CITY OF OAK RIDGE
COMMUNITY DEVELOPMENT BLOCK GRANT
CONSOLIDATED PLAN
for
THE PERIOD OF
July 1, 2014 – June 30, 2017

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www.oakridgetn.gov

EQUAL HOUSING OPPORTUNITY

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Executive Summary

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

Introduction
The City of Oak Ridge receives CDBG funding administered by the U.S. Department of Housing and Urban Development. The Consolidated plan is the document that the City of Oak Ridge submits to the U.S. Department of Housing and Urban Development (HUD) as a requirement to receive funding for the CDBG program. All CDBG recipients are required to submit a Consolidated Plan every three to five years to HUD for review. These plans identify community-specific housing and non-housing needs and outline strategies for addressing them. The Consolidated Plan is required to address the following HUD National Objective Categories:

- Activities Benefiting L/M Income Persons
- Prevention/Elimination of Slum or Blight
- Urgent Need

The Consolidated Plan is the City's guide for implementation of policies and programs that further HUD national objectives for the CDBG program. CDBG funds can be used for a variety of activities to help low to moderate (L/M) income people and neighborhoods such as housing rehabilitation, public facilities, community services, infrastructure, transitional housing, economic development, code enforcement activities and elimination of blight. The City of Oak Ridge Consolidated Plan for the years 2014-2017 was developed through a public participation process. The City held three public meetings to receive comments and recommendations from citizens, non-profit agencies, faith-based organizations and city staff. The data for this plan is based on a working paper of 2006-2010 Comprehensive Housing Affordability Strategy (CHAS) data provided by the U.S. Department of Housing and Urban Development has released.

The City will submit three Annual Action Plans during the Consolidated Plan period of 2014-2017. Each Annual Action Plan will describe the City's plan for investing CDBG entitlement funds for the upcoming year. The first Annual Action Plan for the City of Oak Ridge's Consolidated Plan 2014-2017 will be for Program Year (PY) 2014/Fiscal Year (FY) 2015.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview
Through the data collection and public participation processes, the City of Oak Ridge developed priority strategies, objectives, and performance measurements to meet the needs of the homeless, the non-homeless with special needs, and community development initiatives. The City's CDBG entitlement funds for the three-year period of July 1, 2014 through June 30, 2017 support the following initiatives:

- Debt repayment for the Scarboro Community Center expansion project
- Removal of vacant blighted housing
- Infrastructure improvements that provide safety and connectivity within specific areas
- Grant administration
- Matching funds for housing partnerships

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The investment activities listed above focus on revitalization efforts that improve the overall quality of life for Oak Ridge residents.

Evaluation of past performance

The City of Oak Ridge achieved all of its objectives over the past three years. The City has eliminated blight, helped homeless persons and persons at risk of becoming homeless, assisted in the provision of housing options for persons with special needs, including the elderly, acquired and demolished structures to remove dilapidated housing, provided code enforcement services to address property maintenance issues, improved public facilities, and supported infrastructure improvements that provide safety, accessibility, and connectivity.

The City has been successful in achieving its goals through community partnerships. Last year, the City contracted with Trinity Outreach Center of Hope (TORCH) to assist the homeless population through rapid rehousing and prevention efforts. TORCH provided emergency services to a number of individuals in Oak Ridge and their services were an invaluable asset to the community. The City also continues to partner with ADFAC through their homeless prevention program, which is funded by City tax dollars. The City also partnered with Aid to Distressed Families of Appalachia (ADFAC) to address property maintenance issues and interior improvements for persons with special needs. Many of the improvements were made in deteriorating neighborhoods, which magnifies the scale of impact for residents.

Recently, the City transferred several parcels of cleared land to the Oak Ridge Land Bank Corporation for revitalization purposes. The Oak Ridge Land Bank Corporation was created pursuant to the authority of the Tennessee Local Land Bank Pilot Program set forth in Tennessee Code Annotated §13-30-101 et seq. By such statute, the Oak Ridge Land Bank Corporation has authority to create a land bank for real property located with the boundaries of Oak Ridge. For purposes of this chapter, "land bank" means real property, however obtained or acquired and held by the Oak Ridge Land Bank Corporation, with the intent of acquiring and holding on the real property so acquired until such time as the corporation is able to find a willing and able buyer to acquire the real property from the corporation.

Summary of citizen participation process and consultation process

The City of Oak Ridge recognizes the importance of citizen participation and includes it as a goal in the CDBG program. Citizens are informed of public hearings, staff meetings, City Council meetings and work sessions, and Fair Housing Month. Information about the CDBG program is also available on the City's website at: http://www.oakridgetn.gov/department/CommDev/Planning-Division/CDBG-Program. The Consolidated Plan, Annual Action Plan, (AAP) and Consolidated Annual Performance and Evaluation Report (CAPER) are available for download on the City's website as well. City staff attempts to stay informed about programs funded through other sources, and makes every effort to inform community organizations of this information.

Summary of public comments

The City held two public meetings prior to the 30-day comment period to receive input from the public and a third meeting has been scheduled. The first meeting was held on Wednesday, October 9, 2013 at 5:00 p.m. and was attended by representatives from Habitat for Humanity, Trinity Outreach Center of Hope, and Aid to Distressed Families of Appalachia. The second public meeting was held on Tuesday October 15, 2013 and the attendance mirrors that of the first public meeting. The third meeting has been scheduled on April 24, 2014 at 5:00 p.m. during the 30-day comment period. All public meetings are published in the Oak Ridger newspaper several days prior to the meeting dates.

While there were not any citizens present at the first two meetings, citizens provided feedback through returned surveys. In summary, citizens rated public facilities/homeless facilities as the community's greatest need. Handicapped services, code enforcement activities and transportation services were also rated high, indicating there is a significant community need for these services. Public facilities were rated as a medium community need. From the survey responses received, citizens emphasized the importance of youth centers, mental health facilities, and tenant landlord counseling services, as well as handicapped services. The same survey responses rated infrastructure development, flood drainage improvements, code enforcement activities, and crime awareness as low community needs.

Summary of comments or views not accepted and the reasons for not accepting them
From the Citizen feedback received, citizens feel that homeless facilities are the community's greatest need. Since the City does not have a homeless shelter in the Oak Ridge city limits, the City recognized the need would have to be addressed indirectly. For this reason, the City allocated its Emergency Solution Grant (ESG) funding of $50,000.00 to TORCH to provide emergency shelter for homeless persons.

Summary
Preparation of the City of Oak Ridge Consolidated Plan 2014-2017 is a significant project, requiring the support of municipal staff, elected officials, and the public at large. The 30-day comment period for the Consolidated Plan and the Annual Action Plan (AAP), a chapter in the Consolidated Plan, will begin on Friday, April 11, 2014 and end on Monday, May 12, 2014. A public hearing will be held on Thursday, April 24, 2014 at 5:00 p.m. at the Oak Ridge Municipal Building in the Training Room.

Copies of the City of Oak Ridge Consolidated Plan 2014-2017 and the PY2014/FY2015 Annual Action Plan are available for review in the City Clerk's office, in the Community Development Department, and in the Oak Ridge Public Library. Both plans are also available online at: http://www.oakridgetn.gov/department/CommDev/Planning-Division/CDBG-Program. Please contact Athanasia Senecal Lewis at asenecal@oakridgetn.gov or 865-425-3574 with any questions about either of the plans.

The Process

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

The City of Oak Ridge is the lead agency and local jurisdiction responsible for overseeing the development of the Consolidated Plan and the administration of CDBG entitlement funds. A modified City Manager-Council form of government governs the City of Oak Ridge. This governing body consists of a seven member City Council that elects one of its members as Mayor to serve as the ceremonial head of the City and presiding officer of the City Council. The City Manager and City Attorney are appointed by the City Council.

Development of the Consolidated Plan

Three public meetings were held during the preparation of this Consolidated Plan. Notice was published in *The Oak Ridger newspaper.* The meeting dates and times were:

Wednesday October 9, 2013 at 5:00 p.m.
Tuesday October 15, 2013 at 5:00 p.m.
Thursday, April 24, 2014 at 5:00 p.m.

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

Agency Role	Name	Department/Agency
GRANTEE	CITY of OAK RIDGE	

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Copies of the City of Oak Ridge Consolidated Plan 2014-2017 and the PY2014/FY2015 Annual Action Plan are available for review in the City Clerk's office, in the Community Development Department, and in the Oak Ridge Public Library. Both plans are also available online at: http://www.oakridgetn.gov/department/CommDev/Planning-Division/CDBG-Program. Please contact Athanasia Senecal Lewis at asenecal@oakridgetn.gov or 865-425-3574 with any questions about either of the plans.

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction
The development of the Consolidated Plan involved consultation with public and private agencies that provide assisted housing, health services and social services, including providers to children, elderly people, people with disabilities and their families, and homeless people. Some of the agencies are:

- Aid to Distressed Families of Appalachian Counties, Inc. (ADFAC)
- East Tennessee Family Services
- Ridgeview Psychiatric Hospital and Services, Inc.
- Oak Ridge Neighborhood Watch Captains
- Oak Ridge Housing Authority
- Trinity Outreach Center of Hope (TORCH)
- Tennessee Valley Coalition to End Homelessness (TVCEH)
- League of Women Voters

The City also consults with an internal housing committee that consists of employees from various departments. Employees from Community Development, Finance, Public Works and Legal meet regularly to discuss CDBG program initiatives. On occasion, the committee meets with external stakeholders to discuss partnership opportunities that are mutually beneficial.

General Information
The City of Oak Ridge values its partnerships with area nonprofit organizations, the Oak Ridge Public Housing Authority (ORPHA), the regional Continuum of Care (CoC), state and federal officials, and the public at large. Coordination among the aforementioned entities, in addition to City staff and HUD regional staff, is essential to the community's ability to provide a plethora of much needed services.

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

The City is an active member of the Tennessee Valley Coalition to End Homelessness (TVCEH), the lead agency in the regional Continuum of Care (CoC). The City's Community Development Specialist grant attends monthly CoC meetings and serves on additional sub-committees. Coordination with the CoC is invaluable as it provides the City an opportunity to participate in dialog with numerous organizations that are committed to addressing the needs of the homeless population.

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

The City of Oak Ridge receives Emergency Solution Grant (ESG) funds, for set-aside communities, from the State of Tennessee and the funds are used to address the needs of the homeless. In recent years, the City has contracted with ADFAC for their homeless prevention program. The City currently has a sub-recipient agreement with Trinity Outreach Center of Hope (TORCH) to use ESG funds for rapid rehousing activities within the Oak Ridge city limits. Rapid rehousing involves activities that place clients in stable housing. Examples of assistance provided by the ESG program are payments for rent, deposits, mortgage

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and utilities. TORCH records the number of clients they serve on a monthly basis and this information is available for monitoring purposes.

TORCH is a member of the Tennessee Valley Coalition to End Homelessness (TVCEH), and they have the required Certification of Participation with Continuum of Care, certifying that their application is aligned with the Continuum of Care's strategies for preventing and ending homelessness and creating housing stability. More information about TORCH is available at: http://www.oakridgetorch.org/our-story/.

TORCH acknowledges that agencies using ESG grant funds to provide services must coordinate with other agencies by entering information into the Homeless Management Information System (HMIS). Among other benefits, the HMIS helps prevent the duplication of services. The TVCEH provides TORCH quarterly monitoring reports for data entered in the HMIS system. As an ESG grantee, the City reviews the monitoring reports to verify program compliance. Toward the end of the program year, the City will meet with TORCH to discuss the success of their program and determine a path forward.

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

In addition to holding three public meetings, the City of Oak Ridge met with ADFAC, TORCH, Habitat for Humanity, and the Oak Ridge Land Bank Corporation to discuss community development programs in Oak Ridge. Discussions focused on the following:

- Acquisition and demolition of blighted properties and its impact in neighborhoods
- Partnerships to rehabilitate deteriorated structures in neighborhoods
- Homeless prevention activities and the impacts on the community
- Rapid rehousing activities
- Transfer of select properties to the Oak Ridge Land Bank Corporation for revitalization purposes

Identify any Agency Types not consulted and provide rationale for not consulting
The City advertised all three public meetings in the local newspapers and on the City's website. The City also notified the Continuum of Care (CoC) about the planning phase of the Consolidated Plan.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Emergency Solutions Grant (ESG)	City of Oak Ridge	Homeless services and prevention

Table 2 – Other local / regional / federal planning efforts

PR-15 Citizen Participation

Introduction

The City of Oak Ridge is an entitlement jurisdiction receiving Community Development Block Grant (CDBG) funds directly from the U.S. Department of Housing and Urban Development (HUD). Pursuant to the CDBG program regulations, the City is required to prepare a Consolidated Plan at least every five years, or the City may choose to prepare a three-year plan. The City is also required to prepare one-year Annual Action Plan of the Consolidated Plan and a Consolidated Annual Performance Evaluation Report (CAPER).

The Citizen Participation Plan (CPP) establishes the City of Oak Ridge's policies and procedures for citizen participation in the development of the CDBG Consolidated Plan, Annual Action Plans, including any subsequent amendment(s) and the CAPER. The CPP provides an opportunity for nonprofit service agencies and the community to work in partnership with the City to identify needs and allocate the CDBG funds. The CPP encourages participation from all citizens. Preparation of the three-year Consolidated Plan and the one-year Annual Action Plans include the involvement of community development staff, an internal housing Committee, the City Manager and City Council. The City's CDBG administrator is Athanasia Senecal Lewis, Community Development Specialist. The CDBG program administrator records the CDBG housing committee recommendations, tracks CDBG expenditures and serves as the City's contact person for the CDBG program.

The CDBG housing Committee is comprised of the City's CDBG program administrator and representatives from various City departments. This committee serves as an advisory group to the City Manager and City Council on planning, implementation and assessment of CDBG programs/activities through the following tasks:

- Collection of citizen input with respect to neighborhood/community needs
- Consultation with potential CDBG sub-recipients during the application process
- Consultation with internal housing committee and senior management to discuss community goals
- Committee Review of applications and proposed projects
- Staff recommendation to the City Manager for City Council's approval
- Review of progress on projects/programs

The CDBG housing committee provides program and funding recommendations to the City Manager for City Council's review and approval. The City Council is responsible for executing the procedures established in the CPP. The City Council makes the final determination about the priority of various community needs each year when allocating CDBG funds through the approval of the one-year Annual Action Plan.

The City of Oak Ridge staff and elected officials recognize that CDBG entitlement funds are taxpayer money returned to the City to be used primarily to benefit extremely low, low and moderate-income residents. City staff and elected officials are stewards of this public money and will openly discuss all records, except for those confidential records protecting a household's privacy. The City of Oak Ridge presents the following CPP, in accordance with 24 CFR Parts 91, et.al.

Citizen Participation Plan (CPP)
The City of Oak Ridge provides opportunities for citizens, public agencies, and other interested parties, including citizens directly affected, adequate information on the CDBG program, including the anticipated amount of CDBG funds that are available for the current fiscal year and the range of activities that the City may undertake with the funds. Citizens are provided the opportunity to submit comments to the City on any of the identified housing and community development needs, the amount of funds received, and the activities undertaken to assist with the identified needs.

The City has increased its citizen participation since the 2011-2014 Consolidated Planning process. To date, the City has received sixteen needs assessment survey responses from the public. The responses indicate that citizens believe that homeless facilities are a significant community need. Since the City does not own or operate a homeless shelter within the Oak Ridge city limits, homeless needs are being addressed indirectly, through the use of Emergency Solutions Grant (ESG) funding.

There are numerous subsidized rental complexes, an abundance of voucher rental properties and other available rental properties. The City of Oak Ridge has chosen to not use CDBG funding or other funding for rental properties.

Access to Information
As noted in the CPP, the previous section, citizens, public agencies, and other interested parties, including citizens directly affected, will be provided adequate information on the CDBG program, including the anticipated amount of CDBG funds that will be available for the current fiscal year and the range of activities that the City may undertake with the funds. They also will be provided the opportunity to review and submit comments on any of the identified housing and community development needs, the amount of anticipated funds and the proposed activities under consideration.

Anti-displacement/Relocation – Federal and/or State Funding
In the event that any residential displacement and relocation must take place in order to carry out a CDBG program activity, or any project the utilizes federal and/or state funding, the City of Oak Ridge ensures that it will develop an Anti-displacement and Relocation Plan in connection with that project as applicable per Federal regulations. This will include compliance with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended and implementing regulations of 49 CFR part 24.

Anti-displacement/Relocation – Local Funding
The following policy may be used for residential displacement and relocation of Oak Ridge residents if the project uses only local funds.

CITY OF OAK RIDGE, TENNESSEE
LOCAL RELOCATION ASSISTANCE POLICY

Purpose
The City of Oak Ridge Relocation Assistance Policy for has been developed to assist residents living in rental units within the city limits with assistance to move from their rental units due to redevelopment efforts. This policy is to be considered a local policy and will be utilized in the

event no Federal or State funding is involved in the project that causes residents to be relocated.

Definitions

1. City refers to the City of Oak Ridge.
2. Authorized Administrator is any private or governmental agency, which administers the relocation policy to eligible clients living within the city limits.
3. Bona fide Resident is a person, eighteen years of age or older who is listed on the City of Oak Ridge utility records with corresponding proof of a valid lease and has been living in the affected rental unit for one year prior to the notice to vacate the unit.
4. Displacement is when tenants are forced to move from their rental units because of action taken by the City.
5. Eligible Tenant is a tenant that applies for assistance who meets the eligibility requirements.
6. Relocation Assistance is money and/or other support to help displaced tenants find a new place to live.

Displacement

Displacement occurs when tenants are forced to move from their rental units because of action taken by the City. The reasons to order a tenant to move include but may not be limited to the following:

1. The building is to be boarded up and/or torn down with government approval.
2. The landlord is ordered by the housing and/or building inspector to make repairs that cannot be made unless the tenants move
3. The landlord has allowed more people to live in a unit than the law allows, or the landlord has made a separate apartment out of a part of the building, such as an attic or a basement, that is not legal to rent
4. The building is being taken over by the City to be used to build a school playground, a highway, a neighborhood renewal program, or some other public project
5. The landlord is not allowed to rent the apartment because of zoning laws.

Relocation Assistance

Relocation assistance is money and/or other support services to help displaced tenants find a new place to live. Tenants that are displaced may or may not receive relocation assistance. Monetary relocation assistance shall be limited to $500 per Eligible Tenant. Available relocation assistance shall be limited to the following:

1. Money for temporary housing until the tenant finds a permanent home, if the City and/or the Authorized Administrator forces the tenant to move out immediately because of an emergency. This is limited to $500 per Eligible Tenant.
2. A payment to assist with the Eligible Tenant's actual moving costs. This is limited to $500 per Eligible Tenant and requires receipts for the actual moving costs.
3. A dislocation payment to the Eligible Tenant's dislocation, which includes an allowance of $200 and a fixed moving payment of $300. The payment does not require receipts.
4. Help by the City, Authorized Administrator and other partners to locate a new, affordable place for the Eligible Tenant to live.

Eligibility
Eligible Tenants are applicants that request relocation assistance and meet the following minimum requirements:

1. Bona-fide resident of Oak Ridge which requires the following:
    a. Eighteen years of age or older
    b. Listed on the City of Oak Ridge utility records for the affected unit being vacated
    c. Utility account with the City of Oak Ridge shall be in good standing with any past-due balances being paid in full by the date of application for relocation assistance
    d. Proof of a written lease for the unit being vacated with the name listed on the lease being the same name as listed on the City of Oak Ridge utility records
    e. Lived in the affected rental unit for 12 months consecutively and prior to the date of notice to vacate
2. Proof of legal residence within the United States of America.
3. If a tenant has been convicted for drug and/or alcohol violations within the previous twelve months (12) from the date of notice to vacate, they must provide proof they are currently or have been receiving treatment for this condition.

Authorized Administrator
The Relocation Assistance Policy for the City of Oak Ridge allows the City to contract with a qualified agency to administer the relocation policy. This qualified agency will be the Authorized Administrator of the policy. With approval and assistance by the City, the Authorized Administrator will be responsible for determining Displacement has occurred, determining tenant Eligibility and providing Relocation Assistance.

Plan Publication
Summaries and/or complete copies of the Consolidated Plan, Annual Action Plans, and substantial amendments to either document or the CAPER will be available to the public for free upon written request to the CDBG program administrator.

Public Hearings
The City of Oak Ridge will schedule and hold at least three (3) Public Hearings each year to solicit citizen comments on the Consolidated Plan, Annual Action Plans and CAPER. Although held at different stages of the program year, these public hearings will address housing and community development needs, proposed activities to assist with the needs, and program performance. These hearings will be held at times and locations that are convenient to both potential and actual beneficiaries. The hearings will be scheduled separately from the City Council meetings that require approval of CDBG activities.

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The schedule for the Public Hearings is:

Needs Assessment	October 2013
Consolidated Plan and/or Annual Action Plan	April 2014
CAPER	September 2014

Notice of Public Hearings
Adequate advance notice of each public hearing will be provided to all of Oak Ridge's citizens. At least two (2) weeks prior to a public hearing a notice will be published in a local newspaper. The notice will include sufficient information on the hearing, including the purpose, date, time, and location. A notice will be displayed in a public area within the following city facilities:

Municipal Building Courtroom	Public Library
Recreation Center	Senior Center
Scarboro Community Center	Scarboro Center

Access to Meetings
All meetings and public hearings related to the CDBG program will be held in locations accessible to those with physical disabilities and upon notice and in compliance with the American with Disabilities Act, the City will attempt to provide for individuals needing special accommodations (including auxiliary communicative aids and services) during the hearings.

Public Comments
In preparing the Consolidated Plan, Annual Action Plans and CAPER, the City of Oak Ridge will consider the views of its citizens, public agencies and all other interested parties. Public comments will be accepted for at least 30 days for the Consolidated Plan and/or Annual Action Plans prior to submission of the documents to HUD for review and approval. All citizen comments provided to the City either orally or in writing will be considered prior to City Council approving the Consolidated Plan and/or Annual Action Plans.

Public comments will be accepted for at least 15 days for the CAPER prior to submission of the document to HUD. A summary of these citizen comments will be included in the CAPER prior to submitting the document to HUD.

If a major project, such as the construction or expansion of a public facility, uses CDBG funds, additional public meetings will be held along with the acceptance of public comments, specific to the project.

All Oak Ridge City Council agendas include the opportunity for citizen comments that are not related to an agenda item. Citizens could use this forum to express their comments concerning the City's CDBG program. All Oak Ridge City Council members have email addresses that are accessible from the City's website at www.oakridgetn.gov.

Substantial Amendments

Once approved by City Council and HUD, the City of Oak Ridge may amend the Consolidated Plan and Annual Action Plans if the need arises. Any amendments to the Consolidated Plan and/or Annual Action Plan shall include a 30-day public comment period. The City will give reasonable notice and an opportunity for citizen to comment on proposed amendment(s). All comments provided to the City, either orally or in writing, will be considered prior to City Council approval of the amendment(s). A summary of the citizen comments and the City's response with respect to their acceptance will be included with the substantial amendment(s) document prior to submission to HUD.

The City of Oak Ridge will amend the approved Consolidated Plan whenever a decision is made to propose a substantial change in funding priorities and/or a substantial change in the method of the distribution of funds. A "substantial change" is defined as a change equal to or in excess of 50% of the City's CDBG entitlement funds for the current program year.

The City of Oak Ridge will amend an approved one-year Annual Action Plan whenever one of the following decisions is made:

- to carry out an activity that was not included or approved in the one-year Annual Action Plan;
- to cancel an activity, prior to the end of the plan year, that was included and approved in the one-year Annual Action Plan;
- to increase or decrease the amount to be expended on a particular activity from the amount stated in the one-year Annual Action Plan by more than 50%;
- to change the purpose, scope, specific location or beneficiaries of an activity that was included and approved in the one-year Annual Action Plan.

Performance Reports

The City of Oak Ridge will submit a Consolidated Annual Performance Evaluation Report (CAPER) to HUD on the City's CDBG funded projects outlined in each one-year Annual Action Plan. Like the Consolidated Plan and the Annual Action Plans, citizens will be provided with an opportunity to comment on the CAPER. Prior to submission of the CAPER to HUD, all citizens will be provided a fifteen (15) day comment period. Any citizen comments provided either orally or in writing to the City will be considered prior to submission of the report and a summary of the citizen comments will be included with the report.

Plan Availability and Access to Records

The City of Oak Ridge Consolidated Plan, Annual Action Plans, substantial amendment(s) to either document or the CAPER will be made available to the public when they are developed and during the public comment periods. Once submitted and/or approved by City Council and HUD, the documents will be available on the City's website, www.oakridetn.gov CDBG icon and to any interested party, upon written request to:

City of Oak Ridge
Municipal Building
Community Development Department
200 S. Tulane Avenue
Oak Ridge, TN 37830
Athanasia Senecal Lewis
asenecal@oakridgetn.gov

Technical Assistance

When needed, the City of Oak Ridge will offer technical assistance directly to groups representing low-to-moderate income persons, neighborhood organizations, and community service organizations. The City may also refer these groups to a competent local organization that can provide such assistance. The City's technical assistance contact for the CDBG entitlement program is: Athanasia Senecal Lewis, Community Development Specialist in the Community Development Department at asenecal@oakridgetn.gov.

Complaints
Written complaints from citizens with respect to the Consolidated Plan, one-year Annual Action Plans, any amendments, and the CAPER will receive a response from the City within thirty (30) days, if practicable.

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Needs Assessment

NA-05 Overview

Introduction

The City of Oak Ridge has a unique history in that it was selected by the United States government in 1942 as the location for its production plants for uranium 235, a component of the first atomic bomb. The U.S. Corps of Engineers, as part of the secret World War II Manhattan Project, constructed a city and three manufacturing plants of unprecedented scope to develop a technology that ended the war. In less than two years, the federal government constructed a town to employ, house and entertain a population that peaked at 75,000 during the war. Housing ranged from tent/hutments to 1200 sq. ft. homes that were assigned by rank and originally intended to be temporary in nature. Residents lived in seven individual neighborhoods with commercial and recreational opportunities within walking distance. Each neighborhood was unique in character in addition to the size and style of home offered.

In the immediate years following the war effort, Oak Ridge thrived as the home to nationally recognized research scientists and a highly skilled labor force. However, in recent years the housing constructed by the federal government in the years between 1943 and 1947, which was only intended to last for up to seven years, has deteriorated significantly and is now either vacant or blighted with high concentrations of criminal activity.

In addition, the City has a disproportionate rate of rental units versus owner-occupied housing, and this presents challenges with regard to maintenance and investments. The City continues to see an increase in rental units with minimal investments made to the structures.
The City of Oak Ridge needs to increase the value of its existing housing stock, encourage homeownership and revitalize neighborhoods.

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

Summary of Housing Needs:
The age of the City's housing stock continues to be one of our greatest challenges. Based on the 2009-2011 American Community Survey data 85% of the houses in Oak Ridge were built before 1989 with 35% of them prior to 1950. The other 15% of homes were built after 1990. Many of the legacy houses still exist.

Housing affordability is another significant challenge for Oak Ridge. Housing Characteristics from the American Community Survey 5-Year Estimate that nearly 30% of residents spend more than 30% of their household income on rent or mortgages.

Age distribution of residents presents a unique challenge for Oak Ridge as well. Nearly 19.3% of residents are at least 65 years or older, which is 5.9% higher than the State of Tennessee.
There is also a large population of retired federal contractors with no expectation of cost of living increases. Based on Income and Benefits estimates, 35.2% of households receive Social Security income compared to 29.7% of households in the State of Tennessee. Similarly, 25.6% of households in Oak Ridge receive retirement compared to 17.7% in the State.

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	27,387	28,925	6%
Households	12,056	12,686	5%
Median Income	$41,950.00	$48,716.00	16%

Table 3 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Number of Households Table
Of the 12,686 total households, 2,805 households (22% of total households) make less than 50% of the HAMFI. Of the large family households, most are either fairly well off, as 55% of large family households make >100% HAMFI. 20% of large family households make <30% HAMFI. Households that have at least one person 62-74 of age represent 18% of households. A strong majority of these households (67%) make more than 50% of HAMFI. There are 2284 households (18% of total households) that contain at least one person over 75 of age, and 1,630 households (71% of households containing at least one person age 75 or older) make more than 50% of HAMFI. Households with one more or young child, as the 1,224 households (9.6% of total households) contain a large portion (430, which is 35% of households with one or more young children) that make less than 30% of HAMFI.

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,445	1,360	1,875	1,090	6,920
Small Family Households *	455	243	520	450	3,310
Large Family Households *	150	55	89	30	395
Household contains at least one person 62-74 years of age	220	215	365	210	1,335
Household contains at least one person age 75 or older	184	470	375	190	1,065

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	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households with one or more children 6 years old or younger *	430	210	179	135	270
**** the highest income category for these family types is >80% HAMFI – HUD added a note that the asterisk is incorrect – The headings and data are correct.***					

Table 4 - Total Households Table

Data Source: 2006-2010 CHAS

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Housing Needs Summary Tables

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

This section focuses on homeowners. Only 10 households who are owners lack complete plumbing or kitchen facilities.

No households are severely overcrowded. 20 home-owning households are overcrowded. 549 homeowners carry a large cost burden (>50% of income), which is 6.5% of total homeowners in Oak Ridge. 539 homeowners carry a relatively lighter burden (>30% of income), which is 6.4% of total homeowners.

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Substandard Housing – Lacking complete plumbing or kitchen facilities	0	45	10	0	55	0	0	10	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	60	0	4	0	64	0	0	20	0	20
Housing cost burden greater than 50% of income (and none of the above problems)	555	139	30	0	724	275	160	114	0	549

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
Housing cost burden greater than 30% of income (and none of the above problems)	70	365	200	40	675	50	140	185	159	534
Zero/negative Income (and none of the above problems)	100	0	0	0	100	40	0	0	0	40

Table 5 – Housing Problems Table

Data Source: 2006-2010 CHAS

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

37% of owners are below 50% of the AMI.

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	620	184	44	0	848	275	160	144	0	579
Having none of four housing problems	325	550	895	410	2,180	84	460	785	680	2,009
Household has negative income, but none of the other housing problems	100	0	0	0	100	40	0	0	0	40

Table 6 – Housing Problems 2

Data Source: 2006-2010 S

3. Cost Burden > 30%

2,398 households (18.9% of total households) pay more than 30% of their income for rent or mortgage. This section focuses on homeowners. Large related owner households that make less than 50% of AMI make up 7% of the total owned households that have a cost burden >30% AMI. Of the elderly households who own their homes, 80% of those make <50% AMI. Looking at the total need by income, 68% of the homeowners with >30% cost burden make <50% AMI. There is a significant cost burden for

elderly homeowners, with 215 persons in this subcategory.

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	280	144	69	493	55	54	130	239
Large Related	115	0	15	130	10	55	10	75
Elderly	70	165	70	305	215	135	83	433
Other	225	238	90	553	40	60	70	170
Total need by income	690	547	244	1,481	320	304	293	917

Table 7 – Cost Burden > 30%

Data Source: 2006-2010 CHAS

4. Cost Burden > 50%

1,371 households (10.8% of total households) pay more than 50% of their income for rent or mortgage. This section focuses on homeowners. 20 owned large related households make <50% AMI that also have >50% cost burden. 210 elderly homeowners (90% of those that have >50% cost burden) make <50% AMI. Of the total homeowners that carry >50% cost burden (543 total), 429 (79%) make less than <50% AMI. The greatest cost burden is on the elderly.

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	220	54	0	274	55	54	30	139
Large Related	100	0	15	115	10	10	10	30
Elderly	60	75	25	160	165	45	24	234
Other	225	54	0	279	40	50	50	140
Total need by income	605	183	40	828	270	159	114	543

Table 8 – Cost Burden > 50%

Data Source: 2006-2010 CHAS

5. Crowding (More than one person per room)

According to the 2006-2010 Chas, 84 households (0.6% of total households) are challenged with overcrowding. This statistic indicates overcrowding is not a problem. There are zero single family owner households that have crowding problems. Multiple unrelated family households have 20 owners that deal with crowding. Other, non-family households have zero problems with overcrowding.

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Single family households	60	0	4	0	64	0	0	0	0	0
Multiple, unrelated family households	0	0	0	0	0	0	0	20	0	20
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	60	0	4	0	64	0	0	20	0	20

Table 9 – Crowding Information – 1/2

Data Source: 2006-2010 CHAS

Households with Children present:
There are no subdivisions or developments that are adult only. Children are able to reside in any home in the City.

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

Introduction

HUD requires the City of Oak Ridge to examine the municipality's housing needs based on disproportionately greater need (more than ten percentage points higher) among any specific minority racial and ethnic groups. During the preparation of the Consolidated Plan 2014-2017, it was determined that there is a disproportionately greater need according to HUD's definition among the Black/African American population. The City of Oak Ridge internal housing committee will examine this need further in the near future. It is not known at this time, if the data used for this Consolidated Plan differed from previous data sources, therefore further analysis is required.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,040	285	140
White	755	200	110
Black / African American	195	50	30
Asian	0	0	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	55	0	0

Table 10 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	875	505	0
White	645	455	0
Black / African American	180	25	0
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

Table 11 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	600	1,325	0
White	490	1,225	0
Black / African American	70	25	0
Asian	10	25	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	24	0	0

Table 12 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	225	985	0
White	225	865	0
Black / African American	0	75	0
Asian	0	10	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 13 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

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

Introduction

The City of Oak Ridge CDBG Consolidated Plan 2011 – 2013 reported no disproportionately greater need (more than ten percentage points higher) among any specific minority racial and ethnic groups. However, the data below shows that a disproportionate need for Black/African American residents. As mentioned in the previous section, the City of Oak Ridge internal housing committee will examine this need further in the near future. It is not known at this time, if the data used for this Consolidated Plan differed from previous data sources, therefore further analysis is required.

0%-30% of Area Median Income

Black/African American households have one or more housing problems at a disproportionate rate, at 20%. Black/African American households also disproportionately have none of the four housing problems, but still struggle with low income, at 14%. 21% of Black / African American households here also have no or negative income.

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	935	390	140
White	665	285	110
Black / African American	190	54	30
Asian	0	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	55	0	0

Table 14 – Severe Housing Problems 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

35% of Black / African American households that make 30-50% AMI have one or more housing problems.

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	330	1,050	0
White	205	890	0
Black / African American	115	95	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	0	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

Table 15 – Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Of the households that make 50%-80% of AMI, 27% of those that have one or more housing problems are Black/African American.

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	205	1,720	0
White	120	1,595	0
Black / African American	55	40	0
Asian	0	35	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	20	4	0

Table 16 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15	1,190	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	15	1,075	0
Black / African American	0	75	0
Asian	0	10	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 17 – Severe Housing Problems 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

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

Of those that have >50% housing cost burden, 24% of the households are Black/African American.

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	9,050	1,470	1,485	140
White	8,025	1,280	1,035	110
Black / African American	490	125	360	30
Asian	200	30	10	0
American Indian, Alaska Native	39	4	0	0
Pacific Islander	0	0	0	0
Hispanic	109	4	55	0

Table 18 – Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)
The above tables illustrate a disproportionately greater need among Black / African American households. The identified disproportionately greater need appears to be a new problem for the City of Oak Ridge. The City of Oak Ridge internal housing committee will evaluate this need further.

The availability of affordable and competitive housing continues to be limited within the City of Oak Ridge. Oak Ridge has many high tech jobs during the day, but services related to those jobs are limited due to the current commuting habits associated with workers.

A number of the Black/African American households reside in the Scarboro neighborhood, which is included in the Manhattan District Overlay area.

NA-35 Public Housing – 91.205(b)

Introduction

The Oak Ridge Housing Authority (ORHA) continues to address the needs of the community to promote safe and affordable housing to families with the greatest needs.

With the downturn in the economy in the past few years, the ORHA has revised its policies in order to better serve those families negatively affected by the economic situations that are beyond their control.

The Public Housing Program (PH), in addition to its local preferences for working and disabled families, has added additional local preferences for families that have been displaced by government action (through no fault of the family) and for families where a member is a veteran. These local preferences were instituted in response to the deteriorating ”temporary” housing stock constructed in the Oak Ridge area during WW II and the fact that a number of private affordable rental properties are now in foreclosure leaving displaced low income families with a greater need of affordable housing. The local preference for veterans is also in response to local economic conditions, where employment opportunities for returning veterans and their families are limited.

The Housing Choice Voucher Program (HCV), in addition to its preference for disabled and elderly families, has also expanded its local preferences to include working families, families that have been displaced by government action, and veterans. The HCV program has also instituted a higher local preference for families where the Head or Co-Head has been permanently laid off due to the lack of work. This last preference is in response to several local businesses that have closed as a result of economic conditions and hardships by affected families. The HCV Program is also participating in the VASH program administered by the Veterans Administration.

The ORHA’s Family Self-Sufficiency Program (FSS) will continue to be open for both residents of the PH Program and for participants of the HCV Program to provide the tools and incentives necessary where families can improve their financial situations to the point where they no longer need housing assistance.

The ORHA will continue to monitor the changing socio-economic needs of its community and will adjust its policies, as needed, to best serve those families with the greatest need.

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Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	122	246	0	213	27	0	0

Table 19 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	13,512	10,106	0	10,219	8,412	0
Average length of stay	0	0	5	5	0	6	0	0
Average Household size	0	0	1	1	0	1	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	21	43	0	39	3	0
# of Disabled Families	0	0	51	143	0	126	13	0
# of Families requesting accessibility features	0	0	122	246	0	213	27	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0

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Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of DV victims	0	0	0	0	0	0	0	0

Table 20 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	95	199	0	174	20	0	0
Black/African American	0	0	26	43	0	35	7	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	4	0	4	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 21 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	3	1	0	1	0	0	0
Not Hispanic	0	0	119	245	0	212	27	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 22 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

The following information and analysis of the homeless needs in the City of Oak Ridge is based primarily on the results of the Anderson County Point-in-Time count conducted on January 28, 2014 by the Tennessee Valley Coalition to End Homelessness (TVCEH).

As stated in the U.S. Code Title 42, Chapter 119, Subchapter 1, Section 11302, in general, the term "homeless" includes:

- An individual who lacks a fixed, regular and adequate nighttime residence; and
- An individual who has a primary nighttime residence that is a supervised publicly or privately operated shelter, an institution that provides a temporary residence for individuals intended to be institutionalized, or a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings.

Homeless Facilities and Resources

The City of Oak Ridge and local non-profit organizations make an effort to promote and support homeless prevention programs, limiting the chronic homelessness of Oak Ridge residents. In prior years, the City has used CDBG entitlement funds to assist and support transitional housing. While the City no longer uses CDBG entitlement funds for transitional housing, homeless prevention services are being addressed through the City's Emergency Solutions Grant (ESG) program. The City contracts with TORCH to provide homeless prevention services. The ESG funds are matched and used for homeless prevention activities that include rent and utility payments. In addition, the City of Oak Ridge uses general fund dollars for a social services program that includes payments for rent, utilities, and prescription drugs for the elderly and/or disabled. An additional program to assist with rent and utilities has become available recently through the Tennessee Valley Coalition to End Homelessness.

Homeless Characteristics

A point-in-time count is an unduplicated count on a single night of the people in a specific county who are experiencing homelessness. It includes both sheltered and unsheltered populations. This count is mandated by the Department of Housing and Urban Development and is coordinated by County mayors in conjunction with Tennessee Valley Coalition to End Homelessness. During the point-in-time count on January 28, 2014, 45 people were (sheltered and unsheltered) and 35 people were precariously housed (almost homeless) in Anderson County. The data in the following two tables was obtained during the 2014 point in time count.

Anderson County 2014 Point in Time		
Type	**People**	**Households**
Unsheltered	15	13
Sheltered	30	22
Precariously Housed	35	21

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Households with at Least One Adult and One Child				
	Sheltered		Unsheltered	Total
	ES	TH		
Total number of households	4	0	0	4
Total number of persons	10	0	0	10
Number of persons (under age 18)	4	0	0	0
Number of persons (age 18-24)	1	0	0	1
Number of persons (over age 24)	5	0	0	5
Gender (adults and children)	Sheltered		Unsheltered	Total
	ES	TH		
Female	6	0	0	6
Male	4	0	0	4
Transgender	0	0	0	0
Ethnicity (adults and children)	Sheltered		Unsheltered	Total
	ES	TH		
Non-Hispanic/Non-Latino	10	0	0	10
Hispanic/Latino	0	0	0	0
Race	Sheltered		Unsheltered	Total
	ES	TH		
White	8	0	0	8
Black or African-American	2	0	0	2
Asian	0	0	0	0
American Indian or Alaska Native	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0
Multiple Races	0	0	0	0

Households without Children				
	Sheltered		Unsheltered	Total
	ES	TH		
Total number of households	12	6	12	30
Total number of persons	14	6	13	33
Number of persons (age 18-24)	1	1	1	3
Number of persons (over age 24)	13	5	12	30
Gender (adults and children)	Sheltered		Unsheltered	Total
Female	9	3	5	17
Male	5	3	8	16

Transgender	0	0	0	0
Ethnicity (adults and children)	Sheltered		Unsheltered	Total
	ES	TH		
Non-Hispanic/Non-Latino	14	6	13	33
Hispanic/Latino	0	0	0	0
Race	Sheltered		Unsheltered	Total
	ES	TH		
White	12	4	13	29
Black or African-American	2	2	0	4
Asian	0	0	0	0
American Indian or Alaska Native	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0
Multiple Races	0	0	0	0

Households with Only Children (under age 18)				
	Sheltered		Unsheltered	Total
	ES	TH		
Total number of households	0	0	1	1
Total number of one-child households	0	0	0	0
Total number of multi-child households	0	0	1	1
Number of children in multi-child households	0	0	2	2
Gender	Sheltered		Unsheltered	Total
	ES	TH		
Female	0	0	1	1
Male	0	0	1	1
Transgender	0	0	0	0
Ethnicity	Sheltered		Unsheltered	Total
	ES	TH		
Non-Hispanic/Non-Latino	0	0	2	2
Hispanic/Latino	0	0	0	0
Race	Sheltered		Unsheltered	Total
	ES	TH		
White	0	0	2	2
Black or African-American	0	0	0	0
Asian	0	0	0	0
American Indian or Alaska Native	0	0	0	0

Native Hawaiian or Other Pacific Islander	0	0	0	0
Multiple Races	0	0	0	0

Veteran Households with at Least One Adult and One Child				
	Sheltered		Unsheltered	Total
	ES	TH		
Total number of households	0	0	0	0
Total number of persons	0	0	0	0
Total number of veterans	0	0	0	0
Gender (veterans only)	Sheltered		Unsheltered	Total
	ES	TH		
Female	0	0	0	0
Male	0	0	0	0
Transgender	0	0	0	0
Ethnicity (veterans only)	Sheltered		Unsheltered	Total
	ES	TH		
Non-Hispanic/Non-Latino	0	0	0	0
Hispanic/Latino	0	0	0	0
Race (veterans only)	Sheltered		Unsheltered	Total
	ES	TH		
White	0	0	0	0
Black or African-American	0	0	0	0
Asian	0	0	0	0
American Indian or Alaska Native	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0
Multiple Races	0	0	0	0

Veteran Households without Children				
	Sheltered		Unsheltered	Total
	ES	TH		
Total number of households	0	0	0	0
Total number of persons	0	0	0	0
Total number of veterans	0	0	0	0
Gender (veterans only)	Sheltered		Unsheltered	Total
	ES	TH		
Female	0	0	0	0
Male	0	0	0	0

Transgender	0	0	0	0
Ethnicity (veterans only)	Sheltered		Unsheltered	Total
	ES	TH		
Non-Hispanic/Non-Latino	0	0	0	0
Hispanic/Latino	0	0	0	0
Race (veterans only)	Sheltered		Unsheltered	Total
	ES	TH		
White	0	0	0	0
Black or African-American	0	0	0	0
Asian	0	0	0	0
American Indian or Alaska Native	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0
Multiple Races	0	0	0	0

Homeless Subpopulations				
	Sheltered (ES)		Unsheltered	Total
Chronically Homeless Individuals	4		8	15
Chronically Homeless Families	0		0	0
Persons in Chronically Homeless Families	0		0	0
	Sheltered		Unsheltered	Total
	ES	TH		
Adults with a Serious Mental Illness	6	6	7	19
Adults with a Substance Use Disorder	4	4	6	14
Adults with HIV/AIDS	0	0	0	0
Victims of Domestic Violence (optional)	5	0	0	5

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

Characteristics for Persons with Special Needs

Using information from the 2010 U.S. Census (American Fact Finder), the City of Oak Ridge Community Development Department examined the needs of special populations in the City. Based on the data reviewed, the City's special needs populations consist of:

Elderly

The elderly are defined as persons over 62 years old. According to data reported by the 2010 Census, there are 6,834 (23%) elderly residents. These residents are typically active, very independent and self-reliant. The City of Oak Ridge CDBG entitlement funds are utilized for facilities and/or resources for the elderly citizens. During the last year, the Scarboro Community Center has provided meeting space and free computer use to several elderly citizens.

Frail Elderly

During the previous three years, two new assisted living facilities have been constructed within the city limits of Oak Ridge. One facility includes a wing for those suffering from dementia and/or Alzheimers. The City of Oak Ridge does not give direct financial support to private facilities. The market, alone, drives the market for the demand for construction of such facilities.

Persons with Disabilities

This special population includes persons with mental, physical and/or developmental disabilities. The actual number of persons included in this population is unknown. In addition, the Oak Ridge School system provides services for special needs children from birth to twenty-two years of age. The Oak Ridge Housing Authority, Emory Valley Center and family members also provide services for disabled adults.

During 2010 Emory Valley Center celebrated 55 years of providing programs and housing for persons with developmental disabilities. There continues to be significant changes within the State of Tennessee for the delivery of services for persons with developmental disabilities. Therefore, community providers such as Emory Valley Center are required to be innovative and creative to meet the state mandates.

Emory Valley Center provides services for developmentally disabled persons including residential housing, preschool services, support services, day activities, job training, job placement and leisure programs for approximately two hundred persons consisting of children age birth to 3 years old and adults from age 22 to 90+ years old. The Emory Valley Center also provides housing for clients in six group homes; twelve houses and eight apartments within the city limits. The Emory Valley Center manages the Family Support Program that assists persons with developmental disabilities with up to $4,000 per year for respite care, accessibility renovations and other supplies and services not available from other funding sources.

The Emory Valley Center is an invaluable partner in the Oak Ridge community for services provided to persons with developmental disabilities.

Persons with HIV/AIDS
No statistics are available on the exact number of people in Oak Ridge with HIV/AIDS. Data gathered by the University of Tennessee College of Social Work Office of Research and Public Service and reported by *Nine Counties, One Vision* stated that in 2000 there were 40 cumulative AIDS cases reported in Anderson County, compared with 6 cases in 1990.

Persons with Substance Abuse Addictions
The toll of substance abuse is measured in both human and economic terms. Substance abuse contributes to domestic violence, the break-up of marriages and families, increase in crime, and lost productivity on the job and in school. Substance abuse, specifically, alcohol intoxication is a cause in deaths from burns, fires, homicides, assaults, drowning, suicides and traffic accidents. Data gathered by the University of Tennessee College of Social Work Office of Research and Public Service and reported by *Nine Counties, One Vision* stated that in 2000 there were three alcohol and other drug treatment programs in Anderson County, serving 3,922 (6% of the population age 10 years and older) clients within the last year.

Victims of Domestic Violence
The YWCA of Oak Ridge continues to house women with or without children that are victims of domestic violence. The sheltered housing is supported through donations and volunteers.

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

Introduction

Many factors influence the City's assessment of community needs, including geography, socioeconomic issues, existing facilities and services that are partially beyond our control. The City received sixteen responses to the HUD Table 2B Survey. The table below includes input from citizens on the community's high and medium level needs with respect to public facilities. Fourteen out of the sixteen responses indicate there is a need for a homeless shelter in the community. The City does not own or operate a homeless shelter, but is contracting with TORCH to administer emergency support services to assist homeless persons with rapid rehousing. The City's Emergency Solutions Grant (ESG) funding in the amount of $50,000 was allocated to TORCH for these services.

There are a number of public facilities in Oak Ridge, including a senior center, youth centers and health and mental health facilities. The City operates and provides direct staff support for the community senior center. The Boys and Girls Club provides afterschool care and summer programs and Girls Inc. provides similar services. Summer programs are also offered through the City's Recreation and Park Department.

HUD Table 2B
Community Development Needs
HUD Table 2B – Public Facilities Need – Citizen Survey Results

Priority Community Development Needs	Priority Need Level High, Medium, Low No Such Need	Unmet Priority Need	Dollars to Address Unmet Priority Need	Goals
PUBLIC FACILITY (projects)				
Senior Centers	High-2, Med-5			
Handicapped Centers	High-2, Med-5			
Homeless Facilities	High-14, Med-0			
Youth Centers	High-3, Med-4			
Neighborhood Centers	High-1, Med-2			
Child Care Centers	High-1, Med-5			
Mental Health & Health Facilities	High-5, Med-8			
Parks and/or Recreation Facilities	High-1, Med-4			
Parking Facilities	High-0, Med-2			
Tree Planting	High-0, Med-1			
Fire Stations/Equipment	High-1. Med-0			
Abused/Neglected Children	High-2, Med-2			
Asbestos Removal	High-1, Med-2			
Non-Residential Historic Preservation	High-0, Med-3			
Other Public Facility Needs	High-0, Med-0			

OMB Control No: 2506-0117 (exp. 07/31/2015)

How were these needs determined?
Community Development Department staff reviewed citizen survey responses, evaluated existing facilities, discussed survey responses and Council goals with the City's internal housing committee and arrived at the community's needs.

Describe the jurisdiction's need for Public Improvements:
Public feedback suggests there is a greater need for street and sidewalk infrastructure improvements than there is for flood and storm drain improvements. The City recognizes the need for continuous improvement of street and sidewalk infrastructure and focuses its efforts in low to moderate income areas undergoing revitalization. The City also invests in infrastructure upgrades in areas where connectivity is enhanced.

HUD Table 2B
Community Development Needs
HUD Table 2B – Public Improvement – Citizen Survey Results

Priority Community Development Needs	Priority Need Level High, Medium, Low No Such Need	Unmet Priority Need	Dollars to Address Unmet Priority Need	Goals
INFRASTRUCTURE (projects)				
Water/Sewer Improvements	High-0, Med-2			
Street Improvements	High-1, Med-4			
Sidewalks	High-1, Med-3			
Solid Waste Disposal Improvements	High-0, Med-2			
Flood and Storm Drain Improvements	High-0, Med-1			
Other Infrastructure Needs-Electric	High-0, Med-1			

How were these needs determined?
Community Development Department staff reviewed citizen survey responses, evaluated existing facilities, discussed survey responses and Council goals with the City's internal housing committee and arrived at the community's needs.

Describe the jurisdiction's need for Public Services:
Based on the survey results, citizens think that handicapped services and transportation services are the community's greatest needs. The Emory Valley Center provides handicapped services for children and adults. A number of daytime programs are offered at the Emory Valley Center as well as offsite. The Emory Valley Center is an invaluable resource in the community and their services are unmatched in other communities the size of Oak Ridge.
The City currently provides demand-response transportation services as well as a taxicab coupon program. The Demand Response Transit Program is available to all Oak Ridge residents. Riders are asked to make reservations 24 hours prior to being picked up. Each of the transit vans in this program are ADA-compliant and handicapped accessible. The Taxicab Coupon program is available for persons 65 years of age or older. Redeemable coupons can be purchased at the Oak Ridge Senior Center.

OMB Control No: 2506-0117 (exp. 07/31/2015)

HUD Table 2B
Community Development Needs
HUD Table 2B –Public Services – Citizen Survey Results

Priority Community Development Needs	Priority Need Level High, Medium, Low No Such Need	Unmet Priority Need	Dollars to Address Unmet Priority Need	Goals
PUBLIC SERVICE NEEDS (people)				
Senior Services	High-2, Med-5			
Handicapped Services	High-5, Med-5			
Legal Services	High-0, Med-2			
Youth Services	High-3, Med-2			
Child Care Services	High-2, Med-3			
Transportation Services	High-6, Med-2			
Substance Abuse Services	High-4, Med-4			
Employment Training	High-3, Med-2			
Health Services	High-3, Med-5			
Lead Hazard Screening	High-0, Med-1			
Crime Awareness	High-0, Med-4			
Fair Housing Activities	High-2, Med-5			
Tenant Landlord Counseling	High-1, Med-5			
Other Public Service Needs	High-0, Med-0			

How were these needs determined?
Community Development Department staff reviewed citizen survey responses, evaluated existing facilities, discussed survey responses and Council goals with the City's internal housing committee and arrived at the community's needs.

Describe the jurisdiction's need for Community Development and Code Enforcement Needs:
Survey results indicate that code enforcement activities are considered a significant community need. The City currently uses CDBG entitlement funds for the removal of blight and revitalization of neighborhoods.

HUD Table 2B
Community Development Needs

OMB Control No: 2506-0117 (exp. 07/31/2015)

HUD Table 2B –Community Development and Code Enforcement – Citizen Survey Results

Priority Community Development Needs	Priority Need Level High, Medium, Low No Such Need	Unmet Priority Need	Dollars to Address Unmet Priority Need	Goals
PROPERTY (projects)				
Acquisition of Real Property	High-1, Med-4			
Disposition of Property	High-2, Med-3			
Clearance and Demolition of Property	High-0, Med-3			
Clearance of Contaminated Sites	High-3, Med-3			
Code Enforcement	High-7, Med-1			

Housing Market Analysis

MA-05 Overview

Introduction

The City has been actively involved in the housing market for many years, initially through the efforts of the Oak Ridge Housing Authority (ORHA) to provide public housing to eligible low and moderate-income residents. In addition to the ORHA efforts, the City has affected the housing market in other ways. For example, the adoption and enforcement of zoning and subdivision regulations and building codes has shaped the growth of neighborhoods and influenced the design, quality, and cost of the community's housing stock. In recent years, the transfer of land from the U.S. Department of Energy and the sale of three large parcels of land, one owned by Boeing and two owned by the City, has also shaped the location and availability of housing.

This brief description of the City's involvement in the housing market would not be complete without noting the following items that have influenced the quality and quantity of neighborhoods and the housing supply.

1. The Oak Ridge City Council approved the Highland View Redevelopment and Urban Renewal Plan in May 2004 based on the community's desire to improve deteriorating conditions in the heart of Oak Ridge and to prevent blight from spreading to other neighborhoods.

2. An Analysis of Impediments to Fair Housing was updated this year (2011) to help ensure that equal housing opportunities exist for all citizens.

3. On November 4, 2011, by Resolutions 11-109-11 and 11-110-11, City Council approved the *Not in Our City* conceptual plan consisting of the following eight initiatives:

    - Partnership with the Neighborhood Watch Program to proactively prevent crime
    - Implementation of the Cleanup Container Program to proactively clean up neighborhoods.
    - Establish/publish a list of the Top Five Blighted Properties and Top Five Most Improved Properties monthly
    - Propose code amendments regarding parking and environmental concerns as part of the Policies & Ordinances Program.
    - Restructure the department to concentrate on housing initiatives as part of the Community Development Housing Initiative.
    - Establish an Administrative Hearing Officer position to hear building and property maintenance code violations.
    - Establish a Land Bank Program to reclaim unused, vacant, and/or undesirable land for potential housing opportunities or public use.
    - The Residential Properties Utility Program to establish firmer guidelines for properties upon a change in ownership or occupancy requiring minimum standards prior to establishment of a utility account.

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The community's housing stock has also been strengthened by the efforts of Aid to Distressed Families of Appalachian Counties, Inc. (ADFAC) and Habitat for Humanity of Anderson County (HFHAC), agencies. The City has partnered with both agencies using CDBG funding. Between 2008 and 2011 ADFAC built 7 homes for low-income homeowners. In 2008 144 units of housing developed through THDA's Low Income Housing Tax Credit program were added to the City's affordable rental housing stock. In spite of all of the expenditures and accomplishments by the City and these various organizations during the past years, more work remains to be done to address the community's housing issues. The following sections present data that illustrate characteristics of the local housing market.

MA-10 Number of Housing Units – 91.210(a)&(b)(2) -- All residential properties by number of units

Property Type	Number	%
1-unit detached structure	9,938	70%
1-unit, attached structure	617	4%
2-4 units	1,387	10%
5-19 units	1,483	10%
20 or more units	848	6%
Mobile Home, boat, RV, van, etc	6	0%
Total	***14,279***	***100%***

Table 23 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

Unit Size by Tenure

Of the 12,686, total households, 66% are owners, and 34% are renters.

	Owners		Renters	
	Number	**%**	**Number**	**%**
No bedroom	10	0%	79	2%
1 bedroom	37	0%	959	22%
2 bedrooms	1,462	17%	2,259	53%
3 or more bedrooms	6,911	82%	969	23%
Total	***8,420***	***99%***	***4,266***	***100%***

Table 24 – Unit Size by Tenure

Data Source: 2006-2010 ACS

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

Introduction

Over the last couple of years, during the Consolidated Plan period of 2011-2013, it appears that the recession limited the demand for construction of new housing. During this same time, the trend of rising home prices was stagnate while material and labor costs continued to rise. The changes in the housing market during the recession likely resulted in a limited number of newly constructed homes. Static housing conditions, along with the recession, leaves the City with a disproportionate number of legacy housing. The City's inability to diversify the housing stocking continues to be one of our greatest challenges.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	97,100	95,000	(2.3%)
Median Contract Rent	398	No Data Source Available	

Table 25 – Cost of Housing

Data Source: City-data.com by zip code 37830 (Most Recent Year)

Rent Paid	Number	%
Less than $500	2,130	49.9%
$500-999	2,006	47.0%
$1,000-1,499	77	1.8%
$1,500-1,999	0	0.0%
$2,000 or more	53	1.2%
Total	***4,266***	***100.0%***

Table 26 - Rent Paid

Data Source: 2006-2010 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	515	No Data
50% HAMFI	1,565	753
80% HAMFI	3,064	1,597
100% HAMFI	No Data	2,491
Total	***5,144***	***4,841***

Table 27 – Housing Affordability

Data Source: 2006-2010 CHAS

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

Condition of Units

1,406 Owner-occupied homes have one of the four housing conditions. 1,480 renter-occupied households have one of the four housing conditions. In the category for two housing conditions, there are zero owner-occupied homes and 136 renter-occupied units. In the category for three housing conditions, there are zero homes and rental units. In the category for four housing conditions, there are zero homes and rental units.

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,406	17%	1,480	35%
With two selected Conditions	0	0%	136	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,014	83%	2,650	62%
Total	***8,420***	***100%***	***4,266***	***100%***

Table 28 - Condition of Units

Data Source: 2006-2010 ACS

Year Unit Built

393 owner-occupied homes and 427 rental units were built in 2000 or later. 1597 homes and 487 rental units were built between 1980 and 1999. 3,992 homes and 1,804 rental units were built between 1950 and 1979. 2,438 homes and 1,548 rental units were built before 1950. This makes up a total of 8,420 owner-occupied homes and 4,266 rental units.

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	393	5%	427	10%
1980-1999	1,597	19%	487	11%
1950-1979	3,992	47%	1,804	42%
Before 1950	2,438	29%	1,548	36%
Total	***8,420***	***100%***	***4,266***	***99%***

Table 29 – Year Unit Built

Data Source: 2006-2010 CHAS

Risk of Lead-Based Paint Hazard

6,430 owner-occupied homes were built using lead-based paint before 1980, along with 3,352 rental units. 175 owner-occupied homes were built before 1980 with lead-based paint that have children presently living in them.

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,430	76%	3,352	79%
Housing Units built before 1980 with children present	175	2%	5,875	138%

Table 30 – Risk of Lead-Based Paint

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

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

Introduction

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly and persons with disabilities. Public housing includes federally subsidized affordable housing that is owned and operated by the local public housing authority (PHA). The public housing authority also administers the federal Section 8 tenant-based rent subsidy program, which assists low-income families in paying rent for privately owned housing units of their choice.

Residents of the City of Oak Ridge are served by the Oak Ridge Housing Authority (ORHA), which was incorporated September 5, 1969 under the "Housing Authorities Law" Chapters 8 through 11 Title 13 TCA Sections 801 through 1113. The Oak Ridge City Council is responsible for all board appointments to the ORHA. However, the City has no further accountability for the organization. The City cannot impose its will on the ORHA board since it does not have the ability to modify or approve their budget or overrule or modify decisions of the board. The ORHA board is fiscally independent and there is no financial benefit or burden relationship with the City of Oak Ridge.

The following mission statement is included in the ORHA Five-Year Agency Plan for the period of October 1, 2010 through September 30, 2015. The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The ORHA Agency Plan for the period of October 1, 2010 through September 30, 2015 includes the following strategic goals:

- Expand the supply of assisted housing
- Improve the quality of assisted housing
- Increase assisted housing choices
- Provide an improved living environment
- Promote self-sufficiency and asset development of families and individuals
- Ensure equal opportunity and affirmatively further fair housing

Conventional Public Housing Program

This program provides quality, safe, affordable housing for very low, low and moderate-income families. This program also assists as a stepping-stone for upward mobility. There are eight (8) conventional public housing facilities providing one hundred twenty-eight (128) dwelling units throughout the City of Oak Ridge as shown in Table, Housing II, E., #1.

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All of the ORHA housing units are considered to be in good condition. Improvements are planned to maintain the units. Based on an evaluation of its public housing units, the ORHA identified its needs for capital improvements for four years and included it in their five-year plan submitted to HUD. A summary of the scope of work and estimated costs of the improvements is included in Table, Housing II, E., #2.
The ORHA maintains waiting lists for its housing programs. According to an analysis completed by the ORHA as of December 31, 2010, the waiting list for Conventional Public Housing contains 167 families. Key characteristics of the families on the waiting list are shown in Table, Housing II, E., #3.

Conventional Public Housing Communities
Table, Housing II, E., #1

Community	Units by Bedroom Size			Total Units	Handicap Units
	1	2	3+		
Apple Lane	0	4	4	8	2
Irene Lane	0	5	5	10	0
Joel Lane	12	0	0	12	0
Honeysuckle Lane	30	2	0	32	4
Knoll Lane	0	5	5	10	0
LaSalle Lane	0	5	5	10	0
Van Hicks Place	8	14	15	37	3
Wade Lane	0	3	5	8	0

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Conventional Public Housing Units Capital Improvement Schedule
Table, Housing II, E., #2

Description of Work	Cost Estimate			
	2010	2011	2012	2013
Replace Exterior Doors	$1,000.00	$1,000.00	$31,000.00	$1,000.00
Landscaping / Site Maintenance	$29,000.00	$29,000.00	$29,000.00	$29,000.00
Meter Bases	$0.00	$5,000.00	$5,000.00	$5,000.00
Water Heaters	$0.00	$1,000.00	$1,000.00	$1,000.00
Carbon Monoxide Sensors / Smoke Alarms	$6,000.00	$,0.00	$0.00	$0.00
Replace/Install Low-Flow Fixtures	$0.00	$0.00	$28,000.00	$33,000.00
Replace Appliances	$30,500.00	$5,000.00	$5,000.00	$5,000.00
Water Spigots	$10,000.00	$0.00	$0.00	$0.00
Light Fixtures	$10,000.00	$0.00	$0.00	$0.00
Replace Guttering/Downspouts	$0.00	$0.00	$28,000.00	$33,000.00
Security	$10,000.00	$10,000.00	$10,000.00	$10,000.00
Total	$96,500.00	$56,000.00	$114,000.00	$89,000.00

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Conventional Public Housing Waiting List
Table, Housing II, E., #3

Characteristics	# Families
Race/Ethnicity	
White	**163**
Black	**41**
Other	**5**
Hispanic	**9**
Family Income	
Extremely low-income	**176**
Very low-income	**39**
Low-income	**3**
Demographic	
Elderly	**19**
Disabled	**54**
Family	**141**
Unit Size	
1 Bedroom	**107**
2 Bedroom	**57**
3+ Bedroom	**49**

Section 8 Housing Choice Voucher (HCV) Assistance

This is a rent subsidy program utilizing a voucher system designed to assist low-income families in paying rent and utilities for privately owned property. Applicants are limited to income families and eligible elderly, handicapped or disabled persons. The amount of rent paid or Housing Assistance Payment (HAP) by ORHA on behalf of each family is based on the income of the tenant. The ORHA has administered the Section 8 HCV program in the City of Oak Ridge since 1978 and is currently assisting approximately two hundred thirty-two (232) families with an average HAP of $401.00. The ORHA maintains waiting lists for its housing programs. According to an analysis provided by ORHA as of December 31, 2010, the Section 8 tenant-based assistance waiting list contains 289 families. Key characteristics of the families on the waiting list are shown on Table, Housing II, E., #4.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Section 8 Tenant-Based Assistance Housing Waiting List
Table, Housing II, E., #4

Characteristics	# Families
Race/Ethnicity	
White	**232**
Black	**58**
Other	**8**
Hispanic	**11**
Family Income	
Extremely low-income	**210**
Very low-income	**88**
Low-income	**6**
Demographic	
Elderly	**28**
Disabled	**69**
Family	**207**
Unit Size	
1 Bedroom	**57**
2 Bedroom	**90**
3+ Bedroom	**60**

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

The City of Oak Ridge and local non-profit organizations make an effort to promote and support homeless prevention programs, limiting the chronic homelessness of our residents. In prior years, the City has used CDBG entitlement funds to assist nonprofit organizations with transitional housing programs. The City currently uses Emergency Solutions Grant (ESG) funding for homeless prevention activities administered by TORCH.

The City also partners with Aid to Distress Families of Appalachian (ADFAC) on the Project Safe program, a program that assists eligible persons with utility payments. Project Safe is administered by ADFAC through an application process. The City provides property tax funds to ADFAC for the administration of the City of Oak Ridge Social Services Program (CORSS). ADFAC provides counseling services by a certified social worker to each client prior to providing funds for rent, rent deposits, utility payments, and utility deposits.

Additional transitional housing facilities and resources are provided by Hope of East Tennessee, Inc. and Ridgeview Behavioral Health Services (transitional housing); East Tennessee Family Services (shelter for housing for domestic abuse victims: women and children) and the Oak Ridge Ministerial Association in partnership with the chaplains of the Oak Ridge Police Department (stranded travelers).

Facilities and Housing Targeted to Homeless Households

City staff has requested the information for this table from the Tennessee Valley Coalition to End Homelessness (TVCEH), the lead agency for the Continuum of Care. As of April 9, 2014 this information has not been provided. Staff will add this information as long as it is received prior to City Council approval on May 12, 2014.

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

Table 31 - Facilities and Housing Targeted to Homeless Households

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Introduction

The Consolidated Plan requires the examination of the needs of the special populations residing in Oak Ridge. Special needs populations include the elderly, persons with disabilities (mental, physical and/or developmental), persons with HIV/AIDS and persons with substance abuse addictions. The City of Oak Ridge is committed to serving persons with special needs and incorporates the needs of them into the strategies in the three-year Consolidated Plan. The City of Oak Ridge and local non-profit organizations make an effort to support the facilities and services for the City's special needs population.

Facilities and Services for the Elderly

- The Oak Ridge Senior Center provides numerous recreation activities for the elderly. The facility has a large recreation room with 4 pool tables and a snooker table, a jigsaw puzzle table, and other tables for checkers and card games. The facility also has a dedicated crafts and painting room, a television lounge and reading room as well as two large classrooms that are available for meetings. In addition, the facility is equipped with a computer lab and printer available for use.
- The Oak Ridge Senior Center also provides education, health screenings, a nutritious lunch program, physical fitness and transportation assistance.
- Oak Ridge Transit System provides service throughout the City of Oak Ridge and is available to all citizens. Oak Ridge Transit operates three ADA accessible and fourteen passenger mini-buses. Service is provided six days a week, Monday through Saturday, 8:00 a.m. to 5:00pm. Mini-buses will pick up passengers and transport them anywhere within the Oak Ridge city limits for $2.00 per one-way trip. The program is operated under contract with the East Tennessee Human Resources Agency (ETHRA), who is responsible for all facets of operation.
- The Scarboro Community Center computer lab has provides hours of free computer use, including lessons to several elderly citizens.

Facilities and Services for Persons with Disabilities

- The Emory Valley Center provides services for developmentally disabled persons including residential housing, preschool services, support services, day activities, job training, job placement and leisure programs for approximately two hundred persons consisting of children age birth to 3 years old and adults from age 22 to 90+ years old.
- Emory Valley Center provides housing for their clients in six group homes, twelve houses and eight apartments within the City of Oak Ridge. Emory Valley Center manages the Family Support Program that assists persons with developmental disabilities with financial assistance for respite care, accessibility renovations and other supplies and services not available from other funding sources.
- Oak Ridge Transit System provides service throughout the City of Oak Ridge and is available to all citizens. Oak Ridge Transit operates three ADA accessible and fourteen passenger mini-buses. Service is provided six days a week, Monday through Saturday, 8:00 a.m. to 5:00pm. Mini-buses will pick up passengers and transport them anywhere within the Oak Ridge city limits for $1.50 per one-way trip. The program is operated under contract with the East Tennessee Human Resources Agency (ETHRA), who is responsible for all facets of operation.
- Ridgeview transitional housing facility and case management services are available for Oak Ridge residents with mental illness and/or dually diagnosed (mental illness and substance abuse).

- ADFAC's home repair/rehabilitation programs assist several elderly and/or disabled homeowners each year with ramps and/or other home modifications that provide for the health and safety of the resident.

Facilities and Services for Persons with Substance Abuse Addictions

- The City of Oak Ridge is not immune to the regional and national problems concerning substance abuse addictions. The lack of funding sources, verifiable statistics of the number of persons with substance abuse problems and issues with the justice system (home surveillance courts, opportunity for rehabilitation and prison space) makes assistance for this population extremely difficult.
- In recent years, the City of Oak Ridge has experienced a substantial increase in theft crimes, specifically vehicles, due primarily to the use of illegal drugs. Many of the persons arrested for illegal drug violations are not Oak Ridge residents, but are from surrounding areas and have traveled to Oak Ridge to purchase the illegal drugs.

Facilities and Services for Persons with HIV/AIDS

- No statistics are available on the exact number of people in Oak Ridge with HIV/AIDS. Data reported from the East Tennessee Regional Health Office is that between 2006 and 2010 there were 12 new diagnoses of HIV/AIDS in Oak Ridge

Facilities and Services for Persons with Substance Abuse Addictions

- The toll of substance abuse is measured in both human and economic terms. Substance abuse contributes to domestic violence, the break-up of marriages and families, increase in crime, and lost productivity on the job and in school. Substance abuse, specifically, alcohol intoxication is a cause in deaths from burns, fires, homicides, assaults, drowning, suicides and traffic accidents.

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

Introduction

The regulations for the CDBD Consolidated plan require an explanation of whether the cost of housing or the incentives to develop, maintain or improve affordable housing are negatively affected by public policies, including tax policies, land use controls, zoning ordinances, building codes, fees and charges, growth limits and policies that affect the return on residential development.

Historically, the City of Oak Ridge has been actively involved in issues concerning the housing market. The adoption and enforcement of zoning and subdivision regulations and building codes has shaped the growth of neighborhoods and influenced the design, quality, and cost of the community's housing stock. The Community Development Department administers these policies, which have made Oak Ridge a planned and livable city. During the last several years, City of Oak Ridge officials and staff have been determined to reduce the perception that these regulations and policies are detrimental to residents and residential developers. These policies and the method to reduce the barriers to affordable housing include:

- Building codes and standards – The City of Oak Ridge has adopted the 2012 International Building Code and International Residential Code as published by the International Code Council.
- Building permits and fees – The City of Oak Ridge has an administrative policy D-200 titled Fees and Municipal Services and Supplies. Section 2.110, Affordable Housing Fee Adjustments eliminates any zoning fees, moving fee and demolition fee and reduces to $25.00 the permit fees. Item a, of Section 2.110 will be updated to reference the CDBG target areas utilizing data from the most recent U.S. Census.
- Property tax abatement – City Council approved a resolution authorizing a local option property tax freeze program for taxpayers 65 years of age or older based on income and ownership of eligible property and other guidelines as set forth in the resolution.
- Lack of knowledge of available programs and resources – The City of Oak Ridge will continue efforts to communicate information concerning available programs and resources through the website and newspaper notices and articles.
- Two barriers to affordable housing seem to be nationwide trends. The private housing market does not generally provide new affordable housing without some type of subsidy or incentive and older housing units that are affordable often have physical problems that make the units ineligible for financing from private lending institutions.

In addition to these barriers, many older and affordable homes in Oak Ridge available to low or moderate-income residents require some type of financing or subsidy when purchasing a home, which includes inspection of the home prior to purchase. Methods to address the barriers to affordable housing that are stated above include:

- Use of innovative approaches and cooperative partnerships with other public agencies and private organizations to meet the need for new affordable housing.
- Promote housing rehabilitation programs for older homes so that an increased number of houses meet the 2012 International Property Maintenance Code.

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

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	23	34	0	0	0
Arts, Entertainment, Accommodations	1,224	1,461	11	5	-7
Construction	308	552	3	2	-1
Education and Health Care Services	1,526	3,125	14	10	-4
Finance, Insurance, and Real Estate	620	1,110	6	4	-2
Information	185	133	2	0	-1
Manufacturing	1,293	6,637	12	22	10
Other Services	267	600	3	2	-1
Professional, Scientific, Management Services	2,368	11,236	22	37	15
Public Administration	9	31	0	0	0
Retail Trade	1,259	1,805	12	6	-6
Transportation and Warehousing	214	53	2	0	-2
Wholesale Trade	372	372	3	1	-2
Total	9,668	27,149	--	--	--

Table 32 - Business Activity

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Labor Force

Total Population in the Civilian Labor Force	13,517
Civilian Employed Population 16 years and over	12,536
Unemployment Rate	7.26
Unemployment Rate for Ages 16-24	12.13
Unemployment Rate for Ages 25-65	5.45

Table 33 - Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	3,858
Farming, fisheries and forestry occupations	635
Service	1,140
Sales and office	1,912
Construction, extraction, maintenance and repair	954
Production, transportation and material moving	469

Table 34 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	9,204	78%
30-59 Minutes	2,410	20%
60 or More Minutes	249	2%
Total	***11,863***	***100%***

Table 35 - Travel Time

Data Source: 2006-2010 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	530	166	586
High school graduate (includes equivalency)	2,245	232	1,011
Some college or Associate's degree	3,019	237	845
Bachelor's degree or higher	4,585	165	997

Table 36 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	**25–34 yrs**	**35–44 yrs**	**45–65 yrs**	**65+ yrs**
Less than 9th grade	24	48	137	93	249
9th to 12th grade, no diploma	385	308	215	481	333
High school graduate, GED, or alternative	852	986	818	1,712	1,579
Some college, no degree	657	531	772	1,551	1,098
Associate's degree	58	143	412	707	188
Bachelor's degree	152	345	740	1,991	1,021
Graduate or professional degree	43	354	495	1,830	908

Table 37 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	12,829
High school graduate (includes equivalency)	26,522
Some college or Associate's degree	34,181
Bachelor's degree	50,059
Graduate or professional degree	69,313

Table 38 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

MA-50 Needs and Market Analysis Discussion

Introduction

The City has been actively involved in the housing market for many years, initially through the efforts of the Oak Ridge Housing Authority (ORHA) to provide public housing to eligible low and moderate-income residents. In addition to the ORHA efforts, the City has affected the housing market in other ways. For example, the adoption and enforcement of zoning and subdivision regulations and building codes has shaped the growth of neighborhoods and influenced the design, quality, and cost of the community's housing stock. In recent years, the transfer of land from the U.S. Department of Energy and the sale of three large parcels of land, one owned by Boeing and two owned by the City, has also shaped the location and availability of housing.

In November 2011, the Oak Ridge City Council adopted an expansive program to assist our neighborhoods titled, Not in Our City.

On November 4, 2011, by Resolutions 11-109-11 and 11-110-11, City Council approved the Not in Our City conceptual plan, which consists of the following eight initiatives:

- Partnership with the Neighborhood Watch Program to proactively prevent crime
- Implementation of the Cleanup Container Program to proactively clean up neighborhoods
- Establish/publish a list of the Top Five Blighted Properties and Top Five Most Improved Properties
- Propose code amendments regarding parking and environmental concerns as part of the Policies & Ordinances Program
- Restructure the department to concentrate on housing initiatives as part of the Community Development Housing Initiative
- Establish an Administrative Hearing Officer position to hear building and property maintenance code violations
- Establish a Land Bank Program to reclaim unused, vacant, and/or undesirable land for potential housing opportunities or public use
- The Residential Properties Utility Program to establish firmer guidelines for properties upon a change in ownership or occupancy requiring minimum standards prior to establishment of a utility account

Strategic Plan

SP-05 Overview

Strategic Plan Overview

A requirement of the Consolidated Plan process is the analysis of the housing and community development priority needs for the City of Oak Ridge and the development of priority strategies, objectives and performance measures to meet these needs. HUD also requires each CDBG entitlement recipient to develop strategies regarding specific issues.

The City of Oak Ridge will prepare three Annual Action Plans relative to this Consolidated Plan. Each Annual Action Plan will describe the activities for the coming program year to address the priority strategies of the City of Oak Ridge CDBG Consolidated Plan for 2014 – 2017. Additionally, each Consolidated Annual Performance and Evaluation Report (CAPER) will report the City's progress in addressing the strategies, objectives and actions of the three-year Consolidated Plan and the associated

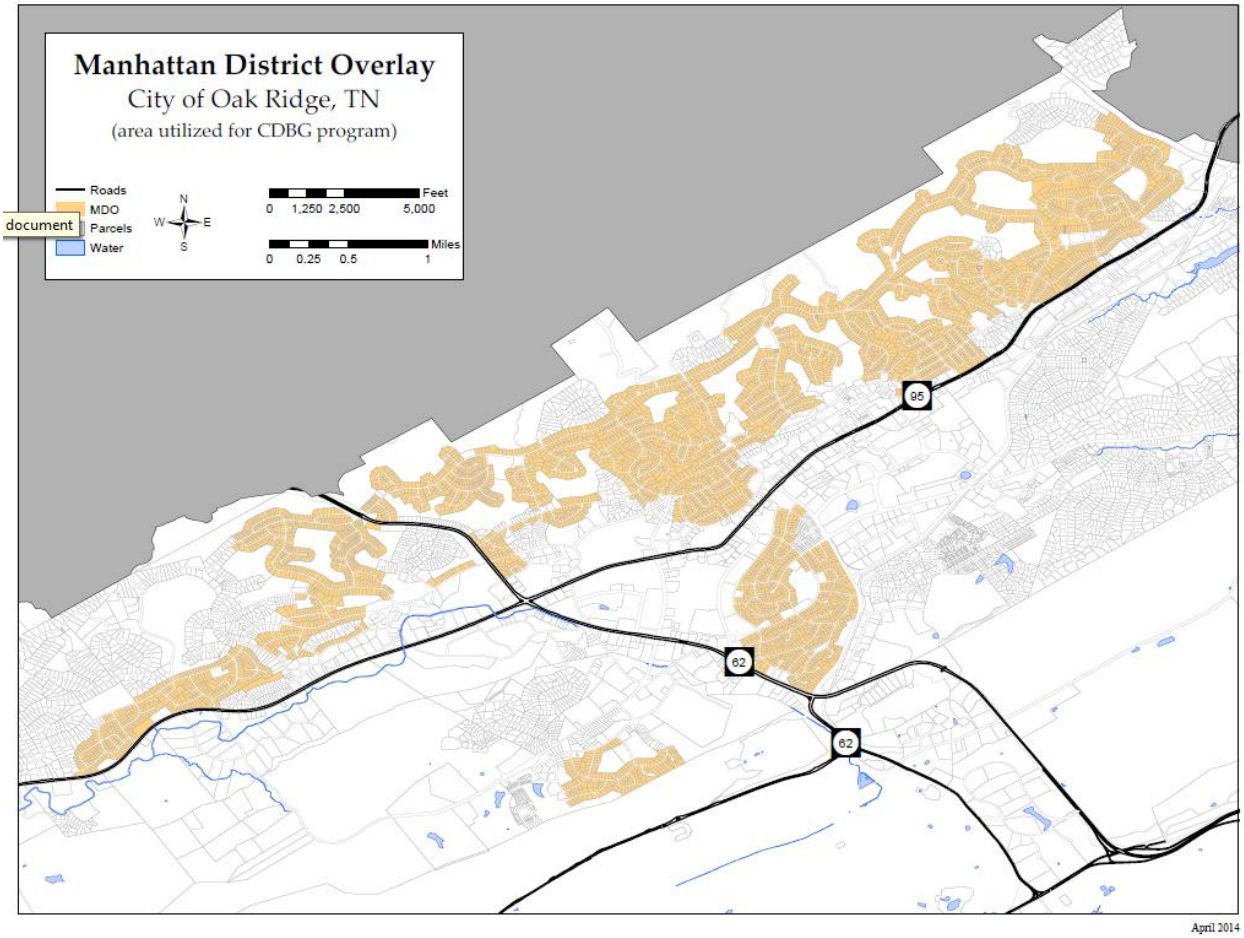
SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

The Manhattan District Overlay (MDO) is a historic district built by the Federal Government to house employees and their families during the Manhattan Project. These units were not intended to be permanent residential structures, but as the Project came to a close, the Federal Government sold all housing units to willing buyers. To date, many of these structures are still occupied and have had few improvements. The MDO area includes the following neighborhoods: Highland View, Scarboro, East Village and Woodland.

This area is in the north central part of the city, much of which is along a ridge known as Black Oak Ridge. The borders for this area is Outer Drive and West Outer Drive to the north and much of the housing south to Oak Ridge Turnpike (but not all). The eastern border is East Drive at the eastern city limits. The western border at Outer Drive is Jefferson Avenue. There is also a portion to the west that runs between Robertsville Road and Oak Ridge Turnpike. The southern portion also includes the Woodland Neighborhood which is between Lafayette Drive to the east and South Illinois Avenue to North and South Purdue Avenue. Manhattan Avenue bisects this area.

Geographic Priority Areas



OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Introduction

The City of Oak Ridge will prepare three Annual Action Plans relative to this Consolidated Plan. Each Annual Action Plan will describe the activities for the coming program year to address the priority needs of the City of Oak Ridge CDBG Consolidated Plan for 2014 – 2017. Additionally, each Consolidated Annual Performance and Evaluation Report (CAPER) will report the City's progress in addressing the strategies, objectives and actions of the three-year Consolidated Plan and the associated Annual Action Plan. The priority needs will be in compliance with at least one of the three HUD national objectives of activities benefiting L/M income persons, prevention/elimination of slum or blight, urgent need.

The priority needs for the City of Oak Ridge CDBG Consolidation Plan for 2014 – 2017 are:

- Debt repayment of the Scarboro Community Center expansion project
- Removal of vacant blighted housing
- Right-of-way infrastructure in specific target area (Manhattan District Overlay)
- Grant administration
- Matching funds for housing partnerships

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

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	According to THDA website, Anderson County which includes Oak Ridge, no waiting list exists for this assistance.
TBRA for Non-Homeless Special Needs	Emory Valley Center, ORHA and private facilities provide services/resources for this population.

Table 39 – Influence of Market Conditions

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

Introduction

This section provides an overview of the potential resources available for programs that benefit Oak Ridge residents. This section does not include the CDBG Entitlement funds. The City of Oak Ridge and community non-profits consistently search for funding sources through grant opportunities, community organizations and other philanthropic groups.

Currently there are areas within the city limits of Oak Ridge that qualify for low-income tax credits which are being utilized by private developers. The City of Oak Ridge does not have an activity utilizing low-income tax credits at this time.

State of Tennessee Programs
The City of Oak Ridge began contracting the operation of a demand response van transit system during February 1993. The City's current contractor for operating the transit system is East Tennessee Human Resources Agency (ETHRA). The City of Oak Ridge appropriated $195,000 for this program in the FY2011 budget. The primary source of revenue for this program is a special one-cent-per-gallon inspection fee levied on all petroleum products bought, sold or stored in the state, and an operating assistance grant from the State of Tennessee, Department of Transportation (TDOT).

City General Fund Resources
Housing Initiatives – COR General Fund
Oak Ridge City Council approved Resolution 4-35-06 on April 17, 2006 authorizing that $250,000 be designated from the City's Economic Diversification Fund for within the Highland View Redevelopment area, which is in the Manhattan District Overlay.
As of July 1, 2013, there was $150,000 and as of March 31, 2014 there is $96,340.

Social Services Program
The City of Oak Ridge budgeted $148,700 during FY2014 for the Social Services Program. The program was developed to assist City residents with short-term housing and prescription drug needs. Assistance guidelines were adopted by the Oak Ridge City Council in the Social Services Policy and include payments for rent, utilities for eligible Oak Ridge residents.

Healthy Start Program
The City of Oak Ridge FY2011 budget contains an appropriation for $31,850 as a grant for the Healthy Start Program. This program assists first time mothers who are assessed as "at risk" of not being an effective parent due to family history and the mother's current status. The program provides assistance using Family Support Workers who visit participating families in their homes at least weekly for three to five years, or until the child starts school.

Capital Improvements Program
Every year, city of Oak Ridge staff prepares a Capital Improvements Program (CIP) that provides detailed information on capital projects for the upcoming six-year period. The capital projects are to maintain and enhance city facilities, parks, utility infrastructure and streets. The amount included in the CIP for FY2012 for these programs totals $38,076,000. Funding for the capital projects is provided by several agencies within the federal and state governments and funding resources by the City of Oak Ridge.

Affordable Housing Fee Adjustments
In order to facilitate the provision of affordable housing in the City of Oak Ridge, zoning and permit fees are adjusted for residential construction (including renovation) projects.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Anticipated Resources – Summary

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
TDOT Enhancement Grant (29501)	State of TN and COR General Fund	Parking Lot Enhancement	$0	$0	$798,000.00	$798,000.00	$0	Reconstruction, reconfiguration and improvements to the parking area in the original town site – Jackson Square
TDOT Operating Assistance (16200)	State of TN	Demand Transit	$130,000.00	$0	$0	$130,000.00	$260,000.00	Fee based demand transit buses, ADA compliant.
Emergency Solutions Grant (27504)	HUD	Homeless Prevention	$52,492.00	$0	$62,791.00	$52,492.00	$100,000.00	The City contracted with TORCH to support their homeless prevention program (rapid rehousing activities within the City of Oak Ridge)
EDI Special Projects Program (27512)	HUD	Acquisition and demolition of vacant blighted housing	$0	$0	$23,165.00	0	0	Acquisition and demolition of vacant blighted properties – One time allocation

OMB Control No: 2506-0117 (exp. 07/31/2015)

Housing Initiatives (967)	COR General Fund	Acquisition and demolition of vacant blighted housing	$0	$0	0	$96,343.00	0	Acquisition and demolition of vacant blighted housing within the Highland View Redevelopment Area, which is in the Manhattan District Overlay.
Social Services Program (27611)	COR General Fund	Provide short-term subsidies to prevent homelessness	$148,000.00	$0	$0	$148,000.00	$300,000.00	Assistance for rent, utilities and deposits to qualified applicants within Oak Ridge
Healthy Start Program (27612)	COR General Fund	Assistance for "first-time" mothers at risk	$31,850.00	$0	$0	$31,850.00	$63,700.00	Assistance with parenting skills
Capital Improvements Program (various)	Various	Planning document for capital needs	Varies	$0	$0	Varies	Varies	Planning document by department and funding source for capital needs within the City

Table 40 - Anticipated Resources

OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-40 Institutional Delivery Structure – 91.215(k)
A requirement of the Consolidated Plan is to describe the organizations that assist the City of Oak Ridge to provide the housing and community development-related programs. Institutional structure is defined as the private, public and non-profit organizations through which a jurisdiction will carry out the Consolidated Plan activities. City of Oak Ridge staff and officials, non-profit organizations, businesses, faith-based organizations, neighborhood groups and citizens are all vital partners in the housing and community development delivery system.

City of Oak Ridge Staff and Officials
The City of Oak Ridge uses a committee approach instead of assigning one staff member and/or one department with full responsibility for the CDBG program. The City's internal housing committee reviews all CDBG program activities and makes recommendations to the City Manager for his evaluation and prioritization to City Council.

The three-year CDBG Consolidated Plan 2014 – 2017 reflects input by city staff, officials, non-profit agencies and residents. The Community Development Specialist was tasked with the responsibility of conducting public meetings, collecting data, documenting the process and creating the Consolidated Plan.

Housing and Community Development Partners
The City of Oak Ridge uses CDBG entitlement funds, Emergency Solutions Grant (ESG) set-aside funds and city general fund dollars to assist with HUD national goals of the CDBG program Leadership begins with the City's elected officials with the approval of the Consolidated Plan strategies and Annual Action Plan activities and contracts.

Effective program delivery would not be possible without the coordination of Federal, State and local partners. The City of Oak Ridge staff and officials rely on the area non-profit organizations, state and federal officials to provide insight with respect to the needs of our residents.

The non-profit organizations in our community are vital partners for the delivery of services and programs for Oak Ridge residents. The organizations work well together and are a valuable network of resources for Oak Ridge residents.

The Knoxville HUD office is also a valuable resource, providing advice and assistance with statutory and regulatory requirements, technical assistance and training for the CDBG entitlement program for City of Oak Ridge staff and officials. The HUD office also helps with marketing and outreach efforts to promote community development and affordable housing for the region.

City of Oak Ridge staff and residents also appreciate the dedicated service and support of their state and federal elected officials.

Summary of Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
The City of Oak Ridge	Government	Grantee	City of Oak Ridge
Subrecipients of the City	Nonprofit organization	Subrecipient(s)	City of Oak Ridge

Table 41 - Institutional Delivery Structure

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Debt payment for Scarboro Center	July 2014	June 2017	Non-housing community development, non-homeless special needs	148 Carver Avenue	L/M	Estimated $207,000	Provide public facility improvements in a low to moderate income area
2	Removal of vacant blighted housing	July 2014	June 2017	Acquisition and demolition -- community development	Within the Oak Ridge city limits	L/M	Estimated $500,000	Improvement, stabilization, and revitalization of neighborhoods in the MDO district
3	Right of way infrastructure	July 2014	June 2017	Non-housing community development, non-homeless community development	Within the Oak Ridge city limits	L/M	Estimated $105,000	Provide infrastructure improvements in areas that benefit low to moderate income persons
4	Grant administration	July 2014	June 2017	Non-housing community development	200 S. Tulane Ave	L/M	Estimated $15,000	Provide training for CDBG administrator to ensure compliance with program-related HUD regulations
5	Matching funds for housing partners	July 2014	June 2017	Non-homeless special needs, non-homeless community development, affordable housing	Within the Oak Ridge city limits	L/M	To be determined	Provide match to partners for rehabilitation of residential (low to moderate)

Table 42 – Goals Summary

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

Introduction

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly and persons with disabilities. Public housing includes federally subsidized affordable housing that is owned and operated by the local public housing authority (PHA). The public housing authority also administers the federal Section 8 tenant-based rent subsidy program, which assists very low-income families in paying rent for privately owned housing units of their choice.

Residents of the City of Oak Ridge are served by the Oak Ridge Housing Authority (ORHA), which was incorporated September 5, 1969 under the "Housing Authorities Law" Chapters 8 through 11 Title 13 TCA Sections 801 through 1113. The Oak Ridge City Council is responsible for all board appointments to the ORHA. However, the City has no further accountability for the organization. The City cannot impose its will on the ORHA board since it does not have the ability to modify or approve their budget or overrule or modify decisions of the board. The ORHA board is fiscally independent and there is no financial benefit or burden relationship with the City of Oak Ridge.

The ORHA submitted to the City of Oak Ridge a HUD Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan. According to the Executive Summary submitted with the request for signature of the certification, the ORHA Agency Plan for the period of October 1, 2010 through September 30, 2015 includes the following strategic goals:

• Increase the availability of decent, safe and affordable housing
• Improve community quality of life and economic vitality
• Promote self-sufficiency and asset development of families and individuals

The ORHA is a vital partner in assisting with the possible relocation of residents within the Highland View Redevelopment Area. City of Oak Ridge staff has been working with the ORHA Executive Director and board on ways the ORHA can assist residents within the redevelopment area.

The ORHA did not submit an application for CDBG entitlement funds from the City of Oak Ridge for PY2014/FY2015.

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

Introduction

The regulations for the CDBD Consolidated plan require an explanation of whether the cost of housing or the incentives to develop, maintain or improve affordable housing are affected by public policies, including tax policies, land use controls, zoning ordinances, building codes, fees and charges, growth limits and policies that affect the return on residential development. Historically, the City of Oak Ridge has been actively involved in issues concerning the housing market. The adoption and enforcement of zoning and subdivision regulations and building codes has shaped the growth of neighborhoods and influenced the design, quality, and cost of the community's housing stock. The Community Development Department administers these policies, which have made Oak Ridge a planned and livable city. During the last several years, City of Oak Ridge officials and staff have been determined to reduce the perception that these regulations and policies are detrimental to residents and residential developers. These policies and the method to reduce the barriers to affordable housing include:

- Building codes and standards – The City of Oak Ridge has adopted the 2012 International Building Code and International Residential Code as published by the International Code Council.
- Building permits and fees – The City of Oak Ridge has an administrative policy D-200 titled Fees and Municipal Services and Supplies. Section 2.110, Affordable Housing Fee Adjustments eliminates any zoning fees, moving fee and demolition fee and reduces to $25.00 the permit fees. Item a, of Section 2.110 will be updated to reference the CDBG target areas utilizing data from the most recent U.S. Census.
- Property tax abatement – City Council approved a resolution authorizing a local option property tax freeze program for taxpayers 65 years of age or older based on income and ownership of eligible property and other guidelines as set forth in the resolution.
- Lack of knowledge of available programs and resources – The City of Oak Ridge will continue efforts to communicate information concerning available programs and resources through the City website and newspaper notices and articles.
- Two barriers to affordable housing seem to be nationwide trends. The private housing market does not generally provide new affordable housing without some type of subsidy or incentive and older housing units that are affordable often have physical problems that make the units ineligible for financing from private lending institutions.

In addition to these barriers, many older and affordable homes in Oak Ridge available to low or moderate-income residents require some type of financing or subsidy when purchasing a home, which includes inspection of the home prior to purchase. Methods to address the barriers to affordable housing that are stated above include:

- Use of innovative approaches and cooperative partnerships with other public agencies and private organizations to meet the need for new affordable housing.
- Promote housing rehabilitation programs for older homes so that an increased number of houses meet the 2012 International Property Maintenance Code.

SP-60 Homelessness Strategy – 91.215(d)

The City requested HMIS data from the Tennessee Valley Coalition to End Homelessness (TVCEH), the lead agency for the Continuum of Care (Coc) and the information has not been provided as of April 9, 2014. The Community Development Specialist will update this section when the information is provided, as long as it is received prior to City Council approval on May 12, 2014. Information on the 2014 point in time count is in the Needs Analysis NA-40 Homeless Section.

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

Childhood lead based paint poisoning is a significant problem nationally. On September 15, 2000, HUD regulation (24 CFR Part 35) took effect streamlining, modernizing and consolidating all lead-based paint requirements in federally- assisted housing to ensure that children are adequately protected from lead poisoning. The regulation prescribes certain action by HUD grantees to identify, stabilize or remove lead-based paint hazards in any housing receiving HUD assistance.

The rule only affects residential structures built before 1978. The scope of activities required by HUD is dependent upon the type of housing impacted and the amount of federal assistance being provided, with rehabilitation activities using in excess of $25,000 of HUD funds requiring the highest level of treatment.

The City of Oak Ridge includes a detailed and strict requirement in the CDBG subrecipient agreements pertaining to the treatment of lead-based paint. The article of the subrecipient agreement specifies the Lead-Based Paint Poisoning Prevention Act and the HUD Lead-Based Paint Regulations. The City of Oak Ridge also verifies with all subrecipients that information concerning lead-based paint hazards is provided to their clients.

Rehabilitation projects by ADFAC are the most affected by the HUD ruling. ADFAC assumes that all units built prior to 1978 have lead-based paint, so all contractors must use safe work practices. Once the project is complete, each unit is required to be inspected and given clearance, utilizing HUD specified standards. ADFAC provides all of their client's detailed information regarding lead-based paint and its possible effects to children, elderly and others in the household.

Matt Widner, the Housing Remediation Specialist, is certified as an EPA Lead Inspector. He is certified to conduct all lead-based paint initial inspections and is working on additional certifications for risk analysis.

The City of Oak Ridge and partners will continue to address the hazards of lead-based paint in the activities receiving HUD funding, in compliance with the prescribed regulations and for the health, safety and welfare of our citizens.

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

The City of Oak Ridge recognizes that it has little control or influence on the most critical factors related to poverty such as wages, family disruptions, health problems and mental illness, social responsibility and employment opportunities. The City's primary tools to address poverty are limited to tax policies, social service programs, housing assistance and economic development programs. When these are combined with the provision of life safety programs such as police and fire protection and the construction and maintenance of city streets, parks and utilities, they help create the kind of environment where citizens can concentrate on working and making a living.

The City, in conjunction with other public agencies and private organizations, will seek to provide very low- and low-income households with various opportunities to gain the knowledge, skills and motivation to become fully self-sufficient. Specifically, the City of Oak Ridge will continue to pursue resources and innovative partnerships to support the development of affordable housing, rental assistance, homeless prevention, health services and transportation all with the intent of providing the direction to build a community empowered to provide quality of life for all its citizens.

Fair Housing

A requirement of the Consolidated Plan is for the City of Oak Ridge to update the Analysis of Impediments to Fair Housing (AI), if appropriate. HUD broadly defines fair housing choice as "the ability of persons with similar incomes to have the same housing choices regardless of race, color, religion, sex, age, national origin, familial status or disability." All state and local governments receiving federal funds from HUD are required to promote fair housing choice and to affirmatively further fair housing.

The City of Oak Ridge adopted a Fair Housing Ordinance on April 21, 1969, which at the time was one of the first of its kind in the State of Tennessee. The City of Oak Ridge continues to be committed to working with the public, private, and nonprofit partners in the community to ensure fair housing choice for all residents. This commitment includes incorporating fair housing strategies into activities supported with CDBG entitlement funds.

Analysis of Impediments to Fair Housing

The City of Oak Ridge completed and published a comprehensive report titled *Analysis of Impediments to Fair Housing (AI) in Oak Ridge* on June 27, 1994. An updated AI was completed in March 2011. The report reviews fair housing choice and the status of impediments to such choice in the City of Oak Ridge. The AI included the following recommendations to be implemented by City of Oak Ridge staff and officials.

1. The City government should continue to support fair housing by proclaiming, "April is Fair Housing Month," by formal City Council action and by input to the media.
2. The City should continue to appoint members to the Board of Housing Code Appeals whereby charges of housing discrimination may be addressed.
3. The City should continue to address the issue of emergency housing in a fair manner through its social service programs, implementation of its relocation policy and through referrals to private, state and federal programs.
4. The City should support affordable housing programs with local housing providers and make applications for funding of rehabilitation grants and other housing assistance.

5. The City's housing-related staff should seek out further opportunities for training regarding fair housing.
6. The City should distribute fair housing information and encourage schools to educate children about fair housing.
7. The City staff should use non-traditional as well as traditional means, aimed to reach the lower-income, less-educated population, to make sure they are aware of fair housing laws and policies.
8. The City should have information on its website and utility bills that Fair Housing is the City's policy, with a telephone number for questions.
9. The City should support housing accessibility improvements.

The AI completed in June 1994 utilized housing data from the 1990 U.S. Census and due to the community's relatively slow rate of growth, the housing data reported in the 2000 U.S. Census did not change much. During the development of the three-year Consolidated Plan 2011 – 2013, Athanasia Senecal Lewis, Community Development Specialist, Community Development Department, City of Oak Ridge, reviewed the 1994 AI and provided a complete update.

Fair Housing Strategy
The City of Oak Ridge staff and officials will implement the recommendations of the March 2011 Analysis of Impediments to Fair Housing in Oak Ridge which include but are not limited to the following activities:

- Approve a City Council Proclamation for Fair Housing Month
- Issue a press release for Fair Housing Month
- Appointment of citizens to the Board of Housing Code Appeals
- Address emergency housing needs
- Support affordable housing programs
- Increase staff training of fair housing issues
- Utilize traditional and non-traditional means to educate citizens of the fair housing laws and policies
- Include a fair housing message on the City's web site and distribute fair housing information.

Any proposed significant changes to the fair housing strategy will be published in the applicable Annual Action Plan so that citizens and subrecipients may comment on the proposed changes.

Specific Fair Housing actions for PY2014/FY2015 include:

- Oak Ridge City Council is to proclaim April 2014 as Fair Housing Month
- During the month of April, the City will place a message on the utility bills that will reach more than 14,000 customers
- A display notice will be placed in a local newspaper during April
- The City's Board of Housing Code Appeals is tasked by City Council with addressing housing discrimination charges
- The City of Oak Ridge requires all subrecipients to promote Fair Housing with all of their clients

SP-80 Monitoring – 91.230

Introduction

The City of Oak Ridge is responsible for monitoring the CDBG funds that it receives from HUD. As a recipient of CDBG entitlement funds, the City of Oak Ridge is required to follow applicable laws and regulations of the CDBG program. City of Oak Ridge staff and officials view monitoring as an opportunity to provide ongoing technical assistance and support to assist subrecipients reach project goals and improve services for our residents. The City of Oak Ridge recognizes the value of communication with citizens and subrecipients, and understands it is vital for a successful CDBG program.

Project monitoring activities include desk monitoring, preparation of performance reports, onsite reviews and evaluations as well as continuous training. These monitoring activities combined provide the City with the necessary tools to administer a successful CDBG program.

Desk monitoring requires the complete and accurate documentation of client eligibility, property eligibility, appropriate funding levels for the activity and the compliance with all program requirements (i.e. environmental review).

Subrecipient agreements provide documentation that allows the City to comply with HUD program-related regulations.

The City of Oak Ridge Community Development Specialist shall, as appropriate, conduct annual onsite reviews of activities to assess the capabilities of subrecipients and to review case files.

The City of Oak Ridge has additional monitoring procedures included in each subrecipient agreement that require the subrecipient to provide the following assurances:

- Ensure consistency with primary objective—not less than 70 percent of CDBG funds used during the program year must be for activities that benefit low- and moderate-income persons
- Ensure each activity meets the criteria for one or more of the national objectives
- Ensure compliance with all other regulatory eligibility requirements for each activity
- Ensure compliance with all other applicable laws and program requirements
- Ensure production and accountability
- Evaluate organizational performance
- Evaluate each activity utilizing the HUD Outcome Framework that includes specific objectives and corresponding outcomes

The monitoring activity is part of the grant administration duties performed by Athanasia Senecal Lewis, Community Development Specialist. She will monitor the progress of all PY2014/FY2015 Annual Action Plan programs and prepare the Consolidated Annual Performance Evaluation Report (CAPER), which will cover the progress made for each activity, as well as number of beneficiaries, number of units and number of dollars spent through the annual Grantee Performance Report.

The primary monitoring goal for PY2014/FY2015 will be the continuing implementation of the HUD Outcome Framework and City compliance with CDBG program rules and regulations.

Expected Resources

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

Summary of Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
Emergency Solutions Grant (ESG)	HUD	Homeless Prevention	$52,492.00	0	$62,791	$52,491.00	$100,00.00	The City contracted with TORCH to support their homeless prevention program (rapid rehousing activities within the City of Oak Ridge)

Table 43 - Expected Resources – Priority Table

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Introduction

The regulations for the CDBD Consolidated plan require an explanation of whether the cost of housing or the incentives to develop, maintain or improve affordable housing are negatively affected by public policies, including tax policies, land use controls, zoning ordinances, building codes, fees and charges, growth limits and policies that affect the return on residential development.

Historically, the City of Oak Ridge has been actively involved in issues concerning the housing market. The adoption and enforcement of zoning and subdivision regulations and building codes has shaped the growth of neighborhoods and influenced the design, quality, and cost of the community's housing stock. The Community Development Department administers these policies, which have made Oak Ridge a planned and livable city. During the last several years, City of Oak Ridge officials and staff have been determined to reduce the perception that these regulations and policies are detrimental to residents and residential developers. These policies and the method to reduce the barriers to affordable housing include:

- Building codes and standards – The City of Oak Ridge has adopted the 2013 International Building Code and International Residential Code as published by the International Code Council.
- Building permits and fees – The City of Oak Ridge has an administrative policy D-200 titled Fees and Municipal Services and Supplies. Section 2.110, Affordable Housing Fee Adjustments eliminates any zoning fees, moving fee and demolition fee and reduces to $25.00 the permit fees. Item a, of Section 2.110 will be updated to reference the CDBG target areas utilizing data from the most recent U.S. Census.
- Property tax abatement – City Council approved a resolution authorizing a local option property tax freeze program for taxpayers 65 years of age or older based on income and ownership of eligible property and other guidelines as set forth in the resolution.
- Lack of knowledge of available programs and resources – The City of Oak Ridge will continue efforts to communicate information concerning available programs and resources through the website and newspaper notices and articles.
- Two barriers to affordable housing seem to be nationwide trends. The private housing market does not generally provide new affordable housing without some type of subsidy or incentive and older housing units that are affordable often have physical problems that make the units ineligible for financing from private lending institutions.

In addition to these barriers, many older and affordable homes in Oak Ridge available to low or moderate-income residents require some type of financing or subsidy when purchasing a home, which includes inspection of the home prior to purchase. Methods to address the barriers to affordable housing that are stated above include:

- Use of innovative approaches and cooperative partnerships with other public agencies and private organizations to meet the need for new affordable housing.
- Promote housing rehabilitation programs for older homes so that an increased number of houses meet the 2003 International Property Maintenance Code.

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Debt payment for Scarboro Center	July 2014	June 2015	Non-housing community development, non-homeless special needs	148 Carver Avenue (MDO Area)	L/M	Estimated $95,000.00	Provide public facility improvements in a low to moderate income area
2	Removal of vacant blighted housing	July 2014	June 2015	Acquisition and demolition -- community development	Within the Oak Ridge city limits	L/M	Estimated $363,000.00	Improvement, stabilization, and revitalization of neighborhoods in the MDO district
3	Right of way infrastructure	July 2014	June 2015	Non-housing community development, non-homeless community development	Within the Oak Ridge city limits	L/M	Estimated $35,000.00	Provide infrastructure improvements in areas that benefit low to moderate income persons
4	Grant administration	July 2014	June 2015	Non-housing community development	200 S. Tulane Ave	L/M	Estimated $5,911.00	Provide training for CDBG administrator to ensure compliance with program-related HUD regulations
5	Matching funds for housing partners	July 2014	June 2015	Non-homeless special needs, non-homeless community development, affordable housing	Within the Oak Ridge city limits	L/M	To be determined	Provide match to partners for rehabilitation of residential (low to moderate)

Table 44 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Projects

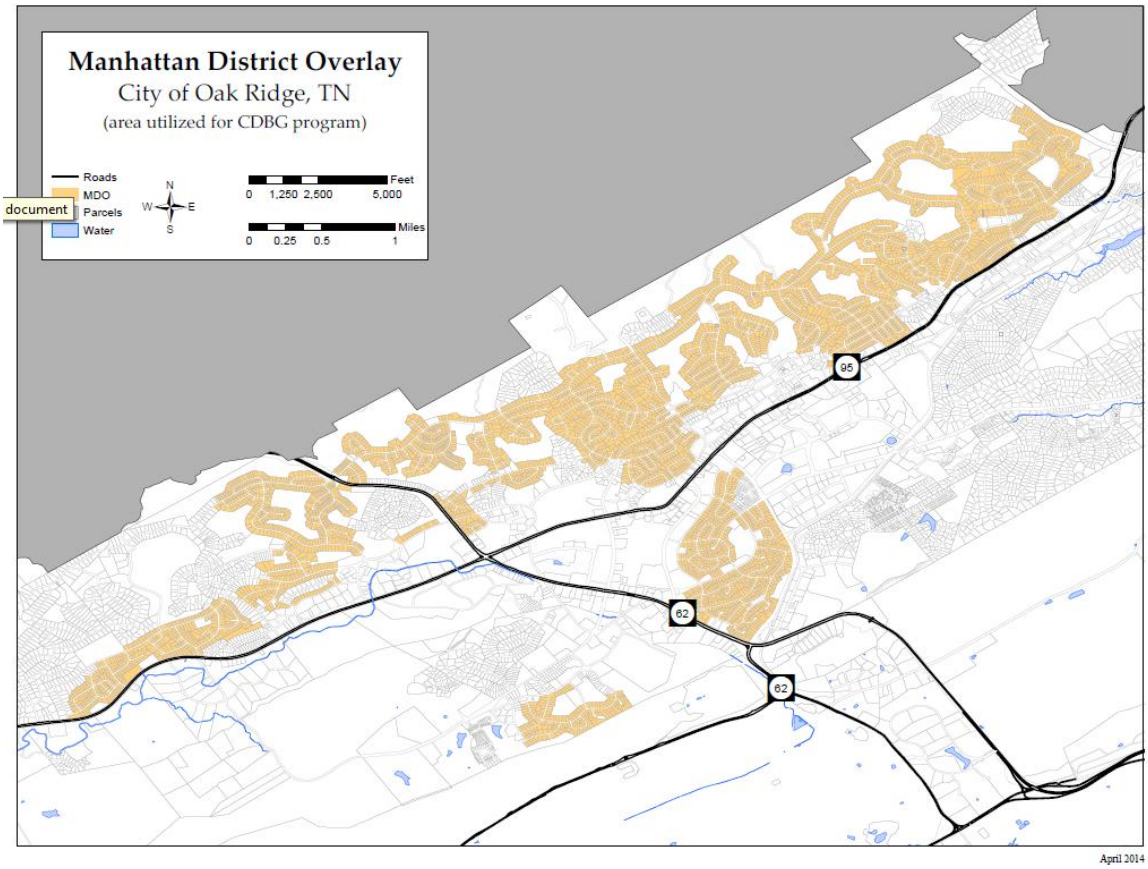
#	Project Name
1	Debt payment for Scarboro Center
2	Removal of vacant blighted housing
3	Right of way infrastructure
4	Grant administration
	Matching funds for housing partners

Table 45 – Project Information

AP-50 Geographic Distribution – 91.220(f)

The Manhattan District Overlay (MDO) is a historic district built by the Federal Government to house employees and their families during the Manhattan Project. These units were not intended to be permanent residential structures, but as the Project came to a close, the Federal Government sold all housing units to willing buyers. To date, many of these structures are still occupied and have had few improvements. The MDO area includes the following neighborhoods: Highland View, Scarboro, East Village and Woodland.

This area is in the north central part of the city, much of which is along a ridge known as Black Oak Ridge. The borders for this area are Outer Drive and West Outer Drive to the north and much of the housing south to Oak Ridge Turnpike (but not all). The eastern border is East Drive at the eastern city limits. The western border at Outer Drive is Jefferson Avenue. There is also a portion to the west that runs between Robertsville Road and Oak Ridge Turnpike. The southern portion also includes the Woodland Neighborhood, which is between Lafayette Drive to the east and South Illinois Avenue to North and South Purdue Avenue. Manhattan Avenue bisects this area.



OMB Control No: 2506-0117 (exp. 07/31/2015)

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

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

Table 46 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	13
Total	13

Table 47 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction –
Residents of the City of Oak Ridge are served by the Oak Ridge Housing Authority (ORHA), which was incorporated September 5, 1969 under the "Housing Authorities Law" Chapters 8 through 11 Title 13 TCA Sections 801 through 1113.

PY2014/FY2015 will be the fourth year of the ORHA Five-Year Agency Plan. During the preparation of the Annual Action Plan, the ORHA submitted an update of their Agency Plan to the Community Development Specialist. This plan, dated Summer 2013, provides specific information about the programs administered by ORHA. Please refer to the Public Housing Section of the Consolidated Plan for more information.

In summary, the ORHA Five-Year Agency Plan, and the 2013 update encourages public housing residents to be involved with ORHA and promotes self-sufficiency for homeowners.

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

City staff has requested the information for this table from the Tennessee Valley Coalition to End Homelessness (TVCEH), the lead agency for the Continuum of Care. As of April 9, 2014 this information has not been provided. Staff will add this information as long as it is received prior to City Council approval on May 12, 2014.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	Yes	Information Requested from TVECH	Information Requested from TVECH
Legal Assistance	Yes	Information Requested from TVECH	Information Requested from TVECH
Mortgage Assistance	Yes	Information Requested from TVECH	Information Requested from TVECH
Rental Assistance	Yes	Information Requested from TVECH	Information Requested from TVECH
Utilities Assistance	Yes	Information Requested from TVECH	Information Requested from TVECH
Street Outreach Services			
Law Enforcement	Yes	Information Requested from TVECH	Information Requested from TVECH
Mobile Clinics (Free Clinic)	Yes	Information Requested from TVECH	Information Requested from TVECH
Other Street Outreach Services	Unknown	Information Requested from TVECH	Information Requested from TVECH

Supportive Services			
Alcohol & Drug Abuse	Yes	Information Requested from TVECH	Information Requested from TVECH
Child Care	Unknown	Information Requested from TVECH	Information Requested from TVECH
Education	Yes	Information Requested from TVECH	Information Requested from TVECH
Employment and Employment Training	Unknown	Information Requested from TVECH	Information Requested from TVECH
Healthcare	Yes	Information Requested from TVECH	Information Requested from TVECH
HIV/AIDS	Unknown	Information Requested from TVECH	Information Requested from TVECH
Life Skills	Yes	Information Requested from TVECH	Information Requested from TVECH
Mental Health Counseling	Yes	Information Requested from TVECH	Information Requested from TVECH
Transportation	Yes	Information Requested from TVECH	Information Requested from TVECH

Table 48 - Homeless Prevention Services Summary

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

Introduction

The regulations for the CDBD Consolidated plan require an explanation of whether the cost of housing or the incentives to develop, maintain or improve affordable housing are negatively affected by public policies, including tax policies, land use controls, zoning ordinances, building codes, fees and charges, growth limits and policies that affect the return on residential development.

Historically, the City of Oak Ridge has been actively involved in issues concerning the housing market. The adoption and enforcement of zoning and subdivision regulations and building codes has shaped the growth of neighborhoods and influenced the design, quality, and cost of the community's housing stock. The Community Development Department administers these policies, which have made Oak Ridge a planned and livable city. During the last several years, City of Oak Ridge officials and staff have been determined to reduce the perception that these regulations and policies are detrimental to residents and residential developers. These policies and the method to reduce the barriers to affordable housing include:

- Building codes and standards – The City of Oak Ridge has adopted the 2012 International Building Code and International Residential Code as published by the International Code Council.
- Building permits and fees – The City of Oak Ridge has an administrative policy D-200 titled Fees and Municipal Services and Supplies. Section 2.110, Affordable Housing Fee Adjustments eliminates any zoning fees, moving fee and demolition fee and reduces to $25.00 the permit fees. Item a, of Section 2.110 will be updated to reference the CDBG target areas utilizing data from the most recent U.S. Census.
- Property tax abatement – City Council approved a resolution authorizing a local option property tax freeze program for taxpayers 65 years of age or older based on income and ownership of eligible property and other guidelines as set forth in the resolution.
- Lack of knowledge of available programs and resources – The City of Oak Ridge will continue efforts to communicate information concerning available programs and resources through the website and newspaper notices and articles.
- Two barriers to affordable housing seem to be nationwide trends. The private housing market does not generally provide new affordable housing without some type of subsidy or incentive and older housing units that are affordable often have physical problems that make the units ineligible for financing from private lending institutions.

In addition to these barriers, many older and affordable homes in Oak Ridge available to low or moderate-income residents require some type of financing or subsidy when purchasing a home, which includes inspection of the home prior to purchase. Methods to address the barriers to affordable housing that are stated above include:

- Use of innovative approaches and cooperative partnerships with other public agencies and private organizations to meet the need for new affordable housing.
- Promote housing rehabilitation programs for older homes so that an increased number of houses meet the 2012 International Property Maintenance Code.

AP-85 Other Actions – 91.220(k)

Introduction

City of Oak Ridge staff and officials, non-profit organizations, businesses, faith-based organizations, neighborhood groups and citizens are all vital partners in the housing and community development delivery system.

The City of Oak Ridge uses a committee approach instead of assigning one staff member and/or one department with full responsibility for the CDBG program. The City's internal housing committee reviews all CDBG program activities and makes recommendations to the City Manager for his evaluation and prioritization to City Council.

The City of Oak Ridge uses CDBG entitlement funds, Emergency Solutions Grant (ESG) set-aside funds and city general fund dollars to assist with the strategies of the CDBG program. Leadership begins with the City's elected officials with the approval of the Annual Action Plan activities.

Effective program delivery would not be possible without the coordination of Federal, State and local partners. The City of Oak Ridge staff and officials rely on the area non-profit organizations, state and federal officials to provide insight with respect to the needs of our residents.

The non-profit organizations in our community are vital partners for the delivery of services and programs for Oak Ridge residents. The organizations work well together and are a valuable network of resources for Oak Ridge residents. City staff will continue to be an active participant with the area Continuum of Care, TVECH.

The Knoxville HUD office is also a valuable resource, providing advice and assistance with statutory and regulatory requirements, technical assistance and training for the CDBG entitlement program for City of Oak Ridge staff and officials. The HUD office also helps with marketing and outreach efforts to promote community development and affordable housing for the region.

Actions planned to reduce lead-based paint hazards
Childhood lead based paint poisoning is a significant problem nationally. On September 15, 2000, HUD regulation (24 CFR Part 35) took effect streamlining, modernizing and consolidating all lead-based paint requirements in federally- assisted housing to ensure that children are adequately protected from lead poisoning. The regulation prescribes certain action by HUD grantees to identify, stabilize or remove lead-based paint hazards in any housing receiving HUD assistance.

The rule only affects residential structures built before 1978. The scope of activities required by HUD is dependent upon the type of housing impacted and the amount of federal assistance being provided, with rehabilitation activities using in excess of $25,000 of HUD funds requiring the highest level of treatment.

The City of Oak Ridge includes a detailed and strict requirement in the CDBG subrecipient agreements pertaining to the treatment of lead-based paint. The article of the subrecipient agreement specifies the Lead-Based Paint Poisoning Prevention Act and the HUD Lead-Based Paint Regulations. The City of Oak Ridge also verifies with all subrecipients that information concerning lead-based paint hazards is provided to their clients.

Rehabilitation projects by ADFAC are the most affected by the HUD ruling. ADFAC assumes that all units built prior to 1978 have lead-based paint, so all contractors must use safe work practices. Once the project is complete, each unit is required to be inspected and given clearance, utilizing HUD specified standards. ADFAC provides all of their client's detailed information regarding lead-based paint and its possible effects to children, elderly and others in the household.

Matt Widner, the Housing Remediation Specialist, is certified as an EPA Lead Inspector. He is certified to conduct all lead-based paint initial inspections and is working on additional certifications for risk analysis.

The City of Oak Ridge and partners will continue to address the hazards of lead-based paint in the activities receiving HUD funding, in compliance with the prescribed regulations and for the health, safety and welfare of our citizens.

Actions planned to reduce the number of poverty-level families
The City of Oak Ridge recognizes that it has little control or influence on the most critical factors related to poverty such as wages, family disruptions, health problems and mental illness, social responsibility and employment opportunities. The City's primary tools to address poverty are limited to tax policies, social service programs, housing assistance and economic development programs. When these are combined with the provision of life safety programs such as police and fire protection and the construction and maintenance of city streets, parks and utilities, they help create the kind of environment where citizens can concentrate on working and making a living.

The City, in conjunction with other public agencies and private organizations, will seek to provide very low- and low-income households with various opportunities to gain the knowledge, skills and motivation to become fully self-sufficient. Specifically, the City of Oak Ridge will

continue to pursue resources and innovative partnerships to support the development of affordable housing, rental assistance, homeless prevention, health services and transportation all with the intent of providing the direction to build a community empowered to provide quality of life for all its citizens.

Actions planned to develop institutional structure
A requirement of the Annual Action Plan is to describe the organizations that assist the City of Oak Ridge to provide the housing and community development-related programs. Institutional structure is defined as the private, public and non-profit organizations through which a jurisdiction will carry out the Consolidated Plan activities. City of Oak Ridge staff and officials, non-profit organizations, businesses, faith-based organizations, neighborhood groups and citizens are all vital partners in the housing and community development delivery system.

City of Oak Ridge Staff and Officials
The City of Oak Ridge uses a committee approach instead of assigning one staff member and/or one department with full responsibility for the CDBG program. The City's internal housing committee reviews all CDBG program activities and makes recommendations to the City Manager for his evaluation and prioritization to City Council.

The three-year CDBG Consolidated Plan 2014 – 2017 reflects input by city staff, officials, non-profit agencies and residents. The Community Development Specialist was tasked with the responsibility of conducting public meetings, collecting data, documenting the process and creating the Consolidated Plan.

Housing and Community Development Partners
The City of Oak Ridge uses CDBG entitlement funds, Emergency Solutions Grant (ESG) set-aside funds and city general fund dollars to assist with HUD national goals of the CDBG program Leadership begins with the City's elected officials with the approval of the Consolidated Plan strategies and Annual Action Plan activities and contracts.

Effective program delivery would not be possible without the coordination of Federal, State and local partners. The City of Oak Ridge staff and officials rely on the area non-profit organizations, state and federal officials to provide insight with respect to the needs of our residents.

The non-profit organizations in our community are vital partners for the delivery of services and programs for Oak Ridge residents. The organizations work well together and are a valuable network of resources for Oak Ridge residents.

The Knoxville HUD office is also a valuable resource, providing advice and assistance with statutory and regulatory requirements, technical assistance and training for the CDBG entitlement program for City of Oak Ridge staff and officials. The HUD office also helps with marketing and outreach efforts to promote community development and affordable housing for the region.

City of Oak Ridge residents appreciate the dedicated service and support of their state and federal elected officials.

Summary of Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
The City of Oak Ridge	Government	Grantee	City of Oak Ridge
Subrecipients of the City	Nonprofit organization	Subrecipient(s)	City of Oak Ridge

Table 49 - Institutional Delivery Structure

Program Specific Requirements

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

The City of Oak Ridge does not generate Program Income from CDBG grant.