

Community Needs Assessment



Clarksville, TN

FY2016 Report

Prepared by the HUD Nashville Field Office

Community Needs Assessment

OVERVIEW SUMMARY

The City of Clarksville is the county seat of Montgomery County, Tennessee, and the fifth-largest city in the state of Tennessee. The city had a population of 132,957 at the 2010 census, and an estimated population of 142,519 in 2012. Clarksville is the fifth-fastest growing city in the nation, of cities with a population over 50,000.

Today, Clarksville is a sprawling community that is growing at a phenomenal rate. The City of Clarksville is home to Austin Peay State University which has 10,000 students enrolled centered in its downtown area. The vast 105,000- acre Fort Campbell military base is situated on the north side of the city bordering the Kentucky state line. Fort Campbell the 164.17-square mile military post has 49 ranges, 5 drop zones, 3 impact areas, 2 demolition areas, 46 maneuver areas and 309 artillery firing points. Fort Campbell supports an estimated post population of 40,000. Clarksville has a strong economy, and has experienced job growth and new industrial investment over the last several years. Clarksville is broadening and becoming more sophisticated by opening up a greenway, and soon to open a marina, and visitors center at Fort Difiante. There are 36 schools in the Clarksville Montgomery County school district serving approximately 29,000 children from pre-kindergarten through twelfth grade. Clarksville works to balance the environmental, social, and economic needs of the community through long-term planning. Clarksville has a strong tradition of growth planning, encouraging compactness to prevent sprawl, and development centered in and around the central business district to encourage people to visit, work and shop downtown and to foster an efficient public transit system.

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

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Clarksville is served directly by the Clarksville Housing Authority (CHA). CHA operates 520 units of public housing in buildings located throughout the City. Approximately five percent of these units are handicapped-accessible. The CHA is a high performing agency under HUD's Public Housing Assistance Program, which indicates that the Authority maintains quality rated administration, maintenance, resident support, and program management for its residents. Each year the CHA uses the Capital Fund grant to renovate and maintain the public housing stock. Current funding is being used to complete a variety of work items including interior and exterior renovations and completing air conditioning installation in all units. To enhance security, this grant also provides for additional lighting, fencing, exterior doors and windows. This ensures that the units are well maintained and viable as continued public housing stock. The CHA's occupancy levels remain high, and the application process remains open despite a high waiting list.

CITIZEN PARTICIPATION:

The City of Clarksville has a Mayor and Council form of government. The Clarksville City Council meets in regular session on the first Thursday of the month in the City Council Chambers, 108 Public Square. Voters residing within the city limits elect the following city office holders Mayor, City Council members, and City Judge. City elections are held on the first Tuesday in November during even-numbered years. The terms of the council, members are staggered so that one-half of the council seats are up for election at one time. Council members are prohibited from serving more than three (3) consecutive terms in office. Council meetings are open to the public to solicit citizens input.

For the Consolidated Planning programs, there is a Housing Community Development Committee (HCDC) which serves as the citizens input on the review of the Consolidated Planning programs. The HCDC also includes five (5) Mayor appointed City Council members. The committee meets once a month, and reviews the OHCD budget expenditures, and reviews ongoing and upcoming projects, as well as the goals and objectives, strategies and priority needs of the OHCD are being addressed. The OHCD administers CDBG and HOME funded programs and activities. The City works with local for-profit and non-profit agencies, lending, public, educational, and private institutions; and other governmental agencies. The City in working with a variety of community agencies over the last thirty years has a well-established structure for implementing the funded programs.

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

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Consolidated Planning Programs. This Plan is an essential element of Clarksville's present and future community development process and has been developed to comply with the regulations and requirements of the CDBG program.

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

HISTORY:

The City was incorporated in 1785 as Tennessee's first incorporated city, and named for General George Rogers Clark, frontier fighter and Revolutionary War hero, and brother of William Clark of the Lewis and Clark Expedition.

Fort Campbell is a United States Army installation located astride the Kentucky-Tennessee border between Hopkinsville, Kentucky, and Clarksville, Tennessee. Fort Campbell is home to the 101st Airborne Division and the 160th Special Operations Aviation Regiment. The fort is named in honor of Union Army Brigadier General William Bowen Campbell, the last Whig Governor of Tennessee. The site for Camp Campbell was selected on July 16, 1941, and the Title I Survey was completed November 15, 1941, coincidentally the same time the Japanese Imperial Fleet was leaving Japanese home waters for the attack on Pearl Harbor. Construction of Camp Campbell began on January 12, 1942. Due to its close proximity to Clarksville, Tennessee, the War Department on March 6, 1942, designated Tennessee as the official address of the new camp. This caused a great deal of confusion, since the Headquarters was in Tennessee and the post office was in Kentucky. After many months of mail delivery problems, Colonel Guy W. Chipman requested that the address be changed to Camp Campbell, Kentucky. The War Department officially changed the address on September 23, 1942.

POPULATION DATA SUMMARY:

Clarksville is located in Montgomery County. Clarksville serves as the county seat. It is the largest city in the county and also the fifth largest in the state.

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According to estimates from the last census, the makeup of the population of the Montgomery County is Whites as the majority, making up more than sixty percent of the population, followed by African Americans, Native Americans, Asians, Pacific Islander and other races. More than twenty percent of the population are under the age of 18, thirteen percent belong to 18 to 24 years of age, four percent belong to 25 to 44, fifteen percent are ages 45 to 64 and seven percent are 65 years or older. 29 is the median age of the population of the county. According to 2010 census estimates, the county had 134,700 people approximately, with a population density of 250 people per square mile.

Statistics & Facts:

As of the census of 2010, there were 132,929 people, 46,512 households, and 32,968 families residing in the City. There were 46,512 households out of which 38.8 percent had children under the age of 18 living with them, 48.9 percent were married couples living together, 17.3 percent had a female householder with no husband present, and 29.1 percent were non-families. 23.0 percent of all households were made up of individuals and 5.1 percent had someone living alone who was 65 years of age or older. The average household size was 2.63 and the average family size was 3.09.

The median income for a household in the city was \$48,679, and the median income for a family was \$56,295. Males had a median income of \$41,019 versus \$31,585 for females. The per capita income for the city was 23,722 (4th highest per capita personal income in Tennessee). About 12.4 percent of families and 16.5 percent of the population were below the poverty line, including 23.4 percent of those under age 18 and 11.5 percent of those ages 65 or over.

Estimated median household income in 2011: \$42,237 (it was \$37,548 in 2000)

Clarksville: \$42,237

Tennessee: \$41,693

Estimated per capita income in 2011: \$20,738

Clarksville city income, earnings, and wages data:

Estimated median house or condo value in 2011: \$135,900 (it was \$83,500 in 2000)

Clarksville: \$135,900

Tennessee: \$138,300

Mean prices in 2011: All housing units: \$144,125; Detached houses: \$147,659; Townhouses or other attached units: \$158,715; In 2-unit structures: \$64,484; In 3-to-4-unit structures: \$128,014; In 5-or-more-unit structures: \$95,628; Mobile homes: \$38,656

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Median gross rent in 2011: \$838.

Household type by relationship:

Households: 99,615

- In family households: 87,175 (20,242 male householders, 6,888 female householders) 21,584 spouses, 32,656 children (29,203 natural, 914 adopted, 2,539 stepchildren), 1,575 grandchildren, 597 brothers or sisters, 507 parents, 1,002 other relatives, 2,124 non-relatives
- In nonfamily households: 12,440 (5,134 male householders (3,670 living alone)), 4,723 female householders (4,136 living alone)), 2,583 nonrelatives
- In group quarters: 4,151 (960 institutionalized population)

Size of family households: 9,658 2-persons, 7,238 3-persons, 6,157 4-persons, 2,848 5-persons, 930 6-persons, 299 7-or-more-persons.

Size of nonfamily households: 7,806 1-person, 1,680 2-persons, 275 3-persons, 85 4-persons, 9 5-persons, 2 6-persons.

20,227 married couples with children.

6,995 single-parent households (1,238 men, 5,757 women).

90.3 percent of residents of Clarksville speak English at home.

4.5 percent of residents speak Spanish at home (67 percent speak English very well, 18 percent speak English well, 11 percent speak English not well, 3 percent don't speak English at all).

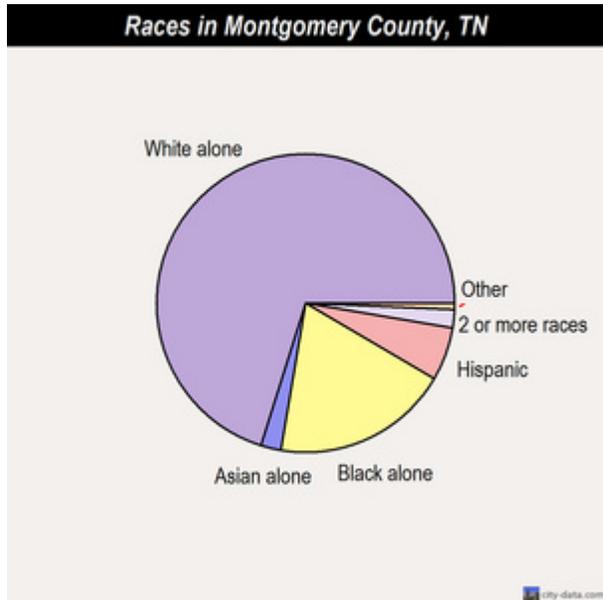
2.9 percent of residents speak other Indo-European language at home (78 percent speak English very well, 13 percent speak English well, 9 percent speak English not well, 1 percent don't speak English at all).

2.1 percent of residents speak Asian or Pacific Island language at home (56 percent speak English very well, 30 percent speak English well, 14 percent speak English not well, 1 percent don't speak English at all).

0.2 percent of residents speak other language at home (82 percent speak English very well, 18 percent speak English well).

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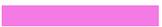
Foreign born population: 5,187 (5.0 percent)
(51.3 percent of them are naturalized citizens)



Races in Montgomery County, Tennessee:

- White Non-Hispanic Alone (67.1 percent)
- Black Non-Hispanic Alone (18.6 percent)
- Hispanic or Latino (8.0 percent)
- Two or more races (3.4 percent)
- Asian alone (2.0 percent)
- American Indian and Alaska Native alone (0.5 percent)

Median resident age:  30.0 years
Tennessee median age:  38.0 years

Males: 84,454  (39.3 percent)
Females: 87,877  (60.7 percent)

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EDUCATION

Colleges/Universities in Clarksville:

- Austin Peay State University (Full-time enrollment: 7,264; Location: 601 College St; Public; Website: www.apsu.edu; Offers Master's degree)
- Daymar Institute (FT enrollment: 581; Location: 1860 Wilma Rudolph Blvd; Private, for-profit; Website: www.draughons.edu)
- Miller-Motte Technical College (FT enrollment: 415; Location: 1820 Business Park Dr; Private, for-profit; Website: www.miller-motte.com)
- Queen City College (FT enrollment: 136; Location: 1594 Fort Campbell Blvd; Private, for-profit; Website: www.queencitycollege.com)
- North Central Institute (FT enrollment: 50; Location: 168 Jack Miller Blvd, Suite A; Private, for-profit; Website: www.nci.edu)

Other colleges/universities with over 2000 students near Clarksville:

- Tennessee State University (about 41 miles; Nashville, TN; Full-time enrollment: 6,184)
- Nashville State Community College (about 41 miles; Nashville, TN; FT enrollment: 3,260)
- Vanderbilt University (about 42 miles; Nashville, TN; FT enrollment: 11,691)
- Nashville Auto Diesel College Inc (about 43 miles; Nashville, TN; FT enrollment: 2,537)
- Belmont University (about 44 miles; Nashville, TN; FT enrollment: 4,540)
- Lipscomb University (about 45 miles; Nashville, TN; FT enrollment: 2,922)
- Trevecca Nazarene University (about 45 miles; Nashville, TN; FT enrollment: 2,150)

Public high schools in Clarksville:

- Northeast High School (Students: 1664; Location: 3701 Trenton Road; Grades: 9-12)
- Rossview High School (Students: 1524; Location: 1237 Rossview Road; Grades: 9-12)
- Clarksville High School (Students: 1518; Location: 151 Richview Road; Grades: 9-12)

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- Northwest High School (Students: 1437; Location: 800 Lafayette Road; Grades: 9-12)
- Kenwood High School (Students: 1413; Location: 251 E Pine Mountain Road; Grades: 9-12)

Private high schools in Clarksville:

- Clarksville Academy (Students: 498; Location: 710 N 2ND ST; Grades: PK - 12)
- Weems Academy (Students: 38; Location: 812 Greenwood Avenue; Grades: 1 - 12)
- Academy For Academic Excellence (Students: 36; Location: 1970 Memorial Drive; Grades: PK - 12)

Biggest public elementary/middle schools in Clarksville:

- Northeast Middle School (Students: 1492; Location: 3703 Trenton Road; Grades: 6-8)
- Kenwood Middle School (Students: 1301; Location: 241 E Pine Mountain Road; Grades: 6-8)
- Glenellen Elementary School (Students: 1300; Location: 825 Needmore Road; Grades: K-5)
- Hazelwood Elementary School (Students: 1203; Location: 2623 Tiny Town Road; Grades: K-5)
- New Providence Middle School (Students: 1193; Location: 146 Cunningham Lane; Grades: 6-8)
- Northeast Elementary School (Students: 1167; Location: 3705 Trenton Road; Grades: K-5)
- Rossvie Middle School (Students: 1115; Location: 2265 Cardinal Lane; Grades: 6-8)
- Richview Middle School (Students: 1081; Location: 2350 Memorial Drive; Grades: 6-8)
- Sango Elementary School (Students: 1020; Location: 3585 Sango Road; Grades: K-5)
- Ringgold Elementary School (Students: 994; Location: 240 Ringgold Road; Grades: K-5)

Private elementary/middle schools in Clarksville:

- St. Mary's Catholic School (Students: 142; Location: 1901 Madison Street; Grades: KG - 8)
- Clarksville Christian School (Students: 58; Location: 501 Highway 76; Grades: KG - 6)
- Tabernacle Christian School (Students: 40; Location: 303 Market Street; Grades: PK - 5)
- Montgomery Christian Academy (Students: 28; Location: 1186 Fort Campbell Boulevard; Grades: PK - 10)
- Little Country School House (Students: 10; Location: 840 Highway 76; Grades: KG - 1)

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IDENIFIED PRIORITIES AND NEEDS

The 2010 – 2015 Consolidated Plan, identified the following as priorities in Clarksville:

Housing Priorities and Specific Objectives

Housing Priorities:

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

Community Development and Community Services Priorities:

- Provide for new and improve existing community facilities
- Support code enforcement services; and
- Provide for needed community and supportive services

The City of Clarksville faces a number of important housing challenges. In particular, the conservation and improvement of the existing housing stock is critical in the City, where many dwellings are relatively old and require some form of rehabilitation or improvement. City-sponsored residential rehabilitation assistance is necessary to: 1) enable low- and moderate-income homeowners to carry out repairs they otherwise cannot afford; and 2) facilitate neighborhood upgrading in general. Aside from the quality of housing, another issue of concern is affordability. a significant number of households are overpaying for housing. Continued efforts to expand the affordable housing stock will be the major means to address this need.

Currently, the City only has one program that is restricted to the low- and moderate income areas: Public Improvements; however, funds are used only when the City has a project. The City's Annual Action Plans often contain a backup project to repave streets and sidewalks in the low- and moderate-income areas if additional funding is available. Code enforcement, although a Citywide

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program, is funded based on the level of qualified housing code enforcement activities within the low and moderate-income areas and the City's ability to provide housing assistance to low- and moderate-income households in addressing the issues

PUBLIC HOUSING NEEDS

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

The Clarksville Housing Authority has two (2) asset management projects consisting currently of 508 conventional public housing units' located at (4) sites within the city. All of the units were built prior to 1970 with 300 of them being built in the 1950's. The Clarksville Housing Authority has a resident population exceeding 1230. There are approximately 300 female-headed households with children and 84 elderly households. Persons under eighteen (18) years of age represent 52% or 6440 residents. The average annual income is \$8,200.00. Through the Department of Housing and Urban Development's Real Estate Assessment Center, The Clarksville Housing Authority has been designated a high performer for the past three consecutive years receiving a score most recently in 2011 of 95 of 100.

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

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

Public housing residents and the surrounding community should be active partners in the planning and implementation of public housing community programs. The isolation and barriers between public housing residents and the surrounding community

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must be dissolved. Public Housing Administration staff should be doing more to help the residents of public housing in Clarksville, by increasing job opportunities, and helping them with other quality of life issues.

City of Clarksville Entitlement Funding – (Most recent 3 years)

2013		2014		2015	
CDBG	\$893,374	CDBG	\$909,709	CDBG	\$951,723
HOME	\$326,528	HOME	\$35,3004	HOME	\$340,196

The City of Clarksville, Tennessee, expends the bulk of their Community Development Block Grant (CDBG) and HOME funds on their homeowner rehabilitation and downpayment assistance programs. For Program Year 2014, the Clarksville reconstructed three low-income homeowner residences with substantial rehabilitation, assisted 10 homeowners with emergency repairs, completed 18 housing rehabilitations, and provided downpayment assistance to six residents as first-time homebuyers. In order to reduce housing blight and blighting influences in neighborhoods, CDBG funding was also used to clear four dilapidated units and remediate 1,018 code violations. Public Service funds were provided to eight subrecipients that assisted 594 low-income persons and 671 low-income households with the following range of assistance, including: payment of electric, gas and water bills; hot meals/food distribution; eviction prevention/emergency shelter; tax assistance, job training/placement; and self-sufficiency counseling.

MF Housing Information in the Clarksville Area:

Project Names	Units	Project Names	Units
Autumn Park	296	Ramble wood Apartments	112
Avondale Park	100	Renaissance @ Peachers Mill	216
Highland Park Apartments	78	South Central Village Apts. of Clarksville	134
KC Home of Clarksville	11	Sunset Village Apartments	64
McAuliffe Apartments	15	The Fountains @ Meadowood	184
Meriwether Lewis Group Home	10	The Landings Townhouses	104
Northwoods Apartment	112	Vantage Point Homes @ Cumberland Ridge	252
Oak Hill Apartment (aka Cumberland Holding Corp.)	9	Walnut Grove Supportive HSNG	3
Park at Clarksville	168		

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Public Indian Housing Information on Clarksville Housing Authority:

STAKEHOLDERS-based on (<http://www.cityofclarksville.com/index.aspx?page=45>)

Wanda Mills, Executive Director, wmills@clarksvillehousing.org (931) 647-2303

Jeannie Beauchamp, Board Member

Gary Ellis, Board Member

Martha Jones, Board Member

John Castleman, Board Member

Angela Jones, Board Member

Suzanne Langford, Board Member

Edward Larson, Board Member

Veterans Affairs Tennessee Valley Healthcare System (TVHS) (Nashville) contact is Dan Heim Coordinator. Contact:

Daniel.A.Helm@va.gov - 615-330-5728.

OCCUPANCY

Public Housing Authority	Public Housing/Voucher or Both	Occupancy/Utilization Rate
Clarksville Housing Authority, Clarksville, TN	PH-508 units No HCV Program	96.3%

Potential Source: HUD Public and Indian Housing PIC data

WAIT LIST

384 Families are currently on the Clarksville Housing Authority's wait list. The waiting list is open once a quarter and has annual turnover of about 140 families on the list.

PUBLIC HOUSING/SECTION 8 TENANT BASED				
Low Rent Public Housing Operating Subsidy	Formula	FY 15	508 Units	\$1,890,939.00
Capital Fund Program Grant	Formula	FY 15		\$746,400.00
Other Sources		FY 15		\$955,253.00
FY 2015 TOTAL				\$3,592,592

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Clarksville Housing Authority (CHA)

Clarksville Housing Authority (CHA) is considering a variety of options for all sites with special emphasis on units located in Lincoln Homes and Summit Heights. Options include total renovation, demolition (Building 18 at Lincoln Homes), or a combination of the two using Capital Fund Program (CFP) funds.

CHA is working with the City of Clarksville on an application for a Choice Neighborhood Planning Grant.

CHA is also researching the Rental Assistance Demonstration (RAD) Program to determine if this program would be beneficial to its community and residents.

CHA completed its first Low Income Housing Tax Credit development within the last two years.

CHA is considering the construction of two (2) new dwellings units to replace two units that were taken out as part of Building #19 demolition. CHA proposes to use future capital funds (included in the most recent HUD PIH approved Five-Year CFP) and the balance of their Replacement Housing Factor Funds (2011-2014 RHF).

Plans for engaging residents and promoting self-sufficiency

Clarksville Housing Authority (CHA) plans to engage its residents through planned initiatives like the PHA and CFP planning processes, the Father's Day Initiative, and through other opportunities that present themselves locally.

CHA residents have attended State Tennessee Community Assistance Corporation (TCAC) resident training and will be provided opportunity in the next year for additional trainings including self-sufficiency workshops.

CHA will continue efforts to implement fair housing and equal opportunity practices and to meet the specific needs of their residents. CHA plans to meet the needs of all residents, and will identify the significantly high percentage categories such as the provision of an adequate number of one and two bedroom units, and Families with children (44.8% of total). CHA also has a significant number of families with disabilities (11.7%) and elderly families (6.5%).

CHA plans to direct efforts to ensure that the needs of all residents will be addressed to comply with fair housing and equal opportunity requirements. The housing authority revised its Admissions and Continued Occupancy Plan (ACOP) to give preference to working families.

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CHA is continually seeking to implement a variety of programs that promote self-sufficiency. The CHA promotes adult education and GED classes for the residents as well.

Plans for Board development or training for new board and/or existing members

Clarksville Housing Authority (CHA) is working with the local HUD PIH office on utilization of the newly provided “Lead the Way Training” which is web-based self-paced and interactive and has been created by HUD in concert with public housing authorities.

CHA makes Board training opportunities available through Tennessee Association of Housing and Redevelopment Authorities Spring Workshop for some of its Board members and plans to do so again in the spring.

Plans for other property/capital improvements and/or expansions

Clarksville Housing Authority is categorizing its future capital improvements based on its physical needs assessment and will utilize its capital funds. On the request of the residents, the CHA plans to develop additional parking and it is in its 5-year capital fund program plan. Fencing, better signage and lighting are also included in its 5 year Capital Fund program.

Major HUD Related “HOT” Issues

The strained relationship between the Mayor/Community Development Office and the Public Housing Authority Director is a hot issue. HUD is interested in intervening to generate a discussion between the two parties to find a consensual working relationship to benefit housing and community development activities, especially in how to address the lack of affordable rental housing for low – and moderate-income persons.

HUD-Related Risk Assessment Results

Please list any major findings from the PIH and CPD annual risk assessments that affect this community.

The overall risk level from the most recent PIH National Risk Assessment is “Low” due to the high performance of this agency. Clarksville Housing Authority scored a 95 in its last PHAS designation. It should be noted that there were some issues in the past concerning the Board and its role, but those seem to have subsided. Due to the size of the City, an additional two members were added to the housing authority Board too (an option larger cities can exercise under TN Code).

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CLARKSVILLE COMMUNITY NEEDS OBJECTIVE/ACTIVITIES

Community Planning and Development (CPD) will continue to work with the City to address the shortage of affordable rental housing.

CPD will work with the Clarksville and the Central Continuum of Care to seek ways to increase affordable housing for homeless veterans.

CPD and Fair Housing and Equal Opportunity (FHEO) will work with the Clarksville as it begins developing its Affirmatively Furthering Fair Housing Plan under the new rule.

FHEO will continue to implement fair housing and equal opportunity practices and to meet the specific needs of the CHA residents.

Public and Indian Housing (PIH) will assist CHA in working with the local HUD PIH office on utilization of the newly provided “Lead the Way Training”

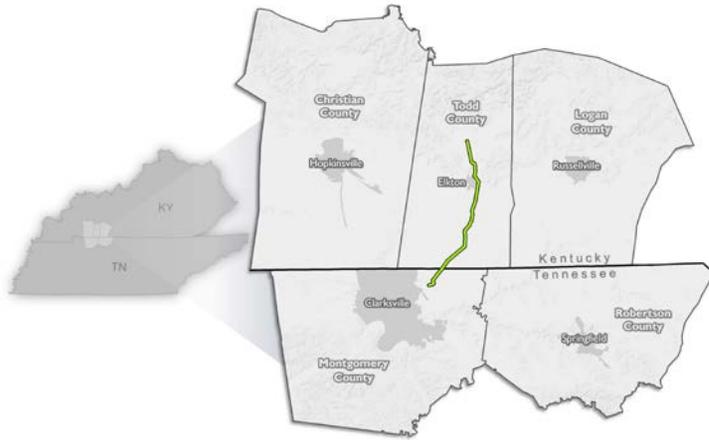
PIH will assist in scheduling the Tennessee Association of Housing and Redevelopment Authorities Spring Workshop training for the CHA’s Board

GAS AND WATER DEPARTMENT PROJECT INFORMATION

Clarksville Gas & Water Department (CGW) is currently proceeding with the development of a new natural gas pipeline that will cross the Tennessee-Kentucky State line and connect their existing natural gas distribution system to the existing Texas Gas Transmission, LLC pipeline in Todd County, Kentucky. This new connection will provide CGW with a redundant natural gas feed to better serve its retail distribution system and approximately 28,000 retail customers.

The proposed natural gas interconnect distribution pipeline will be an approximately 23-miles long, 12-inch diameter epoxy coated steel pipeline. The pipeline will start from an area northeast of Clarksville, Tennessee and extend to the intersection with the Texas Gas Transmission, LLC pipeline in an area north of Elkton, Kentucky. The general location and route of the pipeline is shown on the next page.

GAS AND WATER DEPARTMENT PROJECT MAPS



Note: Map shows approximate location of pipeline corridor.



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A CGW authorized land agent will be contacting landowners in Tennessee and Kentucky that are impacted by the pipeline route to acquire new land easements for the construction of the new natural gas pipeline. Landowners are entitled by law to receive compensation for having a pipeline on their property. It is our goal at CGW to work with landowners and reach agreement on property value and acquisition of the necessary easements.

The easement, or right of way agreement, will provide a permanent, limited interest in the land and enable CGW to construct, operate, inspect, maintain, repair, or replace the pipeline. In most cases, landowners will be able to use the property as they did before installation of the pipeline, although the easement area must be kept clear of obstructions.

For landowners, a CGW authorized land agent will be the primary contact for easement discussions. If the land agent is unable to address all of your concerns, please call: Michael Young of CGW at (931) 645-2565, ext 1502 (office) or (931) 980-1911 (cell).

Safety is a priority during the construction and daily operations of the pipeline. All construction work will be supervised and inspected under stringent federal, state and company regulations. The pipeline will be designed and manufactured to meet or exceed government safety requirements using specially formulated high-strength epoxy coated steel pipe, buried at least 36-inches underground and at least 42-inches underground through cultivated fields. The pipeline is coated with special materials and is charged with a small amount of DC voltage to minimize corrosion. The pipeline is inspected and pressure tested at higher than normal operating pressures before putting it into service. After the pipeline is put into service, we continuously monitor operations through telemetry, post signs to indicate the location of the pipeline and provide emergency contact information. We also regularly patrol the pipeline and conduct operations and maintenance activities when necessary to ensure safety and effectiveness.

The proposed interconnect pipeline will cross the Tennessee-Kentucky state line and will require the oversight and approval of the Federal Energy Regulatory Commission (FERC). FERC is the lead federal agency responsible, among other things, for:

- Regulate of the transmission and sale of natural gas for resale in interstate commerce;
- Approval of the siting and abandonment of interstate natural gas pipelines and storage facilities;
- Oversight of environmental matters related to natural gas and other matters;

CGW will be using the FERC's pre-filing process as a means of seeking input from landowners, agencies, and stakeholders prior to the submittal of a formal application to the FERC. This pre-filing process gives landowners and stakeholders a forum to voice concerns

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and have input into the permitting process. As part of this pre-filing process, landowners and stakeholders will be receiving letters with project information and public open house meetings will be held to provide information on the project.

On August 23, 2013, Clarksville submitted a "pre-filing letter" regarding the pipeline project that initiated FERC Docket No. PF13-17. This docket number can be used to access project documents on the FERC e-library at the link below.

CGW is committed to maintaining open communication with the public through the design, development, construction, and operation of the interconnect pipeline. Public outreach methods, including this web-site, will be maintained and updated throughout the design, permitting, and construction of the new interconnect pipeline. Below is a list of established public outreach methods that will be utilized by CGW, and CGW encourages anybody interested in the project to attend and take advantage of these outreach methods.

1. Project Web-Site: www.cityofclarksville.com/InterconnectPipeline
2. Project Hotline: 931-542-9616
3. Public Open House Meetings

CGW is committed to protecting cultural and environmental resources, and will work with all federal, state, and local agencies to fully comply with the laws and regulations designed to protect threatened and endangered species, critical habitats, and historically significant sites.

Links to Agency Websites:

Federal Energy Regulatory Commission: www.ferc.gov/default.asp

Advisory Council on Historic Preservation: www.achp.gov

U.S. Environmental Protection Agency: www.epa.gov

U.S. Fish and Wildlife Service: www.fws.gov

U.S. Army Corps of Engineers: www.usace.army.mil

U.S. Department of Agriculture: www.usda.gov/wps/portal/usda/usdahome

U.S. Department of Transportation - Pipeline Hazardous Materials and Safety Administration: www.phmsa.dot.gov

Tennessee Department of Commerce and Insurance: www.tn.gov/commerce/

Tennessee Historical Commission: www.tn.gov/environment/hist/

Tennessee Wildlife Resources Agency: www.state.tn.us/twra

Community Needs Assessment

Tennessee Department of Environment and Conservation: www.state.tn.us/environment/

Tennessee Department of Natural Resources: www.tn.gov/environment/na/

Kentucky Department of Commerce: www.commerce.gov/about-commerce/commerce-services-offices-near-you/kentucky/

Kentucky Heritage Council: www.heritage.ky.gov/

Kentucky Department of Fish and Wildlife Resources: www.kdfwr.state.ky.us/

Kentucky Department of Environment Protection: www.dep.ky.gov/Pages/default.aspx

Kentucky Department of Natural Resources: <http://dnr.ky.gov/Pages/default.aspx>

THINGS TO DO IN AND PLACES OF INTEREST IN CLARKSVILLE

Clarksville, Tennessee, in Montgomery County, is a bustling city built by the tobacco trade. The Customs House Museum & Cultural Center, in the city's historic district, was originally constructed as a US Post Office during the tobacco boom. Now it has been converted into art gallery, history center, and hands-on children's museum. Just outside of town is the Dunbar Cave State Park, where visitors can hike through caverns that were once mined for gun powder and used for big band concerts.

The Black Horse Pub & Brewery brings an old-time brewery atmosphere and authentic home-brewed craft beer to Clarksville, along with friendly service and a diverse full menu of steaks, seafood, pastas, grilled flatbreads, pizzas and sandwiches. Handcrafted beers include red and pale ales, vanilla cream, and stout.

While in the Clarksville area, experience daily tours & tastings from one of Tennessee's premier wineries. This family owned vineyard also offers a summer treat - Jazz on the Lawn. Regional jazz ensembles provide FREE outdoor entertainment. Guests are invited to bring lawn chairs, food and family but no pets or outside alcohol. Award-winning Beachaven wine is for sale. Check the vineyards website for showtimes (May - October). Roxy Theatre (located in downtown Clarksville). Other places of interest include: Governor's Square Mall; Clarksville City Arboretum; Ringgold Mill (located in North Clarksville); Port Royal State Park (historic community site and location of one of the oldest points of European civilization in Montgomery County); Historic Collinsville (Historic village restored to illustrate the living conditions of early European and African American settlers); Customs House Museum and Cultural Center (located in downtown Clarksville, second largest general museum in Tennessee); L & N Train Station Restored downtown train station; and Wilma Rudolph Statue (To honor one of America's most outstanding Olympic athletes and her legacy).