City of Murfreesboro
Fourth-Year Annual Action Plan
2018-19

July 1, 2018 – June 30, 2019

Prepared by
City of Murfreesboro
Community Development Department
211 Bridge Avenue, P.O. Box 1139
Murfreesboro, TN 37129

The City of Murfreesboro does not discriminate on the basis of race, color, national origin, religion, sex, familial status or disability in the admission or access to, or treatment or employment in, its federally assisted programs or activities.

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has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's (HUD) regulations implementing Section 504 (24 CFR Part 8, dated June 2, 1988), Section 3 (24 CFR Part 135, dated October 23, 1973, Use of Small and Disadvantaged Businesses and Hiring Lower Income Residents of the Project Area), Equal Employment Opportunity Act of 1978 (In House Equal Employment Opportunity), Executive Order 11246, as amended by Executive Order 11375 (Equal Employment Opportunity on Federal Assisted Construction Contracts), Executive Order 11625 (Minority Entrepreneurship), Title VI of the Civil Rights Act of 1964, 49 CFR Part 21, dated June 18, 1970, and Title VIII of the Civil Rights Act of 1968 as amended by Fair Housing Amendment Act of 1988.

City of Murfreesboro Fourth Program Year Action Plan – 2018-19

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Executive Summary

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

1. Introduction

The City of Murfreesboro has been a direct recipient of a Community Development Block Grant since 1984. Funding and oversight come from the U.S. Department of Housing and Urban Development (HUD). The City of Murfreesboro delegates programmatic responsibilities for administering the CDBG program to its Community Development Department.

The City of Murfreesboro receives CDBG funding directly from HUD. The City receives a share of the state's ESG allocation through Tennessee Housing Development Agency (THDA). The City is not a HOME participating jurisdiction so does not receive HOME funding. The HOPWA grantee for the Nashville-Davidson-Murfreesboro-Franklin MSA is Metropolitan Housing and Development Agency (MDHA). The City consults with MDHA regarding HOPWA allocations. The City is not a direct recipient of any funds covered in §91.2(b).

The Consolidated Plan is supported by a series of five Annual Action Plans. This document is the fourth of the five action plans.

When the City began its annual CDBG planning process, Congress had not completed the appropriations process for HUD's FY2018 appropriation. Congress and the President have since approved a budget, but as of April 1, 2018, HUD had not announced CDBG allocations. HUD also advised grantees not to submit the Annual Action Plan until after FY 2018 allocations are announced.

Contingency language stating that adjustments would be made after the actual allocation was released was included in all ads, in presentations at public hearings, in the draft Fourth-Year Action Plan, and in other materials available to the public on the City website. The public was fully informed that the City expected to make no changes that would be in excess of the 15% threshold for reopening the hearing and comment process outlined in the City's Public Participation Plan. The numbers in this plan reflect that commitment.

In order not to delay the beginning of its 2018-19 program year any more than absolutely necessary, Murfreesboro followed this plan:

- Adhere to the normal schedule through May 15, 2018;
- Build the plan on level funding;
- Incorporated a discussion of this process and a contingency plan for revisions into presentations made during the two public hearings and in the draft Annual Action Plan made available for public comment.

HUD announced allocations on May 1, 2018 – Murfreesboro's allocation for 2018-19 is $805,736 – and adjustments were made to Administration, Affordable Housing, Housing Rehabilitation, and Public Services. The numbers in Sections AP-15, AP-20, AP-35 and AP-38 reflect these adjustments. None of the adjustments triggered the 15% threshold.

2. Summarize the objectives and outcomes identified in the Plan

The Fourth-Year Action Plan continues the City's commitment to its core housing programs: down payment assistance for first-time home buyers; owner-occupied housing rehabilitation; and acquisition of real property to be re-developed for affordable housing. The City expects to serve 18 low/mod households with these projects.

Additionally, this plan allocates funds for public service grants to agencies providing services throughout the city; and to support for fair housing activities and advocacy. ESG funds will be used to assist with emergency shelter operations and to assist with the funding of the Homeless Management Information System (HMIS) for the Murfreesboro/Rutherford County Continuum of Care (TN-510).

3. Evaluation of past performance

Murfreesboro's allocation for funding the Third-Year Action Plan was $748,138. The City expects to meet or exceed its goals in all programs with the possible exception of Affordable Housing. Rebounding single-family housing prices and increased demand are combining to price many low- and moderate-income first-time home buyers out of the housing market, slowing demand for the City's loan program.

4. Summary of Citizen Participation Process and consultation process

As required by 24 CFR 91.105, the City of Murfreesboro has adopted a Citizen Participation Plan. A copy of the plan is available for review on the City website: (http://www.murfreesborotn.gov/DocumentCenter/View/16).

The plan requires a minimum of two public hearings each year. The hearings covering the Fourth-Year Action Plan were held on March 8, 2018, and April 12, 2018, at Patterson Park Community Center.

Notices of the public hearings were published twice in the Murfreesboro Post, a newspaper of public record, posted on the City website, and publicized on the City's cable television outlet. Press releases were issued to area media outlets.

Copies of the draft 2018-2019 Fourth-Year Action Plan were available for review at the April 12, 2018, public hearing; hard copies of the draft plans were available for review at City Hall, 111 West Vine Street; the Community Development Department, 211 Bridge Avenue; the Linebaugh Library, 105 West Vine Street; and the Myrtle Lord Branch Library at Patterson Park Community Center. Electronic copies of the plans were available for review on the City website: (www.murfreesborotn.gov).

The Community Development Department expects to revise the current Citizens Participation Plan during the 2018-19 program year.

5. Summary of public comments

No written comment was received following the March 8 public hearing. No written comments were received in the 30-day public comment period following the April 12 public hearing.

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

Murfreesboro's Citizen Participation Plan requires the City to respond to comments within 15 days of receipt.

7. Summary

Murfreesboro's City Council has identified four building blocks to guide the City in fulfilling its mission:

- A focus on safe and livable neighborhoods
- Maintaining strong and sustainable financial and economic health
- The delivery of excellent services with a focus on customer service and efficiency
- Engaging the community

These building blocks are completely compatible with CDBG's statutory program goals dealing with decent housing, suitable living environment and expanded economic opportunities. The purpose of this plan is to articulate the City's strategy for converting a unified vision into action.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Agency Role	Name	Department/Agency
CDBG Administrator	City of Murfreesboro	Community Development Department

Table 1 – Responsible Agencies

Narrative

The City of Murfreesboro delegates programmatic responsibilities for administering the Community Development Block Grant (CDBG) program to its Community Development Department. The City is not a direct recipient of Emergency Solutions Grant funding, but does receive a portion of the State of Tennessee's ESG allocation through the Tennessee Housing Development Agency (THDA). The City is not a designated HOME participating jurisdiction (PJ). HOPWA funds for the Nashville-Murfreesboro MSA are allocated to and disbursed by Nashville-Davidson County with input from the City.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Murfreesboro's 2018-19 Fourth-Year Action Plan has been prepared by Community Development Department staff. More than 60 public- and private-sector organizations provided formal and/or informal input during the 2015-20 Consolidated Plan planning process. (A comprehensive list of these organizations is found on pp. 11-15 of the Consolidated Plan.) Organizations that participated in preparing the Fourth-Year Action Plan are listed below. Many of the organizations that provided input for the Consolidated Plan and the Fourth-Year Action Plan are long-time City partners, either as CDBG subrecipients, Emergency Solutions Grant subrecipients, or both.

The Executive Committee of the Housing, Health and Human Services Alliance of Rutherford County (H^3ARC), formerly the Homeless Alliance of Rutherford County, provided input for the Homeless sections of this plan. The Murfreesboro Housing Authority authored the narratives and provided the data for AP-60 in the Fourth-Year Action Plan.

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

The Community Development Department, because of its own housing activities and its engagement with service providers through public service grants and H^3ARC, serves as a liaison to bring together stakeholders with diverse interests and facilitates partnerships that might not otherwise have developed.

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 Continuum of Care for the city is TN-510 Murfreesboro/Rutherford County. H^3ARC is the decision-making body for the Continuum. The City is the collaborative applicant for Continuum of Care funding, assuming that responsibility in 2015 from Murfreesboro Housing Authority. The City has a permanent seat on the H^3ARC Executive Committee held by the Mayor or the Mayor's designee. That designee is currently the Community Development Director, who also serves as the chairman of the task force's Rating & Ranking Working Group. The City receives Emergency Solution Grant funds through the Tennessee Housing Development Agency (THDA) and works closely with H^3ARC member agencies to allocate those funds.

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

The City is an active member of H^3ARC, the decision-making body for the Continuum of Care (CoC). The Community Development Director represents the Mayor on the H^3ARC Executive Committee and also chairs the Rating and Ranking Working Group. The working group reviews the City's ESG allocation recommendations and is responsible for ranking CoC

housing competition applications. Murfreesboro Housing Authority, which administers HMIS for the CoC, is represented on the Task Force Executive Committee by its executive director. The H^3ARC Service Providers Working Group is responsible for developing performance standards. The Rating and Ranking Working Group evaluates outcomes.

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

1	Agency/Group/Organization	Murfreesboro Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	MHA participated in the preparation of the Fourth-Year Action Plan.
2	Agency/Group/Organization	Murfreesboro/Rutherford County Homeless Task Force
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization provided input for the preparation of the Fourth-Year Action Plan.
3	Agency/Group/Organization	Rutherford County Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provided input for the preparation of the Fourth-Year Action Plan.

4	Agency/Group/Organization	DOORS OF HOPE, INC.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provided input for the preparation of the Fourth-Year Action Plan.
5	Agency/Group/Organization	Boys And Girls Clubs Of Rutherford County
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provided input for the preparation of the Fourth-Year Action Plan.
6	Agency/Group/Organization	St. Clair Street Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons Grantee Department
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provided input for the preparation of the Fourth-Year Action Plan.
7	Agency/Group/Organization	Elders First Adult Day Services Association
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provided input for the preparation of the Fourth-Year Action Plan.

8	Agency/Group/Organization	The Journey Home, Inc.
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provided input for the preparation of the Fourth-Year Action Plan.
9	Agency/Group/Organization	Greenhouse Ministries
	Agency/Group/Organization Type	Housing Services - Housing Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provided input for the preparation of the Fourth-Year Action Plan.
10	Agency/Group/Organization	St. Thomas - Rutherford Hospital
	Agency/Group/Organization Type	Services-Health Health Agency Major Employer
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provided input for the preparation of the Fourth-Year Action Plan.

11	Agency/Group/Organization	Primary Care and Hope Clinic
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provided input for the preparation of the Fourth-Year Action Plan.
12	Agency/Group/Organization	Murfreesboro Rescue Mission
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provided input for the preparation of the Fourth-Year Action Plan.
13	Agency/Group/Organization	Laotian-American Community
	Agency/Group/Organization Type	Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization provided input for the preparation of the Fourth-Year Action Plan.
14	Agency/Group/Organization	Dominion Financial Management
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provided input for the preparation of the Fourth-Year Action Plan.

15	Agency/Group/Organization	Domestic Violence Program
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provided input for the preparation of the Fourth-Year Action Plan.
16	Agency/Group/Organization	Housing Equality Alliance of Tennessee
	Agency/Group/Organization Type	Service-Fair Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Fair Housing Education and Advocacy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization provided input for the preparation of the Fourth-Year Action Plan.
17	Agency/Group/Organization	Interfaith Dental Clinic of Rutherford County
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provided input for the preparation of the Fourth-Year Action Plan.

18	Agency/Group/Organization	Kymari House, Inc.
	Agency/Group/Organization Type	Services-Children Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provided input for the preparation of the Fourth-Year Action Plan.
19	Agency/Group/Organization	Mid-Cumberland Human Resource Agency-Youth CAN
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provided input for the preparation of the Fourth-Year Action Plan.
20	Agency/Group/Organization	Murfreesboro City Schools
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education Grantee Department Major Employer
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization provided input for the preparation of the Fourth-Year Action Plan.

21	Agency/Group/Organization	Rutherford County Schools
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education Other government - County Major Employer
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization provided input for the preparation of the Fourth-Year Action Plan.
22	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provided input for the preparation of the Fourth-Year Action Plan.
23	Agency/Group/Organization	Tennessee Valley Healthcare System - Alvin C. York Campus
	Agency/Group/Organization Type	Services-homeless Services-Health Health Agency Other government - Federal Major Employer
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization provided input for the preparation of the Fourth-Year Action Plan.
24	Agency/Group/Organization	United Way Of Rutherford And Cannon Counties
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization provided input for the preparation of the Fourth-Year Action Plan.

Table 2 – Agencies, groups, organizations who participated

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

In preparing the Consolidated Plan, the City consulted with all agency types specified at §91.100. The Fourth-Year Action Plan is informed by the Consolidated Plan and those consultations, but only agencies that participated in preparing the plan are listed above.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Housing, Health and Human Services Alliance of Rutherford County (H^3ARC)	The City is an active member of H^3ARC and has been a partner in developing its strategic plan. H^3ARC's strategic plan is consistent with the Consolidated Plan.
Public Housing	Murfreesboro Housing Authority	MHA's Five-Year Plan is consistent with the Consolidated Plan.
Murfreesboro 2035	City of Murfreesboro	Long-range plan. Community Development Department provided data and input for the plan's Housing section.

Table 3 – Other local / regional / federal planning efforts

Narrative

The City's partners in preparing this plan have also assisted by encouraging clients and customers to provide the City with their input.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

As required by 24 CFR 91.105, the City of Murfreesboro has adopted a Citizen Participation Plan. A copy of the plan is available for review on the City website (http://www.murfreesborotn.gov/DocumentCenter/View/16).

The plan requires a minimum of two public hearings each year. The hearings covering 2018-2019 Fourth-Year Action Plan were held on March 8, 2018, and April 12, 2018, at Patterson Park Community Center. Notice of each of these meetings was published in two issues of The (Murfreesboro) Post, a newspaper of general circulation. Notice of these hearings was also posted on the City website.

Copies of the draft 2018-19 Fourth-Year Action Plan were available for review at the April 12, 2018, public hearing. During the 30-day comment period which began April 13, 2018, and ended May 14, 2018, hard copies of the draft plans were available for review at City Hall, 111 West Vine Street; the Community Development Department, 211 Bridge Avenue; the Linebaugh Library, 105 West Vine Street; and the Linebaugh Library Myrtle Lord Branch at Patterson Park Community Center. An electronic copy of the plan was available for review on the City website (www.murfreesborotn.gov).

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	March 8, 2018 - Attendance: 15	No written comments received	N/A	
2	Public Hearing	Non-targeted/broad community	April 12, 2018 - Attendance: 10	No written comments received	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	Ads for March 8, 2018 Public Hearing ran in The Murfreesboro Post on February 20 & 27. Ads for April 12, 2018 Public Hearing ran in The Murfreesboro Post on April 3 & 10	None	N/A	
4	Internet Outreach	Non-targeted/broad community	Notices of Public Hearings, NOFA for Public Service Grants, copies of newspaper ads, the Public Participation Plan, the Consolidated Plan, the AI and the draft Fourth-Year Action Plan are posted on the City website.	None	N/A	www.murfreesborotn.gov

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	City Channel 3 - Government Access Cable	Non-targeted/broad community	City Channel 3 ran an extended interview with the Community Development Director throughout the month of April 2018 highlighting CDBG programs and inviting public participation and comment. Notice of public hearings was run on the Community Bulletin Board.	None	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Murfreesboro is a CDBG entitlement community. It is not a HOME participating jurisdiction, is not a direct recipient of Emergency Solutions Grant funding, nor does it receive HOPWA funding. The City consults with Nashville/Davidson County on its HOPWA allocation.

The City does receive ESG funding through the Tennessee Housing Development Agency (THDA). THDA has allocated $161,250 to Murfreesboro for the fiscal year beginning July 1, 2018.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	805,736	50,000	100,000	955,736	800,000	Community Development Block Grant

Table 5 - Expected Resources – Priority Table

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

The in-kind value of office space, utilities, demolition services and administrative support provided to the Community Development Department help leverage CDBG funds for the Rehab and Affordable Housing Programs. The Murfreesboro Parks & Recreation provides meeting spaces in its facilities for public hearings and other meetings sponsored by the Community Development Department as an in-kind contribution.

First-time home buyer loans require a 1% contribution from the purchaser. Agencies participating in the Acquisition of Real Property - Rental program are required to provide a 25% match for CDBG funds invested. Habitat matches the value of lots donated through the Acquisition program with the value of the new home.

Public Service Grant subrecipients are required to provide a dollar-for-dollar match for CDBG funds. Matching funds can come from agency funds, in-kind contributions of goods and services, volunteer hours and/or value of donated buildings or fair value of rental/lease.

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

N/A

Discussion

Public housing is the responsibility of Murfreesboro Housing Authority. A copy of MHA's most recent 5-Year and Annual Plan is available for review at its main office: 415 North Maple Street, Murfreesboro.

The Tennessee Housing Development Agency (THDA) has designated the City as a set-aside subrecipient for an Emergency Solutions Grant (ESG) totaling $150,000 for programs and $11,250 for administrative costs. Program funds will be used primarily to cover emergency shelter operating costs.

The City is the Collaborative Applicant for Continuum of Care TN-510 (Murfreesboro and Rutherford County). HUD has announced awards to TN-510 agencies totaling $616,756 in its Continuum of Care (CoC) housing competition.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing	Citywide	Affordable Housing	CDBG: $130,000	Homeowner Housing Added: 8 Household Housing Unit
2	Housing Rehabilitation	2015	2019	Affordable Housing	Citywide	Affordable Housing	CDBG: $217,365	Homeowner Housing Rehabilitated: 8 Household Housing Unit
3	Acquisition	2015	2019	Affordable Housing	Citywide	Affordable Housing	CDBG: $305,000	Rental units rehabilitated: 2 Household Housing Unit
4	Fair Housing	2015	2019	Fair Housing	Citywide	Fair Housing	CDBG: $1,000	Other: 0 Other
5	Public Service Grants	2016	2019	Non-Housing Community Development	Citywide	Public Services	CDBG: $132,224	Public service activities other than Low/Moderate Income Housing Benefit: 2554 Persons Assisted
6	Administration	2015	2019	Administration	Citywide	Administration	CDBG: $170,147	Other: 0 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Loans of up to $10,999 to assist income-eligible first-time home buyers with closing costs and principal reduction. Loan due on sale.
2	Goal Name	Housing Rehabilitation
	Goal Description	Rehabilitation or reconstruction of owner-occupied single-family residences.
3	Goal Name	Acquisition
	Goal Description	Assist nonprofit agencies with purchase of residential units for use as affordable rental housing. Assist Habitat with purchase of acreage for building lots for construction of single-family units for sale to income-eligible households.
4	Goal Name	Fair Housing
	Goal Description	Support of fair housing activities, educational opportunities and advocacy
6	Goal Name	Public Service Grants
	Goal Description	Grants to nonprofit agencies and organizations providing services to low/mod income residents of Murfreesboro
7	Goal Name	Administration
	Goal Description	Operational expenses for the Community Development Department

Projects

AP-35 Projects – 91.220(d)

Murfreesboro's CDBG allocation for the 2018-19 program year is $805,736. Because the allocation was not known at the beginning of the annual planning process, the draft budget for the 2018-19 program year was built on an estimate of $898,138 (Level funding plus program income and carry-over as noted below). That number was adjusted to $955, 736 when HUD released actual allocations on May 1, 2018. Per contingency language used in advertising and presentations made at both public hearings, adjustments that do not trigger the City's 15% threshold outlined in the Public Participation Plan have been made. The City estimates $100,000 in re-programmed 2017-18 funds and $50,000 in 2018-19 program income will be available for CDBG-eligible activities.

The Tennessee Housing Development Agency (THDA) has awarded the City $161,250 in Emergency Solutions Grant funding. The funding will be allocated to assist in homeless shelter operations, rapid re-housing, and to assist in offsetting the cost of HMIS for the Murfreesboro/Rutherford County Continuum of Care (TN-510).

Projects

#	Project Name
1	Administration/General Community Development
2	Housing - Homeowner Housing Rehab
3	Housing - Homeownership Assistance Direct
4	Housing - Acquisition of Real Property
5	Public Services - Healthcare
5	Public Services - Employment Training
7	Public Services - Abused and Neglected Children
8	Public Services - Elderly
9	Public Services - Youth Services
10	Public Services - Childcare Services
11	Public Services - Homeless Prevention
12	Public Services - Battered and Abused Spouses

#	Project Name
13	Administration/Fair Housing Activities

Table 7 - Project Information

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

Allocation priorities were set after reviewing the needs identified in the Consolidated Plan, outcomes from activities funded in the Third-Year Action Plan, and consultation with stakeholders. Administration is capped at 20% of the annual CDBG allocation and program income generated in the program year. Public Services are capped at 15% of the annual CDBG allocation plus 15% of the annual allocation plus 15% of the previous year's CDBG-generated program income.

AP-38 Project Summary

Project Summary Information

1	Project Name	Administration/General Community Development
	Target Area	Citywide
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: $170,147
	Description	Administrative expenses including salaries and benefits, office expenses, travel and training
	Target Date	6/30/2019

2	Project Name	Housing - Homeowner Housing Rehab
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: $217,365
	Description	Assistance to income-eligible households - single-family owner-occupied housing units
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner housing rehabilitated: 8 household housing units
	Planned Activities	Housing Rehab – Four components - Major rehab or reconstruction - Emergency repairs - Sewer tap fee assistance - Tree removal

3	Project Name	Housing - Homeownership Assistance Direct
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $130,000
	Description	Direct assistance to income-eligible first-time homebuyers
	Target Date	6/30/2019
	Planned Activities	No-interest, no-payment loans (due on sale) of up to $10,000 to assist with closing costs and principal reduction

4	Project Name	Housing - Acquisition of Real Property
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $305,000
	Description	Purchase of vacant building lots or existing housing stock for donation or sale to nonprofit agencies that will create affordable housing.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	One very-low income household
	Location Description	Murfreesboro
	Planned Activities	Purchase of existing housing units – sold to nonprofits to be used for rental housing affordable for very-low-income households

6	Project Name	Public Services - Healthcare
	Target Area	Citywide
	Goals Supported	Public Service Grants
	Needs Addressed	Public Services
	Funding	CDBG: $34,724
	Description	Public Service activities
	Target Date	6/30/2019
	Planned Activities	Primary Care of Rutherford County - Hope II Clinic: $16,224; Interfaith Dental Clinic: $12,000 Lutheran Services of Tennessee: $6,500

7	Project Name	Public Services - Employment Training
	Target Area	Citywide
	Goals Supported	Public Service Grants
	Needs Addressed	Public Services
	Funding	CDBG: $22,500
	Description	Public Services
	Target Date	6/30/2019
	Planned Activities	MCHRA - Youth Can!: $14,000 The Journey Home: $8,500

8	Project Name	Public Services - Abused and Neglected Children
	Target Area	Citywide
	Goals Supported	Public Service Grants
	Needs Addressed	Public Services
	Funding	CDBG: $12,000
	Description	Public Services
	Target Date	6/30/2019
	Planned Activities	Kymari House: $12,000

9	Project Name	Public Services - Elderly
	Target Area	Citywide
	Goals Supported	Public Service Grants
	Needs Addressed	Public Services
	Funding	CDBG: $12,000
	Description	Public service activities
	Target Date	6/30/2019
	Planned Activities	St. Clair Street Senior Center: $6,000 Mindful Care Adult Day Services: $6,000

10	Project Name	Public Services - Youth Services
	Target Area	Citywide
	Goals Supported	Public Service Grants
	Needs Addressed	Public Services
	Funding	CDBG: $8,000
	Description	Public service activities
	Target Date	6/30/2019
	Planned Activities	Boys and Girls Clubs of Rutherford County: $8,000

11	Project Name	Public Services - Childcare Services
	Target Area	Citywide
	Goals Supported	Public Service Grants
	Needs Addressed	Public Services
	Funding	CDBG: $8,000
	Description	Public service activities
	Target Date	6/30/2019
	Planned Activities	The Family Center: $8,000

12	Project Name	Public Services - Homeless Prevention
	Target Area	Citywide
	Goals Supported	Public Service Grants
	Needs Addressed	Public Services
	Funding	CDBG: $23,000
	Description	Public service activities
	Target Date	6/30/2019
	Planned Activities	Doors of Hope: $13,000 Community Helpers: $10,000

13	Project Name	Public Services - Battered and Abused Spouses
	Target Area	Citywide
	Goals Supported	Public Service Grants
	Needs Addressed	Public Services
	Funding	CDBG: $12,000
	Description	Public services activities
	Target Date	6/30/2019
	Planned Activities	Domestic Violence Program: $12,000

14	Project Name	Administration/Fair Housing Activities
	Target Area	Citywide
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: $1,000
	Description	Fair housing activities
	Target Date	6/30/2019
	Planned Activities	Support of Fair Housing educational opportunities

AP-50 Geographic Distribution – 91.220(f)

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

Although Community Development Block Group regulations allow grantees to target specific areas, the City of Murfreesboro chooses to use its funding citywide. This has been the City's policy since becoming a CDBG entitlement more than 30 years ago. In a survey of housing needs conducted in conjunction with the 2015-20 Consolidated Plan, more than 90% of survey respondents endorsed the City's policy to not target specific neighborhoods or census tracts.

2. Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Table 8 - Geographic Distribution

3. Rationale for the priorities for allocating investments geographically

Investments through the City's Affordable Housing Assistance Program (first-time homebuyer assistance) and Housing Rehabilitation Program are driven by demand, rather than geography. Nevertheless, income caps for both programs, the availability of affordable housing stock for sale and the age of homes needing rehabilitation and neighborhood demographics tend to focus investments in the City's core census tracts: 414.01, 414.02, 414.03, 416, 417, 418, 419 and 421.

4. Discussion

Murfreesboro is committed to creating a better lifestyle for all its citizens. When the City allocates its CDBG dollars, this commitment is concentrated on its low- and moderate-income residents. An estimated 49.6% of the city's households have an income ≤80% of the Area Median Income (AMI) and qualify as low- and moderate-income under HUD guidelines and 17.8 percent of individuals fall below the poverty rate. Because these residents are found throughout the city, the City has chosen to target people and households rather than specific areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City uses CDBG funds for three affordable housing programs:

Housing Rehab – Four components
- Major rehab or reconstruction
- Emergency repairs
- Sewer tap fee assistance
- Tree removal

Affordable Housing Assistance – assistance to first-time homebuyers

Acquisition – Two Components
- Purchase of vacant building lots – donated to Habitat for Humanity for construction of owner-occupied affordable housing
- Purchase of existing homes – sold to nonprofits to be used for rental housing affordable for very-low-income households

During the 2018-19 program year, the City plans to assist Habitat for Humanity acquire acreage that will be developed into the Legacy Pointe subdivision. At the end of a 10-year buildout, Habitat expects to have constructed 74 affordable single-family units.

Three nonprofit agencies have applied to the Tennessee Housing Development Agency (THDA) for Emergency Solutions Grants (ESG) to fund projects for rapid re-Housing of homeless households and shelter operations. The City plans to use an ESG allocation from THDA to fund shelter operations, rapid re-housing and HMIS.

HUD grantees use Continuum of Care housing funds to provide permanent housing and permanent supportive housing.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	18
Special-Needs	0
Total	18

Table 9 - 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	9
Acquisition of Existing Units	9
Total	18

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Housing rehabilitation of owner-occupied single-family homes and assistance to first-time home buyers have been core programs almost since the beginning of Murfreesboro's participation in the CDBG program in 1984. The Housing Needs Survey conducted in conjunction with the preparation of the 2015-2020 Consolidated Plan supports their continuance as core programs.

The Habitat component of the Acquisition Program has been part of the program for over a decade. The rental component, which is modeled after the City's very successful Neighborhood Stabilization Program in 2009-2010, was added for the 2015-16 program year in response to the need for affordable rental property demonstrated in the Consolidated Plan.

AP-60 Public Housing – 91.220(h)

Introduction

Public housing in Murfreesboro is the responsibility of the Murfreesboro Housing Authority (MHA). HUD requires that all public housing authorities complete and submit specific agency plan components and requirements on an annual basis and a Five-Year/Annual Agency Plan every five years. The primary focus of this Annual Agency Plan is to address proposed development plans, administration policies changes, and capital improvements for the next five years (2016-2020).

MHA completed its FY 2018 Annual Agency Plan in consultation with the MHA Resident Advisory Board, MHA residents and the local community, and submitted it to HUD on December 12, 2017. Copies of that plan are available for review at MHA's office, 415 North Maple Street, Murfreesboro, TN 37130.

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

MHA's major physical improvements proposed for FY 2018 include:

MHA continues to update its current ACOP and lease documents as necessary to reflect changes in definitions to homeless and family, flat rents and any other HUD- mandated changes. The Administrative Plan for the Housing Choice Voucher Program has been revised and updated as per HUD changes.

The renovation of the public housing units continues to be a major priority for MHA. New entry doors and storm doors are being replaced in part of the developments in 2018 and the remaining will be replaced in the coming future, provided funding is available. Units are renovated and brought up to standards as units are vacated; in order to continue the renovations existing residents are transferred to newly renovated units and the existing unit is then renovated. Landscaping, driveway improvements are all part of the upgrades in 2018, window replacement in the Parkside Development, landscaping, interior renovations and plan to begin to look at future development of affordable housing.

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

The five -member MHA Resident Advisory Board meets regularly to provide input to MHA's staff and Board of Commissioners. A Housing Choice Voucher program participant serves with full standing on the Board of Commissioners.

MHA encourages participants who are paying flat rent to consider becoming homeowners. MHA works in cooperation with City's CDBG program in teaching participant how to become homeowners. It is required that a participant must provide a minimum of 1% of the purchase price of the home and that the first mortgage holder be a federally regulated financial institution. Using CDBG funds, Murfreesboro's Community Development

Department offers MHA program participants a three-year forgivable loan of up to $4,000 to cover closing costs.

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

Murfreesboro Housing Authority is not designated as troubled.

Discussion

The mission of MHA is to provide decent, safe and sanitary housing in good repair for eligible families in a manner that promotes serviceability, economy, efficiency and stability of the developments; and to utilize all available resources to maximize the social and economic opportunities of its residents.

MHA's FY2018 Annual Plan lists the following inventory:

- 196 Public Housing Units
- 599 Housing Choice voucher s
- 96 VASH vouchers
- 142 Tenant Protection vouchers (136 from Franklin Heights, 6 from Maury County)
- 45 Supportive housing vouchers (Continuum of Care funding)

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

Introduction

Homeless services in Murfreesboro are provided primarily by agencies and organizations affiliated with the Housing, Health and Human Services Alliance of Rutherford County (H^3ARC), formerly the Murfreesboro/Rutherford County Homeless Task Force, a 501(c)3 corporation that serves as the deliberative body for the Murfreesboro/Rutherford County Continuum of Care (TN-510). H^3ARC bylaws provide permanent membership on the organization's Executive Committee to the City, Rutherford County government, and Murfreesboro Housing Authority. The City became the collaborative applicant for HUD's Continuum of Care housing program in 2015.

Murfreesboro is not a direct recipient of Emergency Solutions Grant funding, but does receive an annual ESG allocation through the Tennessee Housing Development Agency (THDA). The City's allocation for PY2018-19 is $161,250. Two local nonprofits have applied directly to THDA for funding to cover rapid re-housing and shelter projects within the TN-510 service area.

HUD has announced Continuum of Care housing project FY17 awards of $525,674 for seven local projects administered by three agencies. Although all seven FY16 projects were renewed, funding was cut by $29,071.

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

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

H^3ARC member agencies have established the following goals for PY2018-19:

- Fully implement the centralized intake system developed by the Service Delivery Working Group to become completely compliant with HUD guidelines.
- Continue developing an integrated service-delivery system to provide housing and services for those who are homeless or at imminent risk of becoming homeless;
- To prevent involuntary homelessness with a range of "housing-focused" solutions (accompanied by supportive services) ranging from emergency shelter housing to affordable home ownership;
- Develop, maintain, and publicize a network of services for those who are homeless or in danger of becoming homeless; and
- Educate and engage the community to enrich their understanding of the homelessness and make people aware of the services that our community provides to the homeless (and ways they can help).

The City will provide ESG funding to Murfreesboro Housing Authority to assist with the cost of operating the Continuum's Homeless Management Information System.

Addressing the emergency shelter and transitional housing needs of homeless persons

Using ESG funds, the City will assist with shelter operation funds for The Salvation Army, Domestic Violence Program, Doors of Hope and The Journey Home's Coldest Nights program. There is currently one McKinney-Vento-funded transitional housing project in Rutherford County (8 beds). There are an additional 54 transitional beds not subsidized by Federal funding available in Rutherford County.

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

The Journey Home has applied to THDA for ESG funds to assist with rapid re-housing services. Whether – and to what extent – THDA will fund these applications is not known.

The Tennessee Valley Healthcare System offers several programs to assist homeless and displaced veterans including Veterans Affairs Supportive Housing (VASH), a long-term intensive case management program for homeless veterans. Eligible Veterans receive housing choice vouchers allocated specifically to veterans. This voucher is used to subsidize the cost of housing based on the veteran's income. Veterans receive direct and indirect assistance with case management services, such as life skill training, advocacy, clinical assessment and referrals, support and linkage to and coordination with community providers and/or resources. Murfreesboro Housing Authority partners with TVHS to administer 67 VASH vouchers for use in Rutherford County.

Murfreesboro Housing Authority administers 69 special purpose vouchers for the disabled. Funding for this program comes through HUD's Continuum of Care housing program for permanent supportive housing (formerly known as Shelter + Care). The Guidance Center is MHA's partner in this project and provides support services to voucher holders.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City provides Public Service Grant funding to a number of agencies that assist households facing the challenges. Doors of Hope assists individuals who are being released from correctional facilities and their families. The Family Center's Positive Parenting program has a component for parents who are incarcerated. The Hope II Clinic and Interfaith Dental provide medical and dental services to uninsured low-income persons, including many who have been discharged from other facilities.

Community Helpers, a nonprofit that serves indigent residents of Murfreesboro and Rutherford County, uses both CDBG and non-federal funds to assist households that could without that assistance become homeless.

Discussion

The City is an active supporter of HUD initiatives to end homelessness, including ending chronic homelessness, veteran homeless and family homelessness. Mayor Shane McFarland signed on to HUD's Mayor's Challenge to End Veterans Homelessness and results of the 2018 Point in Time Count suggested that all veterans in Murfreesboro and Rutherford County who wish to be housed were housed on the night of the count.

A task force consisting of Supportive Services for Veteran Families, H^3ARC member agencies, and the Rutherford County Veterans Partnership meets monthly to address the needs of homeless veterans on a case-by-case basis and has been very successful in finding stable housing for Rutherford County veterans.

AP-75 Barriers to Affordable Housing – 91.220(j)

Introduction

Undeveloped property in the City's historic core is scarce and conditions in some neighborhoods discourage redevelopment. The local chapter of Habitat for Humanity is always in the market to buy lots that are vacant or occupied by substandard buildings. Funding is the major limiting factor for Habitat. The City plans to assist Habitat in the 2018-19 program year with the purchase of acreage to be developed as a 74-unit subdivision. If that transaction is not completed, the City will assist Habitat acquire other property.

Another factor which puts pressure on affordability is the presence of Middle Tennessee State University. With almost 26,000 students, MTSU is now the largest undergraduate institution of higher learning in the state, larger even than the University of Tennessee in Knoxville. Campus housing can accommodate only a small percentage of the students who need local housing. The demand these students have for rental housing is a significant factor in setting the market. Of the 889 permits for multi-family housing issued in 2013, 336 (38%) were for units built for marketing primarily to students.

Development costs in the Rutherford County market make building new affordable units difficult. A recent newspaper article stated that between the raw cost of land, a county development fee, stormwater fees and other related costs, a developer will have invested an average of $60,000 for most residential building lots, which translates into a $300,000 house.

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

The Tennessee Municipal League, of which the City is a member, continues to work with the Tennessee Legislature to seek avenues for ameliorating the effects of Public Chapter 707. As a member of the Tennessee Affordable Housing Coalition, the City has met with members of the Legislature to support changes to state law that would level the playing field for LIHTC developers.

Discussion:

The City offers a Sewer Tap Assistance Program through the Community Development Department to assist income-eligible homeowners with the cost of connecting to the city sewer. The City recently completed a new Comprehensive Plan (Murfreesboro 2035) which, among many other issues, visits zoning ordinances and land use controls. The Community Development Department worked with the Comprehensive Plan consultants to advocate for affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

For the 2018-2019 program year, the City of Murfreesboro will use available Community Development Block Grant funds and Emergency Solutions Grant funds to address issues related to affordable housing (including evaluating and reducing lead-based paint hazards), reducing the level of homeless and poverty-level families, while continuing to build relations within the community that can lead to bringing non-federal resources to the table to help address underserved needs in Murfreesboro. In the Discussion section below, the City details its fair housing plans for the next year.

Actions planned to address obstacles to meeting underserved needs

As part of the consultation process for the 2015-2020 Consolidated Plan, the City conducted a number of surveys and worked with various stakeholders to identify underserved needs in the community. Services for the homelessness were identified as underserved needs and the City's plans to address these needs are identified in AP-65. Other underserved needs identified include services for youth and elderly. The City will address these needs to the extent possible using public service grants.

Actions planned to foster and maintain affordable housing

2018-19 program year, the City will assist Habitat with the construction of sewer The City will continue its commitment to its core affordable housing programs: owner-occupied housing rehabilitation; direct assistance to first-time homebuyers; and acquisition of real property, including assisting one nonprofit agency with the purchase of a housing unit that will be affordable rental housing for households with incomes at or below 50% of AMI.

During the 2018-19 program year, the City plans to assist Habitat for Humanity with the acquisition of acreage that will be developed into the Legacy Pointe subdivision. At the end of a 10-year buildout, Habitat expects to have constructed 74 affordable single-family units. If that purchase cannot be completed, the City will help Habitat purchase vacant lots for building single-family units to be sold to low-income households.

Actions planned to reduce lead-based paint hazards

According to the Tennessee Department of Health, in 2007, the most recent data available, .2% of children in Rutherford County suffer from the effects of lead poisoning. The rate for the state as a whole is .3%. The Rutherford County Health Department tests all children who come in for services at age 1 and age 2. This is also common practice for most pediatricians in Murfreesboro. The health department does follow up testing if elevated blood lead levels are detected for its own patients and for those of any provider who requests such assistance. The state has a specialist who contacts parents of children who have a high blood lead levels to provide counseling. This counseling may include home visits to inspect for specific conditions which may be affecting the child.

All applicants for both the Housing Rehabilitation Program and the Affordable Housing Program receive a copy of the booklet ***Protect Your Family From Lead In Your Home***. A pdf. version of this booklet is available on the City's website through a link on the Community Development pages.

When the owner-occupant of a pre-1978 house applies for the Housing Rehabilitation Program, the Community Development Department orders a lead assessment and risk analysis at no cost to the applicant. Homeowners receive a copy of the report. Any lead issues identified during testing are noted in work write-ups and addressed during the construction phase of the project. Following completion of the project, lead clearance testing is done. Any deficiencies noted in the clearance testing process must be addressed by the contractor, who is responsible for the cost of any required re-testing.

Prior to approving any Affordable Housing Program loans on pre-1978 homes, a lead-based paint visual inspection is conducted. If paint disturbance is noted, a full lead assessment and risk analysis is conducted. Copies of the report are given to both the buyer and seller. If lead-based paint hazards are noted, the City requires repairs to be completed and a clearance issued before closing our loan.

Actions planned to reduce the number of poverty-level families

The Department will continue its relationship with Rutherford County Area Habitat for Humanity. The City will also assist nonprofit agencies with the purchase residential units that will be used as affordable rental housing for households with incomes below 50% of AMI.

The City will continue its involvement with the Housing, Health and Human Services Alliance of Rutherford County (H^3ARC). While the primary focus of the organization has been homelessness, member organizations recognize that homeless is just one component of a number issues for which poverty is a root cause.

Actions planned to develop institutional structure

The City of Murfreesboro, through its Community Development Department, is the lead entity for implementing the 2018-19 Fourth-Year Action Plan. The Department works closely with other departments in City government, particularly Building & Codes, Finance, Planning & Engineering, Parks & Recreation, Police, Transit and Cable Television. The Street Department and Solid Waste Department are responsible for demolishing the houses selected for reconstruction. Rutherford County waives the tipping fee at its demolition landfill. The Community Development Department works closely with the Murfreesboro Housing Authority on several projects, including CADCOR and R-Connect.

The City is a founding member of the Housing, Health and Human Services Alliance of Rutherford County (H^3ARC). H^3ARC is the Deliberative Body for the Murfreesboro/Rutherford County Continuum of Care (TN-510). The City is the Collaborative Applicant for HUD's Continuum of Care homeless grants. The Community Development Director represents the Mayor on the H^3ARC Executive Committee. The City receives an ESG grant from the Tennessee Housing Development Agency.

The Department has several partnerships with Middle Tennessee State University, including the Center for Historic Preservation, the Office of Cultural Diversity, the Jennings A. Jones College of Business, the College of Education and Behavioral Sciences and the Department of Engineering Technology. The Department continues to seek additional partnerships with the university.

In addition to its partnerships with public service subrecipients, the Department also has strong working relationships with community organizations such as the Rutherford County Chamber of Commerce, United Way of Rutherford and Cannon County, Community Helpers of Rutherford County, Main Street and the Lon Nuell Literacy Center.

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

The Murfreesboro Community Development Department will continue to be an active participant in H^3ARC, the Housing Equality Alliance of Tennessee and the Tennessee Affordable Housing Coalition. Additionally, the Department will work with its public service subrecipients to encourage and coordinate partnerships between these agencies and organizations, as well as seeking out new partners. The City will continue to partner with the Rutherford County Chamber of Commerce to recruit and retain jobs for its residents.

Discussion:

Because the longstanding policy of the City of Murfreesboro is to affirmatively further fair housing, the City is actively engaged in activities which promote fair housing and which facilitate handling of complaints when they arise.

Murfreesboro's Analysis of Impediments to Fair Housing Choice 2010 has been recognized nationally for its excellence.

http://www.murfreesborotn.gov/uploadedFiles/government/Community_Development/Fair_Housing/Murfreesboro%20TN%20AI%202010%20Final%20Report.pdf

Chapter 5 of the AI identifies impediments and offers recommendations that have become the City's road map for action. In conjunction with approving the 2015-2020 Consolidated Plan, the City Council reaffirmed its support of the 2010 AI and approved a Supplement updating all tables and figures with the most recent data available. This research is shared with other City departments, the city and county school systems, the Murfreesboro Housing Authority, the local real estate community and the local property management association to help inform housing-related policy decisions. A copy of the 2015 Supplement is available for review on the City website:

http://www.murfreesborotn.gov/DocumentCenter/View/2268

The City is a founding member of the Housing Equality Alliance of Tennessee (HEAT) which was established as a nonprofit corporation in December 2013 for the purpose of promoting equal housing opportunity throughout Tennessee. The organization formalizes a coalition of agencies that have sponsored the statewide Fair Housing Matters Conference held each April

for the last decade. Sharing the City's commitment to housing equality, the Murfreesboro-based Middle Tennessee Association of REALTORS is also founding member of HEAT. The Department promotes the conference locally with both mailings and through the City website. The city's subrecipients, particularly those involved in housing-related activities, are encouraged to attend. Staff members from the City's Legal, Planning, Administration and Community Development departments also attend the conference and other training opportunities.

The Community Development Department has arranged for interpreters to assist with fair housing educational activities, questions and complaints from the Hispanic and Laotian communities.

The Fair Housing logo is used on all Community Development Department-generated literature for public distribution. All applicants for the City's Housing Rehabilitation and Affordable Housing programs receive the booklet Fair Housing: Equal Opportunity for All. It is also available on the City website (www.murfreesborotn.gov). The City updates the Fair Housing contents of the City website regularly.

City TV, the City's government access channel has several spots promoting fair housing which are in the regular rotation for Public Service Announcements. The City Hall phone messaging system for callers being transferred or who are on hold notifies callers with fair housing questions or complaints to the Community Development Department.

The City distributes materials from the National Fair Housing Alliance throughout the community to help educate the public about recognizing and reporting housing discrimination. City staff regularly reviews housing-related advertising in local media including The Daily News Journal and Murfreesboro Post to insure fair housing compliance from both the publishers and those offering housing in the ads.

Program Specific Requirements

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

Introduction:

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

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

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

Other CDBG Requirements

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

Discussion

The three years used to determine the minimum benefit are 2016, 2017 and 2018.

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Certifications

SF-424

OMB Number: 4040-000
Expiration Date: 12/31/201

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 05/16/2018

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Murfreesboro, Tennessee

* b. Employer/Taxpayer Identification Number (EIN/TIN): 62-6000334

* c. Organizational DUNS: 0895538610000

d. Address:

* Street1: PO Box 1139
Street2: 111 West Vine Street
* City: Murfreesboro
County/Parish: Rutherford
* State: TN: Tennessee
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 37133-1139

e. Organizational Unit:

Department Name: Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:
* First Name: John
Middle Name:
* Last Name: Callow
Suffix:

Title: Community Development Director

Organizational Affiliation:

* Telephone Number: 615-890-4660
Fax Number: 615-217-2260

* Email: jcallow@murfreesborotn.gov

OMB Control No: 2506-0117 (exp. 06/30/2018)

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Entitlement Grant

*** 12. Funding Opportunity Number:**

* Title:

CDBG - Program Year 2018-2019

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

CDBG: Downpayment Assistance; Housing Rehabilitation; Acquisition; Fair Housing; Public Services; Administration

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

OMB Control No: 2506-0117 (exp. 06/30/2018)

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: TN-004
* b. Program/Project: TN-004

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2018
* b. End Date: 06/30/2019

18. Estimated Funding ($):

* a. Federal	805,736.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	50,000.00
* g. TOTAL	855,736.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- [ ] a. This application was made available to the State under the Executive Order 12372 Process for review on
- [ ] b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- [x] c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- [ ] Yes
- [x] No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

- [x] ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	
* First Name:	Shane
Middle Name:	
* Last Name:	McFarland
Suffix:	
* Title:	Mayor
* Telephone Number:	615-849-2629
Fax Number:	
* Email:	smcfarland@murfreesborotn.gov
* Signature of Authorized Representative:	
* Date Signed:	5/17/18

Approved as to form

Craig Tindell, City Attorney

OMB Control No: 2506-0117 (exp. 06/30/2018)

Certifications

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

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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

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

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

M. Shane Maxwell 5/17/18
Signature of Authorized Official Date

Mayor
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2016, 2017, 2018 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.
However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

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

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

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

M. Shane Maker 5/17/18

Signature of Authorized Official Date

Mayor

Title