |
|----------|------------|
| Bedford | Maury |
| Cheatham | Montgomery |
| Coffee | Moore |
| Dickson | Perry |
| Giles | Robertson |
| Hickman | Sumner |
| Lawrence | Trousdale |
| Lewis | Wayne |
| Lincoln | Williamson |
| Marshall | Wilson |

Entitlement Cities

- | | |
|--|---|
| City of Clarksville
(Montgomery County) | City of Franklin
(Williamson County) |
|--|---|

**HOMELESS NO MORE COALITION
ORGANIZATIONAL STRUCTURE**



This chart illustrates the structure of the planning process and how it is inclusive of the geographic target area, the various non-profit and faith-based providers along with the state and local agencies.

The planning process of HNM is a multifaceted coordinated process involving the following components: quarterly HNM Steering Board meetings, monthly meetings in each county attended by organizations and agencies including local non-profits such as groups serving disabled persons, faith-based organizations, representatives from state and local governments, public housing authorities, housing developers and other local businesses, local doctors and representatives from local hospitals and health departments, and local law enforcement, the process also includes input from local County Mayors, input from homeless/formerly homeless, and input from veterans. The planning process includes a long-range, comprehensive, collaborative strategy based on an assessment of community needs and priorities. The strategy includes the following components: prevention, outreach, intake, assessment, emergency shelter, transitional housing with supportive services, and finally permanent housing and permanent housing with supportive services. This strategy is designed to serve all the various homeless subpopulations including the Seriously Mentally Ill (SMI), those who are addicted to alcohol and drugs (A&D), those who are dual diagnosis (DD), people with HIV/AIDS, and homeless veterans. With this strategy in place, the HNM has assessed the capacity and identified gaps in services, developed proactive solutions rather than reactive stop-gaps, and increased access to mainstream resources with collaborative efforts to secure funding. The HNM strategy also includes meetings in each county in the target area, detailed and frequent communication, frequent one-on-one meetings, flyers, phone conferences, faxes, and emails.



Where the Plan Began

In 2005 the Homeless No More Continuum of Care (HNM) began the process of establishing a plan to end chronic homelessness when the Steering Committee appointed a taskforce to review the ideas and purpose. As time progressed the taskforce focused on four primary areas of concern:

- Housing
- Health
- Economic Stability
- Coordination

The **housing** area focused on three levels of housing for homeless individuals: Emergency Shelters, Transitional Housing and Permanent Supportive Housing. (See definition section for details about each level).

As for **health** the taskforce reviewed the need to provide services to meet the needs of homeless that often include: Mental illness, Alcohol/Drug additions, Developmental Disabilities and physical illnesses.

For a former homeless person to maintain a home there is a need to be **economically stable or have an income**. Therefore, education and/or job training and placement are needed. To reach these goals for some referral to the Tennessee Vocational Rehabilitation Program will be needed and for others establishing a disability status with the Social Security Administration is needed if working is not an option due to health issues.

The last focus was on **coordination** of services and services providers to meet the needs of the individuals. This could include: case management to assure success in the community and referrals to the mainstream resources, like food stamps, state health care, Medicare, health departments and such. Coordination from the HNM perspective also includes involving service providers in the continuum of care and participation in the HMIS.

The taskforce identified the actions that need to take place to reduce or end chronic homelessness and the barriers to the goal.



Actions taken were:

- ◆ Establish the tools to identify the chronic homeless & do counts as required
- ◆ Involve local law enforcement in the identification of chronic homeless persons
- ◆ Identify chronic homeless through the City of Clarksville Day Shelter
- ◆ Educate CoC members as to the definition of chronic homeless and the need to identify the chronic homeless
- ◆ Apply for funding to treat dual disorder homeless/chronic homeless persons in the service area through SAMSHA.
- ◆ Receive grants to provide units of affordable housing opportunities for homeless and chronically homeless in the HNM area from THDA HOME and the Federal Home Loan Bank of Cincinnati
- ◆ Receive HUD 811 housing for persons with disability to provide subsidized permanent housing available for the homeless/chronically homeless.
- ◆ Join the newly formed Interagency Council on Homelessness for the State of Tennessee with representation on the Board for the Council.
- ◆ Access Veterans Administration Homeless Veterans Reintegration Program to provide job specific training and placement for homeless and chronic homeless veterans.
- ◆ Work with the PATH (Projects for Assistance in Transition from Homelessness) outreach program.
- ◆ Access Federal Bureau of Justice and State Byrne grant dollars to establish drug court programs for the diversion of non-violent offenders, some who are chronically homeless
- ◆ Construction of permanent supportive housing units for disabled homeless and/or chronic homeless funded by HUD's SHP.
- ◆ Implement a Homeless Management Information System
- ◆ Work with providers that have THDA HOME grants to provide units of affordable housing & units of affordable housing under the RHED Innovative Housing Component, all opportunities that would be available for the chronically homeless.
- ◆ Establish Shelter plus Care vouchers for chronic homeless person in several communities in the area.
- ◆ Work with provider members that have received SAMSHA funding to reach the homeless in the area.
- ◆ Support providers members that receive any funding to assist with the housing, training and service provisions to aid the homeless/chronically homeless
- ◆ Encourage CoC members and others to provide service to the homeless
- ◆ Involve all levels of community support and services in the CoC goal to end chronic homelessness, i.e., government, faith based, civic, public and private providers.



Barriers or obstacles include:

- An under-funded state mental health and substance abuse treatment system that is based on demand rather than need especially in rural areas.
- Lack of transportation assistance for rural participants chronically homeless.
- Lack of emergency shelter in scattered rural counties
- Budget problems being experienced by local governments and Tennessee State government, with resultant cuts in services and in TennCare coverage.
- Extremely high poverty rate in several of the rural counties
- Low Supplemental Security Income (SSDI) benefits for disabled individuals.
- Low caps on earned income create accompanying disincentive to work.
- Extremely limited or non-existent supportive employment opportunities to offer chronically homeless an opportunity to significantly improve their quality of life
- Client resistance to the substance abuse and/or mental health treatment and recovery services that are critically needed by chronic substance abusers.
- And the stigma attached to homelessness, mental illness and addition issues.



Homeless Information

Homeless in the United State

The U.S. Secretary of Health and Human Services estimates that more than 600,000 persons are homeless on any given night. Over the course of a year, nearly 11% of the low-income population becomes homeless.

The 2003 U.S. Conference of Mayor's survey of hunger and homelessness in 25 cities found that:

Families with children account for 40% of the homeless population

Unaccompanied minors constitute 5% of the urban homeless population

Single homeless adults are more likely to be male than female:
41% of the urban homeless population are single men
and 14% are single women

86% of all homeless adults self-report a history, at some point in their lifetime, of alcohol, drug, or other mental health problem.

According to the U.S. Department of Veterans Affairs (VA), one-third of adult homeless men and nearly one-quarter of all homeless adults have served in the armed forces. While less than 200,000 veterans may be homeless on any given night as many as twice that number may experience homelessness during a year. Many other veterans are considered at risk because of poverty, lack of support from family and friends, and precarious living conditions in overcrowded or substandard housing. Ninety-seven percent of homeless veterans are male, and the majority are single. Nearly half of all veterans treated in health care programs suffer from mental illness, and slightly more than 2 out of 3 have alcohol or drug abuse problems. Thirty-five percent have both psychiatric and substance abuse disorders.



Homeless in Tennessee

The U.S. Census reports there are 5,689,283 people in the State of Tennessee (2000 Census). The Consolidated Plan for the State of Tennessee (2000-2005) estimates there are 25,268 homeless individuals in the state and 15,219 homeless families, assuming an average of two persons per homeless family this would mean there is a total homeless population of approximately 55,706 at any given time. (The Consolidated Plan is compiled every 5 years by the Tennessee Housing Development Agency for rural TN.)

It is of interest to note that in the Consolidated Plan for 1995-2000 the total estimate for the homeless population for the State of Tennessee was only 10,000 and in the Consolidated Plan for 2000-2005 the estimate increased to 55,706. It is also of interest to see that over 50% of the homeless either have addiction, Chronically Mentally Ill (CMI) or Dual diagnosed (both with additions and mental illness) and that 20% of the homeless are victims of domestic violence. If you take out the families and the victims of domestic violence and only look at single individuals who are homeless the percentage that are addicted, CMI or Dual diagnosed increases to nearly 75%.



Rural Homelessness

Homelessness is often assumed to be an urban phenomenon because homeless people are more numerous, more geographically concentrated, and more visible in urban areas. However, many people experience homelessness and housing distress in America's small towns and rural areas.

Understanding rural homelessness requires a more flexible definition of homelessness. There are far fewer shelters in rural areas; therefore, people experiencing homelessness are less likely to live on the street or in a shelter, and more likely to live in a car or camper, or with relatives in overcrowded or substandard housing. Restricting definitions of homelessness to include only those who are literally homeless - that is, on the streets or in shelters - does not fit well with the rural reality, and also may exclude many rural communities from accessing federal dollars to address homelessness.

Studies comparing urban and rural homeless populations have shown that homeless people in rural areas are more likely to be white, female, married, currently working, homeless for the first time, and homeless for a shorter period of time (Fisher, 2005). Other research indicates that families, single mothers, and children make up the largest group of people who are homeless in rural areas (Vissing, 1996). Homelessness among Native Americans and migrant workers is also largely a rural phenomenon. Findings also include higher rates of domestic violence and lower rates of alcohol and substance abuse.

Rural homelessness, like urban homelessness, is the result of poverty and a lack of affordable housing. In 2005, research shows that the odds of being poor are between 1.2 to 2.3 times higher for people in non-metropolitan areas, than in metropolitan areas. One in five non-metro counties is classified as a high poverty county (defined as having a poverty rate of 20% or higher), while only one in twenty metro counties are defined as high poverty (Fisher, 2005). Rural homelessness is most pronounced in rural regions that are primarily agricultural; regions whose economies are based on declining extractive industries such as mining, timber, or fishing; and regions experiencing economic growth -- for example, areas with industrial plants that attract more workers than jobs available, and areas near urban centers that attract new businesses and higher income residents, thereby driving up taxes and living expenses (Aron and Fitchen, 1996).

A lack of decent affordable housing underlies both rural and urban homelessness. While housing costs are lower in rural areas, so are rural incomes, leading to a similarly high rent burdens. Problems of housing quality also contribute to rural homelessness: in rural areas, 30% of non-metro households, or 6.2 million households, have at least one major housing problem (Housing Assistance Council, 2002). Rural residential histories reveal that homelessness is often precipitated by a structural or physical housing problem jeopardizing health or safety; when families relocate to safer housing, the rent is often too much to manage and they experience homelessness again while searching for housing that is both safe and affordable.

Other trends affecting rural homelessness include the distance between low-cost housing and employment opportunities, lack of transportation, decline in homeownership, restrictive land-use regulations and housing codes, rising rent burdens, and insecure tenancy resulting from changes in the local real estate market (for example, the displacement of trailer park residents) (Fitchen, 1992).

Efforts to end rural homelessness are complicated by isolation, lack of awareness, and lack of resources. Helpful initiatives would include broadening the definition of homelessness to include those in temporary and/or dilapidated facilities, increasing outreach to isolated areas, and increasing networking and awareness on a national level. Ultimately, however, ending homelessness in rural areas requires jobs that pay a living wage, adequate income supports for those who cannot work, affordable housing, access to health care, and transportation.

The above information was taken from: NCH Fact Sheet #11 Published by the National Coalition for the Homeless, June 2006

Homeless in Rural Middle Tennessee, HNM Area (2005)

There are three estimates of the homeless population in the HNM coverage area:

- 6,164 based on over all percentages of the population
- 6,120 based on factoring out the metropolitan areas
- 4,406 based on the number addicted and/or mentally ill
- 5,563 based on the average of the three above

Buffalo Valley, Inc. (BVI) averaged the three above and estimates there are approximately **5,563 homeless persons in the HNM 20 county service area**. In a recent application to the HUD SHP the HNM coalition estimated that there is a homeless population of approximately 278 homeless persons per county in the 20 county service area covered by the HNM coalition.

The HNM coalition arrived at the number of homeless in the service area by using an average of the number of homeless estimated by the Tennessee Department of Human Services and the number of homeless estimated by the HNM coalition. The Consolidated Plan for the State of Tennessee estimates there are 25,268 homeless individuals in the state and 15,219 homeless families, assuming an average of two persons per homeless family this would mean there is a total homeless population of approximately 55,706 at any given time. In order to use these Consolidated Plan figures to arrive at an estimate of the homeless population in the service area HNM factored these figures based on the population of the state.

The U.S. Census reports there are 5,689,283 people in the State of Tennessee. The population in the service area is 629,526. Assuming that the proportion of homeless persons is a constant across the state it is possible to arrive at an estimate of the homeless population by taking the per cent of the state's population living in our service area and multiplying by the total homeless population in the state (pop. of service area divided by state pop. X total homeless population = homeless population of service are). Using these figures the population of the services area is 629,526 divided by the state population of 5,689,283 multiplied by the number of homeless persons in the state comes to a total homeless population in the service area of 6,164.

Another method of estimating homeless population based on the Consolidated Plan is to recognize that approximately 40% of the population of Tennessee lives in the four major metropolitan areas, if we assume that 50% of the homeless population of the state is found in those metropolitan areas that will leave 27,853 homeless persons in the rural areas of the state. The rural area consists of 91 counties, dividing 27,853 by 91 gives an estimate of the average number of homeless persons per rural county (27,853 divided by 91 = 306). This can then be multiplied by the number of counties in the service area, which is 20, to come to a homeless population of approximately 6,120.

One additional technique for estimating homeless population is based on research provided by the HNM coalition and other state and national studies. This method reports that, based on national statistics at least 10% of the total population is either addicted and/or chronically mentally ill, further the HNM statistics and other data gathered by BVI shows that up to 7% of those who are addicted and/or mentally ill are homeless. Based on these figures with a total population in the service area of 629,526 this would mean there is a homeless population of approximately 4,406.



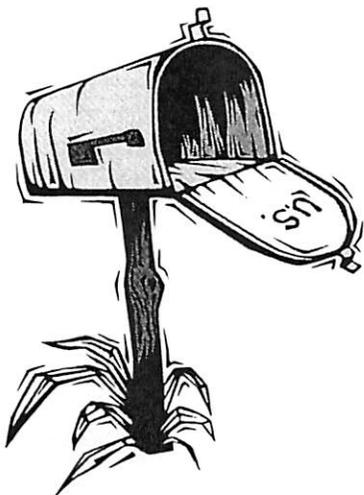
Homeless in Rural Middle Tennessee, HNM Area (2005) Continued

HNM coalition has gathered local data from the Domestic Violence Shelters in Centerville, Columbia, Culleoka and Lawrenceburg. These sources report that they receive a number of calls from homeless persons who are in need of emergency shelter. However, none of the Domestic Violence Shelters track this data and they could not provide any numbers related to the problem of homelessness other than the victims of domestic violence.

HNM coalition has contacted the local police departments in the counties in the primary service area. The majority of police departments in the service area have reported that there is a homeless population and that it is worse in the summer. However, none of these sources kept records on the number of homeless persons. But they did report that the lack of emergency shelter facilities in the area was a problem when homeless persons came in contact with the police seeking shelter. They have no where to refer them except Nashville. The Columbia Police Department, Assistance Chief of Police, Mr. Eddie Dooley, reports there is a homeless population of between 10 and 20 persons at any point in time. He estimates the problem is worse in the summer and somewhat less in the winter. He reports that, because there were no emergency shelters in the area the police department refer all the homeless people to the emergency shelter in Nashville.

The sources for the data for these estimates includes: The Consolidated Plan for the State of Tennessee; TN Statistical Review, 2003, Published by University of TN; The Homeless NO More Supportive Housing Program applications for 2005 and 2006 and special thanks to Michael White.

The City of Clarksville is also involved in the over all Plan to End Chronic Homelessness in Ten Years. The City's Office of Housing and Community Development with the help of The Clarksville Housing And Homeless Coalition are gathering information and developing a strategic plan to work toward the same over all goal as this plan, to end chronic homelessness!



Strategies for Change

The HNM coalition's strategies to reduce homelessness and chronic homelessness in the rural middle Tennessee area is based on three levels of housing needs, services and resources currently in the region and seeking additional resources that are needed in each of the service areas. These three levels of housing are Emergency Shelters, Transitional Housing and Permanent Supportive Housing. These three levels of housing were included in the original four primary areas of concern: Housing, Health, Economic Stability and Coordination of Services. And each is included in the overall objective plans to end chronic homelessness in ten years.

Emergency Resources are emergency shelters, discharge planning agencies, PATH (Projects for Assistance in Transition from Homelessness) programs, criminal justice liaisons, and any organization (government, law enforcement, faith based, civic groups, etc.) that has direct contact with the homeless and chronically homeless population and provides housing for short periods of time. Examples of such housing could be vouchers for motels or programs such as Room in The Inn where churches provide overnight stay in their buildings that include a place to sleep, clean up and have at least one meal.

Transitional Resources are transitional housing units (length of stay usually 60 days to two years), halfway houses (both for additions and criminal justice/parole/probation) and any organization (government, law enforcement, faith based, civic groups, etc.) that has direct contact with the homeless and chronically homeless population. Some faith based organizations provide housing to individuals or families while an adult is maintaining sobriety for a set period of time.

Permanent Resources are housing units that may or may not have supportive services attached which are safe, decent and affordable. Such housing may be provided by local health/mental health/addiction recovery providers, public or private agencies, home ownership programs, and any organization (government, law enforcement, faith based, civic groups, etc.) that has direct contact with the homeless and chronically homeless population and provides housing that is not short term. Examples of permanent housing can be congregate living homes, group homes, independent living apartments, and vouchers for independent apartments, and/or SRO. Home ownership programs can be Habitat for Humanity or the like programs or any programs that assist the formally homeless person or families with gaining and maintaining home ownership opportunities.





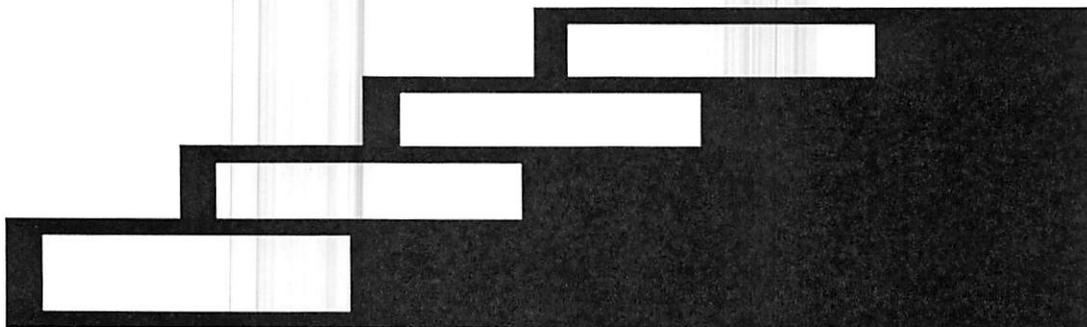
Steps to Success

For the HMN coalition to have success in reducing or ending homelessness and chronic homelessness three steps must be followed.

Step One: Identify all the available resources in the HNM services area.

Step Two: Link the providers and programs together and with the homeless population.

Step Three: Develop new resources that meet the additional needs of the Homeless and Chronic Homeless in the service area.



Plan to Succeed

OBJECTIVE

Decrease homelessness, chronic homelessness and move individuals and families to permanent housing.

Plan 1: Create new permanent housing with supportive services.

- Action Step**
1. Continue any new or renewed S+C programs in the region.
 2. Request new rental assistance program from HUD.
 3. Work with local providers seeking funding for new permanent housing.

Lead Person: Vonda J. Gray, Middle Tennessee Housing Facilitator, TDMHDD/Centerstone and Debbie Hillin, Buffalo Valley

Baseline	32 beds
12 Month Goal	4 new beds
Five year Goal	4 new beds
Ten year Goal	5 new beds

Plan 2: Increase the % of homeless staying in PH over 6 months to at least 71%

- Action Step**
1. Have case management staff assigned to each resident.
 2. Have each person signed up for at least one mainstream resource during the first 6 months.
 3. Encourage residents to seek or continue treatment for: additions, mental health and/or physical health issues.

Lead Person: Debbie Hillin, Buffalo Valley Inc,/ Suzie Boadway, Centerstone/Angie Slack, Hope House

Baseline	50%
12 month Goal	60%
Five Year Goal	65%
Ten Year Goal	71%



Plan 3: Increase % of homeless persons moving from TH to PH to at least 61.5%.

Action Step 1. Provide residents with information as to permanent housing opportunities.

Lead Person: Bill Bassinger, Buffalo Valley, Inc./Shirley Russell, PLATO

Baseline	50%
12 month Goal	53%
Five Year Goal	58%
Ten Year Goal	62%



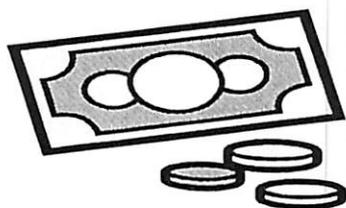
Plan 4: Increase the % of homeless persons employed at exit to at least 11%

Action Steps

1. Seek additional funding for job training and placement programs.
2. Provide residents with opportunities to increase their income (job training/placement).
3. Provide residents with job training/placement

Lead Person: Employment Coordinators (Buffalo Valley, Centerstone)

Baseline	5 %
12 month Goal	6 %
Five Year Goal	9 %
Ten Year Goal	11%



Plan 5: Ensure that the CoC has a functional HMIS system.

- Action Step**
1. Establish relationships with all providers of shelters/programs in the region.
 2. Enlist the assistance of Domestic Violence Programs Directors to establish a protocol for entering Domestic Violence Shelter's data without including confidential information.
 3. Provide community agencies with training and software needed to enter data into the HMIS program.

Lead Person: Jessica Kelly HMIS Coordinator/Angie Slack,
Hope House/Debbie Hillin, Buffalo Valley



Baseline----- 35% Bed coverage
12 month Goal----- 45 % Bed coverage
Five Year Goal---- 60 % Bed coverage
Ten Year Goal ----- 75 % Bed coverage

Other CoC Objectives

Plan A: Increase Homeless services for military veterans in the service area.

- Action Step:**
1. Establish baseline number of Veterans currently serving in programs funded through the CoC. This can be done via the HMIS and/or recent Point in Time count. And establish the baseline number of Veterans believed to be homeless in the area. Goal date 2007.
 2. Survey the region for providers and services that currently service the Veteran population; establish relationships with those not currently involved in the CoC. Goal Date 2008
 3. Seek funding sources to aid the homeless Veteran population in the region. Goal Date 2009

Lead Person: Clark Harrison, Patriot Place



Plan B: Refine the Point in Time Count Process: Increase the # homeless counted toward a # that closer matches other estimates and decrease the burden on provider staff members.

- Action Step
1. Increase the # of Volunteers in all counties
 2. Conduct training for staff and volunteers

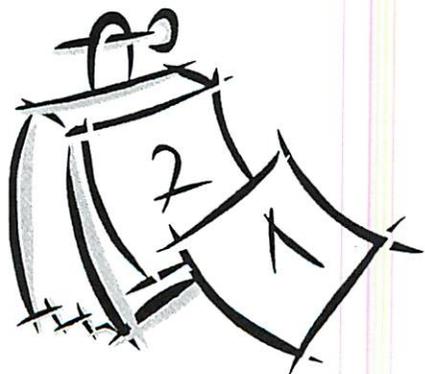
Lead Person: Debbie Hillin, Buffalo Valley, Inc.



Plan C: Implement the Ten Year Plan to End Chronic Homelessness

- Action Step
1. Present the plan to the HNM Board/Steering Committee (May 2007)
 2. Present the plan to all County Mayors in the area (Summer 2007)
 3. Present the plan to HUD (August 2007)
 4. Make efforts to implement and carryout action steps and meet goals. (June 2007-June 2017)

Lead Person: Vonda Gray, TDMHDD and Rod Bragg, HNM Chairman



This plan was developed by the Homeless No More Strategic Plan Committee:

Chairperson: Vonda Gray, Middle Tennessee Housing Facilitator, TDMHDD and Centerstone ,Nashville

Members: Ben Gasparro, Principal Broker, Two Rivers Reality and Auction, Linden

Michael White, Grant Consultant, Bush Creek

Jerry Risner, Executive Director, Buffalo Valley, Inc., Hohenwald

Rod Bragg, Chairman HNM Board, TDMHDD-Division of Alcohol And Drug Abuse, Nashville

Seth Hudson, Executive Director Springfield Housing Authority, Springfield

Debbie Hillin, HNM Coordinator, Buffalo Valley, Inc. Nashville

Terry Key, Administrative Support, Centerstone, Madison



Attachments:

List of Providers of Service
Inventory of Housing
Point in Time Counts
Definitions Related to Homelessness

(1)	(2) Prevention					(3) Outreach				(4) Supportive Services									
Homeless No More Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation	
Mid Cumberland Community Action Agency	X	X	X							X								X	
Clarksville-Montgomery County Planning Commission	X	X																	
Good Neighbor Mission		X				X			X										
Cedarcroft						X			X										
Urban Ministries-Grace Assistance		X	X	X					X	X			X						
Mid Cumberland Human Resource Agency		X																	
Nashville Cares		X	X	X		X			X	X			X	X					
Legal Aide to Combat Homelessness					X								X						
United Way				X		X													
Ministerial Association Mid Cumberland		X	X			X													
Volunteer Behavioral Health		X	X	X		X	X	X	X	X	X	X						X	
TN Department of Mental Health		X	X	X		X			X	X	X	X	X		X	X		X	
Outreach in Place	X	X				X		X	X	X		X	X		X	X		X	
Centerstone		X	X	X		X	X		X	X	X	X				X		X	
SECURE						X			X	X									
Salvation Army				X		X				X									
Day Shelter-Clarksville				X		X				X						X			
Women Are Safe				X		X			X	X									
Health Dept				X									X	X					
Pathfinders									X		X			X					
Overcoming Services				X		X			X										
Patriot Place				X					X	X	X							X	
TN Dept of MH Criminal Justice Liaisons					X							X							
Mental Health Coop			X	X		X	X		X	X	X	X		X				X	
Buffalo Valley				X					X	X	X				X	X		X	
Foundations Associates				X					X		X	X							
South Central HRA	X	X	X							X								X	
THDA	X	X																	
Federal Home Loan Bank	X	X																	
TN Department of Human Services			X															X	
Columbia Cares		X	X						X					X					

(1)	(2) Prevention					(3) Outreach				(4) Supportive Services								
Homeless No More Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Education: County Vocational Schools, Boards of Education, Adult Basic Ed.															X			
Career Center															X	X		X
Clarksville Public Transportation,																		X
Senior Citizens Center																		X
TennCare													X					X
Hope House				X		X			X	X								
Shepard's House				X		X			X	X								
Place of Hope				X					X		X			X				
Good Samaritan			X															
The Family Center				X		X			X	X								X
The Woman's Place				X														
Legal Aide Society of Middle TN				X	X													
Ministerial Association of South Central TN		X	X															
Maury Regional Hospital													X					
County Sheriff's Office-20 counties								X										
TARP Center For Independent Living	X			X							X				X	X		
Mental Health Peer Centers (9 in region)				X							X					X	X	X
Psychological Rehab Centers (2 in region)				X							X					X	X	X



Emergency Shelters

Name	Location	Sponsor	# unit/beds	Type	Population	Funders
Good Neighbor	Sumner County	Good Neighbor Mission	23	Family	M/F Family	Community
Safe House	Clarksville	Urban Ministries	16	Singles	Female/DV	Community
Bridges	Williamson County	Bridges DV Service	16	Fam/sing	Female/DV	Community
Homeless Shelter	Clarksville	Salvation Army	28	Fam/sing	M/F Family	SA/Comm
16 E 4th Street Shelter	Lewis County	Buffalo Valley, Inc	12	Singles	M/F	ESG
The Shelter	Lawrence County	The Shelter, Inc.	9	Family	Female/DV	Community
Hope House	Columbia	Center Against DV	16	Fam/sing	Female/DV	Community
Haven Hope	Coffee County	Haven of Hope	6	Fam/sing	Female/DV	Community
Women Are Safe	Hickman County	Women are Safe, Inc.	15	Singles	Female/DV	Community
Shepard's House	Maury County	Shepard's House	14	Singles	M/F	
Room at the Inn	Clarksville	Day Shelter	16	Singles	M/F	Community
Home Safe	Springfield	Home Safe	21	Fam/single	M/F Family	Community

Transitional Housing

Name	Location	Sponsor	# beds	Type	Population	Funders
HNM C	Lewisburg	Buffalo Valley, Inc.	17	Single	Females	HUD
Patriot Place	Marshall County	Buffalo Valley, Inc.	18	Single	Males	HUD/VA
Jackson Hall	Columbia	Centerstone	10	Singles	M/F SMI	TDMHDD/CS
Place of Hope	Columbia	Place of Hope	4	Singles	M/F	Community
Hope House DV	Columbia	Hope House Supportive	8	Family	Family/DV	Community
A Friend of Bill's	Sumner County	A Friend of Bill's, Inc.	10	Singles	Males	Community
HNM B Edgewood	Sumner County	Buffalo Valley, Inc.	10	Single	Males	HUD
HNM Demoss	Clarksville	Buffalo Valley, Inc.	8	Family	Family	HUD
HNM Carson	Sumner County	Buffalo Valley, Inc.	6	Singles	Males	HUD
HNM A Tammy	Sumner County	Buffalo Valley, Inc.	8	Singles	M/F	HUD
HNM A Pace	Sumner County	Buffalo Valley, Inc.	10	Singles	M/F	HUD
HNM Paradise	Clarksville	Buffalo Valley, Inc.	6	Family	Family	HUD
HNM Wesley	Clarksville	Buffalo Valley, Inc.	6	Family	Family	HUD
HNM B Moss	Clarksville	Buffalo Valley, Inc.	6	Family	Family	HUD
Life Center	Clarksville	Life Center Inc.	16	Singles	M/F	Community

Permanent Supportive Housing

Name	Location	Sponsor	# beds/units	Type	Population	Funders
Shelter+Care Clarksville	Clarksville	Centerstone	15	Single	M/F/SMI/CH	HUD
HNM Dover/Mac	Bedford County	Buffalo Valley, Inc.	36	Family/Single	Mixed	HUD
HNM Chestnut	Clarksville	Buffalo Valley, Inc.	4	Family	Mixed	HUD
HNM Marion	Clarksville	Buffalo Valley, Inc.	6	Singles	M/F	HUD
HNM Donna	Clarksville	Buffalo Valley, Inc.	10	Singles	M/F	HUD
HNM Terri Way	Clarksville	Buffalo Valley, Inc.	24	Family	Mixed	HUD
HNM Springfield	Robertson County	Buffalo Valley, Inc.	12	Family	Mixed	HUD
HNM Small	Sumner County	Buffalo Valley, Inc.	4	Family	Mixed	HUD
HNM Monroe	Clarksville	Buffalo Valley, Inc.	4	Family	Mixed	HUD
Shelter+Care Marshall	Marshall County	Centerstone	3	Single	M/F/SMI/CH	HUD
Shelter+Care Robertson	Robertson County	Centerstone	4	Single	M/F Chronic	HUD
Marshall Place	Lewisburg	Centerstone	18	1 bedroom	SMI	TDMHDD, FHLBCin, THDA, HUD Centerstone

The Housing Inventory Charts list housing that is designed to serve the homeless or chronically homeless. There are many other housing options in the HNM service area that serves families and individuals with low to very-low income, persons with: additions, physical/mental/emotional/developmental disabilities, Veterans and other specialized groups.



HNM HOMELESS POINT IN TIME COUNT

2004

Sheltered Count	Sub-populations									
	Total	Chronic	Non-C	SMI	A/D	Vets	DV	Youth	HIV/Aids	# families
Emergency	100	6	94	31	80	20	18	0	0	23
Transitional	146	*	*	*	*	*	*	*	*	9

Unsheltered Count (Street Count)	Total	Chronic	Non-C
	103	8	95

2005

Sheltered Count	Sub-populations									
	Total	Chronic	Non-C	SMI	A/D	Vets	DV	Youth	HIV/Aids	# families
Emergency	99	32	67	32	63	0	27	0	19	32
Transitional	100	*	*	*	*	*	*	*	*	9

Unsheltered Count (Street Count)	Total	Chronic	Non-C
	140	15	125

2007

Sheltered Count	Sub-populations									
	Total	Chronic	Non-C	SMI	A/D	Vets	DV	Youth	HIV/Aids	# families
Emergency	170	22	158	82	143	36	67	0	0	10
Transitional	111	*	*	*	*	*	*	*	*	6

Unsheltered Count (Street Count)	Total	Chronic	Non-C
	79	11	68

*information not required for count
The sub-populations are the combined totals of emergency and transitional.

SMI-Severely Mentally Ill, A/D- persons with alcohol or drug additions, Youth-unaccompanied youth under 18, # families-# of family groups, Vets-Veterans, DV-Domestic Violence

Key Definitions Related to Homelessness

U.S. Housing and Urban Development (HUD) This is the lead funding and oversight agency of the federal government that services housing, homeless and related programs.

A Chronically homeless person, as defined by HUD, is an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more OR has had at least four episodes of homelessness in the past three years. In order to be considered chronically homeless, a person must have been sleeping in a place not meant for human habitation (e.g., living on the streets) and/or in an emergency homeless shelter.

A **disabling condition** is defined as “a diagnosable substance use disorder, serious mental illness, developmental disability, or chronic physical illness or disability, including the co-occurrence of two or more of these conditions.” A disabling condition limits an individual’s ability to work or perform one or more activities of daily living.

An **episode of homelessness** is a separate, distinct, and sustained stay on the streets and/or in an emergency homeless shelter. A chronically homeless person must be unaccompanied and disabled during each episode.

Homeless or “homeless individual or homeless person” is defined by the Federal Government as: (1) an individual who lacks a fixed, regular, and adequate nighttime residence; and (2) an individual who has a primary nighttime residence that is— (A) a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); (B) an institution that provides a temporary residence for individuals intended to be institutionalized; or (C) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Homeless person according to HUD means a person sleeping in a place not meant for human habitation or in an emergency shelter; and a person in transitional housing for homeless persons who originally came from the street or an emergency shelter.

Affordable housing describes housing, available to households earning 80% or less of the median family income, which does not cost more than 30% of gross monthly income.

Emergency shelter is temporary shelter that is an alternative to places not meant for human habitation. Emergency shelter provides a place to sleep, humane care, a clean environment, and referrals to other agencies.



Transitional housing is temporary housing that offers opportunities and comprehensive services for up to 24 months in an effort to assist homeless persons in obtaining a level of self-sufficiency.

Permanent Supportive Housing describes permanent, affordable housing linked to health, mental health, employment, and other support services to enable formerly homeless persons to live independently. Options typically range from group homes to single-room occupancy units to apartment units.

Outreach Services are an array of therapeutic services that are delivered directly to the individual outside of traditional service delivery locations and also connect individuals to existing service providers.

Homeless Management Information Systems (HMIS) An HMIS is a computerized data collection application designed to capture client level information over time on the characteristics and service needs of men, women, and children experiencing homelessness, while also protecting client confidentiality. It is designed to aggregate client-level data to generate an unduplicated count of clients served within a community's system of homeless services. An HMIS may also cover a statewide or regional area, and include several CoC's. The HMIS can provide data on client characteristics and service utilization.

Continuum of Care (CoC) A collaborative funding approach that helps communities plan for and provide a full range of emergency, transitional, and permanent housing and service resources to address the various needs of homeless persons.

Supportive Housing Program (SHP) A HUD housing program for homeless with services attached.

Shelter plus Care (S+C) A HUD housing program for homeless with attached services.

Single Room Occupancy (SRO) A unit of housing that consists of one room with a bath, like an efficiency/studio apartment, with or with a kitchen attached.

The Substance Abuse and Mental Health Services Administration (SAMHSA) A Federal funding source for services related to homelessness and persons with addition and mental illness.

Tennessee Housing Development Agency (THDA). THDA is the state housing financing department. **HOME** is a funding program of THDA.

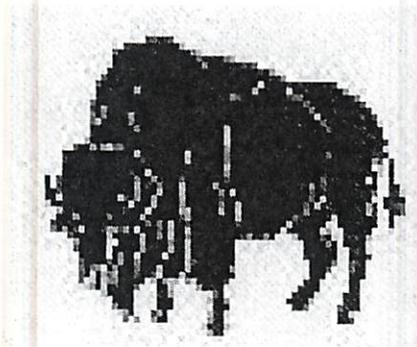
Rural Housing and Economic Development (RHED) A Federal program designed to fund housing and economic development programs in rural areas.

Tennessee Department of Mental Health and Developmental Disabilities (TDMHDD) The state department that oversees programs and services for providers which serve persons with mental illness and substance abuse.

**For more information about
The Homeless No More Continuum of Care
or this Plan to End Chronic Homelessness contact:**

Buffalo Valley Inc

**501 Park Avenue South
Hohenwald, Tennessee 38462
(800) 447-2766**



People Helping People, Help Themselves



Grantee Name: **Clarksville**

Project Name: Rehabilitation						
Description:	IDIS Project #: tbd UOG Code: TN470354 CLARKSVILLE					
Assistance to income-eligible homeowners to address substandard conditions.						
Location:	Priority Need Category					
City of Clarksville	Select one: Owner Occupied Housing					
Expected Completion Date:	Explanation:					
6/30/2011	The housing goal is to increase the capacity for adequate, affordable housing for LMI persons, eliminate lead based paint hazards and rehabilitate single-family. The program provides 3% or 1% interest loans or forgivable loans to eligible homeowners.					
Objective Category	Specific Objectives					
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1, Improve the quality of owner housing					
Outcome Categories	2,					
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	3,					
Project-level Accomplishments	10 Housing Units	Proposed	11	10 Housing Units	Proposed	11
		Underway			Underway	
		Complete			Complete	
	FY 2010			FY 2013		
	10 Housing Units	Proposed	11	10 Housing Units	Proposed	11
		Underway			Underway	
		Complete			Complete	
	FY 2011			FY 2014		
	10 Housing Units	Proposed	11	Accompl. Type:	Proposed	
	Underway			Underway		
	Complete			Complete		
FY 2012						
Proposed Outcome	Performance Measure	Actual Outcome				
DH-2(1)	Low-income households served					
14A Rehab; Single-Unit Residential 570.202		Matrix Codes				
Matrix Codes		Matrix Codes				
Matrix Codes		Matrix Codes				
Program Year 1	CDBG	Proposed Amt.	380,423	Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	HOME	Proposed Amt.	202,523	Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	10 Housing Units	Proposed Units	6	Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
	10 Housing Units	Proposed Units	5	Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	

Project Name: HOME: No Place Like Home First Time Homebuyer Program						
Description:	IDIS Project #: TBD UOG Code: TN470354 CLARKSVILLE					
Provides downpayment and closing cost assistance for low-moderate income persons purchasing homes with the city limits.						
Location:	Priority Need Category					
City of Clarksville	Select one: Owner Occupied Housing <input type="button" value="v"/>					
Expected Completion Date:	Explanation:					
6/30/2011	The First Time Home Buyer Program program provides qualified homebuyers with up to \$5000 in down payment assistance and also provides assistance with closing cost in an amount up to five percent of the purchase price and pre-pays up to 1.5% of the purchase price.					
Objective Category	Specific Objectives					
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1. Improve access to affordable owner housing <input type="button" value="v"/>					
Outcome Categories	2. <input type="button" value="v"/>					
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	3. <input type="button" value="v"/>					
Project-level Accomplishments	04 Households <input type="button" value="v"/> FY 2010	Proposed 25 Underway Complete	04 Households <input type="button" value="v"/> FY 2013	Proposed 25 Underway Complete		
	04 Households <input type="button" value="v"/> FY 2011	Proposed 25 Underway Complete	04 Households <input type="button" value="v"/> FY 2014	Proposed 25 Underway Complete		
	04 Households <input type="button" value="v"/> FY 2012	Proposed 25 Underway Complete	Accompl. Type: <input type="button" value="v"/>	Proposed Underway Complete		
	Proposed Outcome		Performance Measure		Actual Outcome	
	DH-2(2)		First-time homebuyer households receiving assistance.			
	13 Direct Homeownership Assistance 570.201(n) <input type="button" value="v"/>		Matrix Codes <input type="button" value="v"/>			
	Matrix Codes <input type="button" value="v"/>		Matrix Codes <input type="button" value="v"/>			
	Matrix Codes <input type="button" value="v"/>		Matrix Codes <input type="button" value="v"/>			
	Program Year 1	HOME <input type="button" value="v"/>	Proposed Amt. 258,279 Actual Amount	Fund Source: <input type="button" value="v"/>	Proposed Amt. Actual Amount	
Fund Source: <input type="button" value="v"/>		Proposed Amt. Actual Amount	Fund Source: <input type="button" value="v"/>	Proposed Amt. Actual Amount		
04 Households <input type="button" value="v"/>		Proposed Units 25 Actual Units	Accompl. Type: <input type="button" value="v"/>	Proposed Units Actual Units		
Accompl. Type: <input type="button" value="v"/>		Proposed Units Actual Units	Accompl. Type: <input type="button" value="v"/>	Proposed Units Actual Units		

Project Name: Administration		
Description:	IDIS Project #: tbd UOG Code: TN470354 CLARKSVILLE CDBG & HOME administration costs.	
Location: 1 Public Square Clarksville, TN 37040	Priority Need Category Select one: Planning/Administration ▼	
Expected Completion Date: 6/30/2011	Explanation: Salaries, benefits, office supplies, training, travel, telephone, membership dues and other miscellaneous expenses required for the general conduct of business.	
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives	
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1, ▼	
	2, ▼	
	3, ▼	
Project-level Accomplishments	Accompl. Type: ▼ Proposed	Accompl. Type: ▼ Proposed
	Underway	Underway
	Complete	Complete
	Accompl. Type: ▼ Proposed	Accompl. Type: ▼ Proposed
	Underway	Underway
	Complete	Complete
	Accompl. Type: ▼ Proposed	Accompl. Type: ▼ Proposed
	Underway	Underway
	Complete	Complete
Proposed Outcome	Performance Measure	Actual Outcome
21A General Program Administration 570.206 ▼ Matrix Codes ▼		
Matrix Codes ▼ Matrix Codes ▼		
Matrix Codes ▼ Matrix Codes ▼		
Program Year 1	CDBG ▼ Proposed Amt. 160,495	Fund Source: ▼ Proposed Amt.
	Actual Amount	Actual Amount
	HOME ▼ Proposed Amt. 47,003	Fund Source: ▼ Proposed Amt.
	Actual Amount	Actual Amount
	Accompl. Type: ▼ Proposed Units	Accompl. Type: ▼ Proposed Units
	Actual Units	Actual Units
	Accompl. Type: ▼ Proposed Units	Accompl. Type: ▼ Proposed Units
	Actual Units	Actual Units

Project Name: Planning			
Description:	IDIS Project #: tbd UOG Code: TN470354 CLARKSVILLE		
Planning activities associated with the management and monitoring of HUD funded projects and programs.			
Location: 1 Public Square Clarksville, TN 37040	Priority Need Category Select one: Planning/Administration ▼		
Explanation:			
Expected Completion Date: 6/30/2011	Activities consisting of community and neighborhood planning and strategies to address needs and problems outlined in the consolidated plan.		
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives		
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 ▼		
	2 ▼		
	3 ▼		
Project-level Accomplishments	Accompl. Type: ▼ Proposed	Accompl. Type: ▼ Proposed	
	Underway	Underway	
	Complete	Complete	
	Accompl. Type: ▼ Proposed	Accompl. Type: ▼ Proposed	
	Underway	Underway	
	Complete	Complete	
	Accompl. Type: ▼ Proposed	Accompl. Type: ▼ Proposed	
	Underway	Underway	
	Complete	Complete	
Proposed Outcome	Performance Measure	Actual Outcome	
20 Planning 570.205 ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 10,000	Fund Source: ▼ Proposed Amt.
		Actual Amount	Actual Amount
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼ Proposed Amt.
		Actual Amount	Actual Amount
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼ Proposed Units
		Actual Units	Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼ Proposed Units
		Actual Units	Actual Units

Project Name: Fair Housing						
Description:	IDIS Project #: tbd UOG Code: TN470354 CLARKSVILLE					
To inform the public about Fair Housing laws.						
Location: 1 Public Square Clarksville, TN 37040	Priority Need Category Select one: Planning/Administration ▼					
Explanation:						
Expected Completion Date: 6/30/2011	Workshops, seminars, and advertising to inform the public about fair housing laws.					
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1, ▼					
	2, ▼					
	3, ▼					
Project-level Accomplishments	Accompl. Type: ▼ Proposed		Accompl. Type: ▼ Proposed			
		Underway		Underway		
		Complete		Complete		
	Accompl. Type: ▼ Proposed		Accompl. Type: ▼ Proposed			
		Underway		Underway		
		Complete		Complete		
	Accompl. Type: ▼ Proposed		Accompl. Type: ▼ Proposed			
		Underway		Underway		
		Complete		Complete		
Proposed Outcome	Performance Measure	Actual Outcome				
21D Fair Housing Activities (subject to 20% Admin cap) 570.20(▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
Program Year 1	CDBG ▼	Proposed Amt.	5,000	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Emergency Repair Program						
Description:	IDIS Project #: tbd UOG Code: TN470354 CLARKSVILLE					
To provide emergency repair assistance to low and mederate income home owners.						
Location: City of Clarksville	Priority Need Category Select one: Owner Occupied Housing					
Explanation:						
Expected Completion Date: 6/30/2011	The program provides assistance for repairs that present a health and safety risk. The funds are provided as a grant.					
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1. Improve the quality of owner housing					
	2.					
	3.					
Project-level Accomplishments	10 Housing Units FY 2010	Proposed 30 Underway Complete	10 Housing Units FY 2013	Proposed 30 Underway Complete		
	10 Housing Units FY 2011	Proposed 30 Underway Complete	10 Housing Units FY 2014	Proposed 30 Underway Complete		
	10 Housing Units FY 2012	Proposed 30 Underway Complete	Accompl. Type:	Proposed Underway Complete		
	Proposed Outcome		Performance Measure		Actual Outcome	
	DH-3		Number of housing units repaired			
	14A Rehab; Single-Unit Residential 570.202		Matrix Codes			
	Matrix Codes		Matrix Codes			
	Matrix Codes		Matrix Codes			
	Program Year 1	CDBG	Proposed Amt. 140,000 Actual Amount	Fund Source:	Proposed Amt. Actual Amount	
Fund Source:		Proposed Amt. Actual Amount	Fund Source:	Proposed Amt. Actual Amount		
10 Housing Units		Proposed Units 30 Actual Units	Accompl. Type:	Proposed Units Actual Units		
Accompl. Type:		Proposed Units Actual Units	Accompl. Type:	Proposed Units Actual Units		

Grantee Name: **Clarksville, TN**

Project Name: Building and Codes Clearance			
Description:	IDIS Project #: tbd UOG Code: TN470354 CLARKSVILLE		
Demolition and related expenses for removing blighted structures and/or correcting codes violations.			
Location:	Priority Need Category		
City of Clarksville	Select one: Other <input type="button" value="v"/>		
Explanation:			
Expected Completion Date: 6/30/2011	The Building and Codes department will identify and correct property violations and demolish or caused to be demolished blighted structures.		
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives		
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 <input type="button" value="v"/>		
	2 <input type="button" value="v"/>		
	3 <input type="button" value="v"/>		
Project-level Accomplishments	Other <input type="button" value="v"/> Proposed 10	Other <input type="button" value="v"/> Proposed 10	
	FY 2010 Underway		FY 2013 Underway
	Complete		Complete
	Other <input type="button" value="v"/> Proposed 10	Other <input type="button" value="v"/> Proposed 10	
	FY 2011 Underway		FY 2014 Underway
	Complete		Complete
	Other <input type="button" value="v"/> Proposed 10	Accompl. Type: <input type="button" value="v"/> Proposed	
	FY 2012 Underway		Underway
	Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome	
NR-1	Number of properties		
04 Clearance and Demolition 570.201(d) <input type="button" value="v"/>	Matrix Codes <input type="button" value="v"/>		
Matrix Codes <input type="button" value="v"/>	Matrix Codes <input type="button" value="v"/>		
Matrix Codes <input type="button" value="v"/>	Matrix Codes <input type="button" value="v"/>		
Program Year 1	CDBG <input type="button" value="v"/> Proposed Amt. 50,000	Fund Source: <input type="button" value="v"/> Proposed Amt.	
	Actual Amount		Actual Amount
	Fund Source: <input type="button" value="v"/> Proposed Amt.	Fund Source: <input type="button" value="v"/> Proposed Amt.	
	Actual Amount		Actual Amount
	Other <input type="button" value="v"/> Proposed Units 10	Accompl. Type: <input type="button" value="v"/> Proposed Units	
	Actual Units		Actual Units
	Accompl. Type: <input type="button" value="v"/> Proposed Units	Accompl. Type: <input type="button" value="v"/> Proposed Units	
	Actual Units		Actual Units

Project Name: Community Action Agency - Old Fire House Day Shelter						
Description:	IDIS Project #: tbd UOG Code: TN470354 CLARKSVILLE					
The Clarksville-Montgomery County Community Action Agency operates a Day Shelter and Community Resource Center for homeless and at risk homeless.						
Location: 1498 Glof Club Ln. Clarksville, TN	Priority Need Category: Select one: Homeless/HIV/AIDS					
Expected Completion Date: 6/30/2011	Explanation: The objective of the program is to assist homeless and at risk homeless individuals and families access mainstream resources, jobs, housing, transportation, child care, mental health services, health care and addiction programs so they are can obtain safe, suitable housing.					
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 End chronic homelessness 2 Increase the number of homeless persons moving into permanent housing 3					
Project-level Accomplishments	01 People FY 2010	Proposed: 100 Underway: Complete:	01 People FY 2013	Proposed: 100 Underway: Complete:		
	01 People FY 2011	Proposed: 100 Underway: Complete:	01 People FY 2014	Proposed: 100 Underway: Complete:		
	01 People FY 2012	Proposed: 100 Underway: Complete:	Accompl. Type:	Proposed: Underway: Complete:		
	Proposed Outcome		Performance Measure		Actual Outcome	
	SL-1(1)					
	05 Public Services (General) 570.201(e)		Matrix Codes		Matrix Codes	
	Matrix Codes		Matrix Codes		Matrix Codes	
	Matrix Codes		Matrix Codes		Matrix Codes	
	Program Year 1	CDBG	Proposed Amt. 20,000 Actual Amount	Fund Source:	Proposed Amt. Actual Amount	
Fund Source:		Proposed Amt. Actual Amount	Fund Source:	Proposed Amt. Actual Amount		
01 People		Proposed Units 100 Actual Units	Accompl. Type:	Proposed Units Actual Units		
Accompl. Type:		Proposed Units Actual Units	Accompl. Type:	Proposed Units Actual Units		

Project Name: Grace Assistance Program						
Description: United Methodist Urban Ministries - Grace Assistance Program	IDIS Project #: UOG Code: TN470354 CLARKSVILLE					
Location: City of Clarksville	Priority Need Category: Public Services					
Expected Completion Date: 6/30/2011	Explanation: The program provides emergency financial assistance with electric or gas and water bills to low to moderate income residents of the City of Clarksville					
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives:					
Outcome Categories: <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1. Improve the services for low/mod income persons					
	2.					
	3.					
Project-level Accomplishments	04 Households FY 2010	Proposed 145 Underway Complete	04 Households FY 2013	Proposed 145 Underway Complete		
	04 Households FY 2011	Proposed 145 Underway Complete	04 Households FY 2014	Proposed 145 Underway Complete		
	04 Households FY 2012	Proposed 145 Underway Complete	Accompl. Type:	Proposed Underway Complete		
	Proposed Outcome		Performance Measure		Actual Outcome	
	SL-2(1)		Number of participants			
	05 Public Services (General) 570.201(e)		Matrix Codes			
	Matrix Codes		Matrix Codes			
	Matrix Codes		Matrix Codes			
	Program Year 1	CDBG	Proposed Amt. 20,000 Actual Amount	Fund Source:	Proposed Amt. Actual Amount	
Fund Source:		Proposed Amt. Actual Amount	Fund Source:	Proposed Amt. Actual Amount		
04 Households		Proposed Units 145 Actual Units	Accompl. Type:	Proposed Units Actual Units		
Accompl. Type:		Proposed Units Actual Units	Accompl. Type:	Proposed Units Actual Units		

Project Name: Safe House Domestic Violence Shelter						
Description:	IDIS Project #: tbd UOG Code: TN470354 CLARKSVILLE United Methodist Urban Ministries - Safe House Domestic Violence Shelter					
Location: Suppressed	Priority Need Category Select one: Public Services ▼					
Expected Completion Date: 6/30/2011	Explanation: The objective of this program is to provide a safe, violence free living environment for homeless women and children who have been abused or battered. Other services to assist the families to obtain mainstream resources and other assistance is provided by case mangers.					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1. Increase range of housing options & related services for persons w/ special needs ▼ 2. ▼ 3. ▼					
Project-level Accomplishments	01 People ▼ FY 2010	Proposed 20 Underway Complete	01 People ▼ FY 2013	Proposed 20 Underway Complete		
	01 People ▼ FY 2011	Proposed 20 Underway Complete	01 People ▼ FY 2014	Proposed 20 Underway Complete		
	01 People ▼ FY 2012	Proposed 20 Underway Complete	Accompl. Type: ▼	Proposed Underway Complete		
	Proposed Outcome		Performance Measure		Actual Outcome	
	SL-1 (2)		Number of people assisted			
	05G Battered and Abused Spouses 570.201(e) ▼		Matrix Codes ▼			
	Matrix Codes ▼		Matrix Codes ▼			
	Matrix Codes ▼		Matrix Codes ▼			
	Program Year 1	CDBG ▼	Proposed Amt. 23,000 Actual Amount	Fund Source: ▼	Proposed Amt. Actual Amount	
Fund Source: ▼		Proposed Amt. Actual Amount	Fund Source: ▼	Proposed Amt. Actual Amount		
01 People ▼		Proposed Units 20 Actual Units	Accompl. Type: ▼	Proposed Units Actual Units		
Accompl. Type: ▼		Proposed Units Actual Units	Accompl. Type: ▼	Proposed Units Actual Units		

Grantee Name: **Clarksville, TN**

Project Name: Clarksville Regional Alliance for Financial Independence					
Description:	IDIS Project #: tbd UOG Code: TN470354 CLARKSVILLE United Way - Provides volunteer tax preparation services and promotion of Earned Income Tax Credit Filings.				
Location: City of Clarksville	Priority Need Category Select one: Public Services				
Expected Completion Date: 6/30/2011	Explanation: Program provides free tax preparation and education for low-income persons. Promotes Earned Income Tax Credit filings and promotes financial awareness assisting entry into the mainstream "Banking" by providing credit counseling and fostering growth toward independence.				
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity	Specific Objectives 1. Improve the services for low/mod income persons 2. Improve economic opportunities for low-income persons 3.				
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability					
Project-level Accomplishments	04 Households FY 2010	Proposed 750 Underway Complete	04 Households FY 2013	Proposed 750 Underway Complete	
	04 Households FY 2011	Proposed 750 Underway Complete	04 Households FY 2014	Proposed 750 Underway Complete	
	04 Households FY 2012	Proposed 750 Underway Complete	Accompl. Type:	Proposed Underway Complete	
	Proposed Outcome		Performance Measure		Actual Outcome
	EO-1(1)		Number of persons assisted		
	05 Public Services (General) 570.201(e)		Matrix Codes		
	Matrix Codes		Matrix Codes		
	Matrix Codes		Matrix Codes		
	Program Year 1	CDBG	Proposed Amt. 19,959 Actual Amount	Fund Source:	Proposed Amt. Actual Amount
Fund Source:		Proposed Amt. Actual Amount	Fund Source:	Proposed Amt. Actual Amount	
04 Households		Proposed Units 750 Actual Units	Accompl. Type:	Proposed Units Actual Units	
Accompl. Type:		Proposed Units Actual Units	Accompl. Type:	Proposed Units Actual Units	

Project Name: Preventing Homelessness with Education & Assistance Program (PHEAP)								
Description:	IDIS Project #: tbd UOG Code: TN470354 CLARKSVILLE							
Radical Missions - First Church of the Nazarene								
Location:	Priority Need Category							
City of Clarksville	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Select one:</td> <td>Public Services ▼</td> </tr> <tr> <td colspan="2">Explanation:</td> </tr> </table>	Select one:	Public Services ▼	Explanation:				
Select one:	Public Services ▼							
Explanation:								
Expected Completion Date: (mm/dd/yyyy)	The program provides financial education and financial assistance to meet the immediate need of preventing eviction or foreclosure as well as money management education.							
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2">Objective Category</td> </tr> <tr> <td><input type="radio"/> Decent Housing</td> <td></td> </tr> <tr> <td><input type="radio"/> Suitable Living Environment</td> <td></td> </tr> <tr> <td><input checked="" type="radio"/> Economic Opportunity</td> <td></td> </tr> </table>		Objective Category		<input type="radio"/> Decent Housing		<input type="radio"/> Suitable Living Environment		<input checked="" type="radio"/> Economic Opportunity
Objective Category								
<input type="radio"/> Decent Housing								
<input type="radio"/> Suitable Living Environment								
<input checked="" type="radio"/> Economic Opportunity								
Outcome Categories	Specific Objectives							
<input checked="" type="checkbox"/> Availability/Accessibility	1 Improve economic opportunities for low-income persons ▼							
<input type="checkbox"/> Affordability	2 ▼							
<input type="checkbox"/> Sustainability	3 ▼							
Project-level Accomplishments	04 Households ▼	Proposed 40	04 Households ▼	Proposed 40				
		Underway		Underway				
		Complete		Complete				
	FY 2010		FY 2013					
	04 Households ▼	Proposed 40	04 Households ▼	Proposed 40				
		Underway		Underway				
		Complete		Complete				
	FY 2011		FY 2014					
	04 Households ▼	Proposed 40	Accompl. Type: ▼	Proposed				
	Underway		Underway					
	Complete		Complete					
FY 2012								
Proposed Outcome	Performance Measure	Actual Outcome						
EO-1 (2)	Number of households assisted							
05 Public Services (General) 570.201(e) ▼		Matrix Codes ▼						
Matrix Codes ▼		Matrix Codes ▼						
Matrix Codes ▼		Matrix Codes ▼						
Program Year 1	CDBG ▼	Proposed Amt. 28,600	Fund Source: ▼	Proposed Amt.				
		Actual Amount		Actual Amount				
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.				
		Actual Amount		Actual Amount				
	04 Households ▼	Proposed Units 40	Accompl. Type: ▼	Proposed Units				
		Actual Units		Actual Units				
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units				
		Actual Units		Actual Units				

Project Name:		The Salvation Army Emergency Shelter/Partnership in Caring						
Description:		IDIS Project #: tbd		UOG Code: TN470354 CLARKSVILLE		The Emergency Shelter will provide services to transients and local homeless individuals.		
Location:		Priority Need Category						
City of Clarksville		Select one:		Public Services ▼				
Expected Completion Date: (mm/dd/yyyy)		Explanation:						
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity		The Emergency Shelter will provide services to transients and local homeless individuals. This includes providing a safe, comfortable place to sleep, two meals a day, showers, laundry facilities and clothing if needed.						
Outcome Categories		Specific Objectives						
<input checked="" type="checkbox"/> Availability/Accessibility		1		Increase range of housing options & related services for persons w/ special needs ▼				
<input type="checkbox"/> Affordability		2		▼				
<input type="checkbox"/> Sustainability		3		▼				
Project-level Accomplishments	01 People ▼	Proposed	900		01 People ▼	Proposed	900	
	FY 2010	Underway			FY 2013	Underway		
		Complete				Complete		
	01 People ▼	Proposed	900		01 People ▼	Proposed	900	
	FY 2011	Underway			FY 2014	Underway		
		Complete				Complete		
	01 People ▼	Proposed	900		Accompl. Type: ▼	Proposed		
FY 2012	Underway				Underway			
	Complete				Complete			
Proposed Outcome		Performance Measure			Actual Outcome			
SL-1 (1)		Number of participants						
05 Public Services (General) 570.201(e) ▼				Matrix Codes ▼				
Matrix Codes ▼				Matrix Codes ▼				
Matrix Codes ▼				Matrix Codes ▼				
Program Year 1	CDBG ▼	Proposed Amt.	20,000		Fund Source: ▼	Proposed Amt.		
	Fund Source: ▼	Actual Amount			Fund Source: ▼	Actual Amount		
		Proposed Amt.				Proposed Amt.		
	01 People ▼	Actual Amount			Accompl. Type: ▼	Actual Amount		
		Proposed Units	900			Proposed Units		
	Accompl. Type: ▼	Actual Units			Accompl. Type: ▼	Actual Units		
		Proposed Units				Proposed Units		
			Actual Units				Actual Units	

Project Name: Community Housing Development Organization Set-Aside (CDHO)					
Description:	IDIS Project #: tbd UOG Code: TN470354 CLARKSVILLE				
U.S. Department of Housing and Urban Development requires that at least 15 percent of allocated HOME funds be set aside for specific housing activities undertaken by Non-Profit Community Housing Development Organizations.					
Location:	Priority Need Category				
City of Clarksville	Select one: Rental Housing ▼				
Expected Completion Date: (mm/dd/yyyy)	Explanation: The program will construct or rehabilitate rental housing units for those with special needs through a CHDO.				
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Increase the supply of affordable rental housing ▼				
	2 ▼				
	3 ▼				
Project-level Accomplishments	10 Housing Units ▼	Proposed 2		10 Housing Units ▼	Proposed 1
		Underway			Underway
		Complete			Complete
	FY 2010			FY 2013	
	10 Housing Units ▼	Proposed 1		10 Housing Units ▼	Proposed 1
		Underway			Underway
		Complete			Complete
	FY 2011			FY 2014	
	10 Housing Units ▼	Proposed 1		Accompl. Type: ▼	Proposed
	Underway			Underway	
	Complete			Complete	
FY 2012					
Proposed Outcome	Performance Measure	Actual Outcome			
DH-1(2)	Housing units created or rehabilitated				
12 Construction of Housing 570.201(m) ▼	Matrix Codes ▼				
Matrix Codes ▼	Matrix Codes ▼				
Matrix Codes ▼	Matrix Codes ▼				
Program Year 1	HOME ▼	Proposed Amt.	70,505	Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	10 Housing Units ▼	Proposed Units	2	Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- | | |
|-------------------------------------|------------------------------------|
| <input type="checkbox"/> | This certification does not apply. |
| <input checked="" type="checkbox"/> | This certification is applicable. |

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

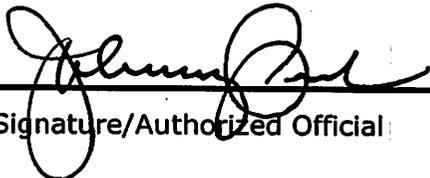
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

May 7, 2010

Date

John E. Piper

Name

Mayor

Title

1 Public Square, 4th Floor

Address

Clarksville, TN 37040-3463

City/State/Zip

931-645-7444

Telephone Number

- This certification does not apply.
 This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. **Maximum Feasible Priority** - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. **Overall Benefit** - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2010, 2011, 2012, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. **Special Assessments** - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

4/2



May 7, 2010

Signature/Authorized Official

Date

John E. Piper

Name

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Telephone Number

<input checked="" type="checkbox"/> This certification does not apply. <input type="checkbox"/> This certification is applicable.
--

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

<hr/>	<input type="text"/>
Signature/Authorized Official	Date
<input type="text"/>	
Name	
<input type="text"/>	
Title	
<input type="text"/>	
Address	
<input type="text"/>	
City/State/Zip	
<input type="text"/>	
Telephone Number	

<input type="checkbox"/> This certification does not apply.
<input checked="" type="checkbox"/> This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official

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Telephone Number

<input checked="checked" type="checkbox"/> This certification does not apply. <input type="checkbox"/> This certification is applicable.

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

_____	<input type="text"/>
Signature/Authorized Official	Date
<input type="text"/>	
Name	
<input type="text"/>	
Title	
<input type="text"/>	
Address	
<input type="text"/>	
City/State/Zip	
<input type="text"/>	
Telephone Number	

- | |
|--|
| <input checked="" type="checkbox"/> This certification does not apply.
<input type="checkbox"/> This certification is applicable. |
|--|

ESG Certifications

I, _____, Chief Executive Officer of **Error! Not a valid link.**, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.
 This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
United Methodist Urban Ministries-Grace Assistance Program	217 South 3 rd St	Clarksville	Montgomery	TN	37040
United Methodist Urban Ministries - Safe House	Supressed	Clarksville	Montgomery	TN	37040
Community Action Agency	1498 Golf Club Lane	Clarksville	Montgomery	TN	37040
Salvation Army	208 Kraft St	Clarksville	Montgomery	TN	37040
United Way	1300 Madison St	Clarksville	Montgomery	TN	37040
Clarksville First Church of the Nazarene/Radical Missions	150 Richview Rd	Clarksville	Montgomery	TN	37043

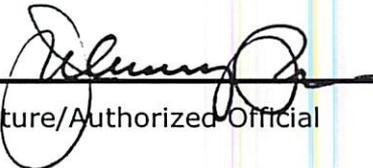
7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled

Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan



Signature/Authorized Official

May 7, 2010

Date

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