



CITY OF KNOXVILLE, TENNESSEE

City Council

AGENDA INFORMATION SHEET

AGENDA DATE: April 29, 2025

DEPARTMENT: Housing and Neighborhood Development Department

DIRECTOR or DESIGNEE: Kevin DuBose

AGENDA SUMMARY A Resolution authorizing the Mayor to execute any and all documents necessary to award an amount not to exceed \$360,000.00 from the Affordable Rental Development Fund to Edgewood Apts., LLC for the development of 15 affordable multifamily housing units to be located at 2501 Edgewood Ave. as more specifically described herein.

COUNCIL DISTRICT(S) AFFECTED 4th

BACKGROUND Through the Affordable Housing Fund ("AHF")'s Affordable Rental Development Program ("ARDP"), the City has allocated \$2,500,000, in this year's budget to support the creation of new affordable workforce rental housing. The \$360,000 will come from private donations to the ARDP in partnership with the United Way of Greater Knoxville. Applications are accepted on an on-going basis and evaluated by the Housing and Neighborhood Development department.

This application has been reviewed and meets all of the requirements including eligibility, cost feasibility, sustainability and affordability. Funds will be distributed to pay for construction and construction related costs. The funds will be provided as a twenty-year forgivable loan, secured with a Deed of Trust. The Restrictive Covenants will be recorded, ensuring compliance with the affordability restriction during the twenty-year term. The development will consist of 15 affordable multifamily housing units which will serve low-income households 80% Area Median Income levels. Resident rents will be held at Fair Market Rent requirements for the Knoxville area for an affordability period of twenty years. This project, considered Missing Middle, will be located at 2501 Edgewood Ave. (Parcel No. 070IJ001).

This project, Edgewood House Apartments, is being developed by Southeast Capital, LLC through Edgewood Apts., LLC, and will consist of 15 units of affordable multifamily housing. This development will contain 15 studio units.

ESTIMATED PROJECT SCHEDULE Construction of this development is anticipated to begin June 2025 and be complete by March 2026.

PRIOR ACTION/REVIEW City Council approved AHF's ARDP funding as part of the City's Operating Budget in May 2024.

FISCAL INFORMATION The total award amount is \$360,000.00 funded by funds from United Way Affordable Rental Development Program.