



CLARKSVILLE-MONTGOMERY COUNTY  
**REGIONAL PLANNING  
COMMISSION**

U.S. Department of Housing and Urban Development

Community Planning and Development

Pathways to Removing Obstacles to Housing (PRO Housing)

FR-6700-N-98

10/30/2023

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**EXHIBIT A- EXECUTIVE SUMMARY**

The Clarksville-Montgomery County Regional Planning Commission (CMCRPC), Tennessee seeks \$2,014,850 from the U.S. Department of Housing and Urban Development (HUD) for the hiring of consultant firm(s) to study, develop and implement updated City and County wide zoning land use and subdivision regulations.

<b>Type of Applicant</b>	Other (25) Multi-jurisdiction Entity
<b>Type of Jurisdiction</b>	City and County
<b>Target Area</b>	City of Clarksville and Montgomery County, Tennessee
<b>PRO Housing requested</b>	\$2,014,850.00
<b>Total Proposal Need</b>	\$2,214,850.00
<b>Leverage Commitment</b>	\$200,000 of CMCRPC General funds committed (\$300,000 of local funds already invested)

The lead agency on this grant will be the CMCRPC. The CMCRPC will collaborate with the Clarksville Community and Neighborhood Services (CCNS), Clarksville City Council and Montgomery District Commission members to study, develop and implement a modernized zoning and land use regulations that will promote desired population density, reduce development and planning fees, provide a diverse mix of housing types for all income levels, promote desegregation across all communities and ultimately increase housing affordability across Montgomery County.

A significant amount of time as well as fiscal resources have been invested into this effort with the development of the Comprehensive Plan. \$300,000 in local funds as well as over 18 months of staff time and energy. This Comprehensive Plan will update future land use that is

over twenty years old, and is not representative of the needs or growth of the community. The funding requested will take the goals and guiding principles from the plan and apply significant action with 13 key phases (see Attachment C):

1. Phase 1 and 2 will consist of a full City and County Zoning regulation study and rewrite, to allow for maximized/desired land use, densities and efficient infrastructure planning.
2. Phase 3: A full City and County Subdivision regulation study and rewrite, to ensure policy and regulations align and are easily accessible to developers.
3. Phase 4 - 13 will encompass 10 full Area Plans, built off of the Comprehensive Plan, to take the policy and regulations to prioritize affordable housing development. The first four Planning Areas to be prioritized with this grant are locations where the majority of census tracts have a higher percentage of persistent poverty.
4. Listed below are the areas for Phases 4-13:
  - a. New Providence Planning Area
  - b. Downtown Urban Core Planning Area
  - c. South Clarksville Planning Area
  - d. Lafayette Peachers Mill Planning Area
  - e. Hilldale Planning Area
  - f. St. Bethlehem Planning Area
  - g. Rossview Planning Area
  - h. Sango Planning Area
  - i. North Clarksville Planning Area
  - j. Woodlawn Planning Area



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**EXHIBIT B -THRESHOLD AND OTHER SUBMISSION REQUIREMENTS**

**A. *Resolution of Civil Rights Matters***

The Clarksville-Montgomery County Regional Planning Commission (CMRPC) does not have any outstanding litigation in regards to civil rights matters, therefore is considered an eligible applicant.

**B. *Timely Submission of Applications***

The CMCRPC will not be requesting an extension or waiver and will comply with the application deadline as listed in the NOFO (30 October 2023 at 11:59 ET).

**C. *Eligible Applicants***

The CMCRPC is applying for The HUD PRO Housing Grant as a Multi-Jurisdictional Entity. The Clarksville-Montgomery County Regional Planning Commission (CMCRPC) is an independent government body established in 1962 under State Law. The Joint resolution 10-1963 between Montgomery County and Clarksville was signed into effect January 10, 1963. See Attachment H for inter-local (Clarksville and Montgomery County) agreement details.

**D. *Number of Applications***

The CMCRPC is complying with the NOFO and is only submitting one application.

**E. *Limited English Proficiency (LEP)***

The CMCRPC complies with Title VI, Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons, by maintaining a contract with ***LanguageLine Solutions*** (<https://www.language.com/>) in order to provide on demand or as needed translation services to the public.

#### **F. *Physical Accessibility***

All in person meetings will be ADA accessible at the CMCRPC office (329 Main St, Clarksville, TN 37040). All in person meetings will be live streamed on the CMCRPC YouTube channel for review, for those unable to attend.

#### **G. *Environmental Review***

The CMCRPC will comply with all environmental review requirements as listed in 24 CFR Parts 50 and 58. Upon review, CMCRPC's Proposed Plan is exempt from Environment Assessments (EA), under Title 24 CFR 58.35 (b) (6) *Affordable housing pre-development costs including legal, consulting, developer and other costs related to obtaining site options, project financing, administrative costs and fees for loan commitments, zoning approvals, and other related activities which do not have a physical impact.*

#### **H. *Federal Assistance Assurances***

- i.*     **SF-424** submitted on Grants.gov
- ii.*    **HUD-424-B** submitted on Grants.gov
- iii.*   **HUD-2880** submitted on Grants.gov
- iv.*     **SF-LL** submitted on Grants.gov

#### **I. *Code of Conduct***



CMCRPC has included its Code of Conduct with this application to be kept on file with HUD. It is certified current by the Director, Jeffrey Tyndall, included on the cover letter.

**J. *424-CBW Budget Form***

An activity level budget has been included on the provided 424-CBW excel form. This is in Attachment F.



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**EXHIBIT C - NEED**

**A. Efforts so far**

The Clarksville & Montgomery County Regional Planning Commission is undertaking an 18-month process to create their first Comprehensive Plan. The Comprehensive Plan is on track to become adopted policy by early 2024. Once in place it will be the guiding policy for all future land use decisions and the modernization of our zoning regulations to support a variety of housing choices throughout the City and County. Core policy directives under the “Housing and Neighborhoods” chapter of the Comprehensive Plan will promote and implement housing choices that meet the needs of residents at all incomes, ages, and stages in life.

**Clarksville-Montgomery County Comprehensive Plan Housing and Neighborhoods**

**Community Vision Statement**

*Clarksville-Montgomery County's residential options will include a diverse range of attainable housing choices for everyone, including students, young professionals, families, veterans, and seniors. The community's new and existing neighborhoods will be known for their versatile public spaces and an active system of parks, greenways, and blue ways accessible to the community. Throughout Clarksville-Montgomery County, new residential areas will develop as pedestrian friendly and complete communities with better access to recreation, grocery stores, and other daily needs and services.*

The following Goals and Key recommendations were set forth in the “Housing and Neighborhoods” chapter to implement the Community’s Vision.

## **Goals**

1. Promote diverse housing options and right-sized density around nodes throughout the city, Urban Growth Area, and targeted areas in the unincorporated area of the County.
2. Research and integrate attainable housing options throughout all areas of the community, avoiding the over-concentration of such development in select areas.
3. Strengthen the identity of neighborhoods through creative placemaking strategies throughout the community, from rural areas in the county to the Downtown Urban Core.
4. Conduct public outreach and education to inform neighborhood and area planning efforts.
5. Promote and incentivize the preservation of historic assets by encouraging adaptive reuse.

## **Key Initiatives**

1. Conduct a detailed housing study to understand the community's specific housing needs, including type, tenure, and price point.
2. Modernize the Zoning Code and re-write the Subdivision Regulations to better address the community's needs through the development process.
3. Explore new regulatory tools and identify existing barriers to housing diversity and the mixture of uses for new development.
4. Engage residents and stakeholders through Area and Neighborhood Planning to help identify infrastructure improvements, creative placemaking, open spaces, and neighborhood branding and identity.
5. Utilize community partners to connect historic property owners with available resources, grants and programs to support preservation and use (such as Montgomery County Historical Society and Tennessee Historical Commission).
6. Explore opportunities to incentivize the development of attainable and workforce housing throughout the community through state and local programs.

7. Explore the creation of a Land Trust or Land Bank to acquire land for affordable housing development throughout the City.
8. Partner with nonprofits and public agencies for the construction and financing of affordable and attainable housing.
9. Support housing rehabilitation programs to maintain existing housing stock and support homeownership.

### **Area Plan Frameworks**

The Comprehensive Plan sets forth the “Area Plan Frameworks” in which the City and County were divided into 13 subdistricts for the purpose of more detailed plans addressing specific housing, infrastructure, and open space needs unique to each Planning Area. Four of the thirteen Planning Areas have the highest concentration of census tracts with persistent poverty where safe and affordable housing is a priority (Attachment B, Exhibit J). These census tracts have poverty rates of at least 20% and greater for a sustained period of time (2014-2018 American Community Survey Data). Ensuring that these areas have safe, affordable housing options but also access to employment, recreation, and daily needs and services is foundational to the Area Plan Framework. However, each Planning Area has a unique history, amenities, opportunities, and issues that need to be addressed through more detailed Area Plans.

#### **1. South Clarksville Planning Area Housing and Community Needs**

- *Encourage redevelopment of aging housing stock (where topography allows and infrastructure exists) to increase more missing middle housing choices.*
- *Preserve and enhance the Mt. Olive Historic African-American Cemetery*
- *Build on the success of Liberty Park and the Marina*
- *Connect the Riverwalk Trail to Liberty Park*
- *Redevelop aging big box centers to more walkable town centers with the potential introduction of residential uses.*

#### **2. New Providence Planning Area Housing and Community Needs**

- *Maintain a desirable mixture of affordable housing types throughout the Planning Area.*

- *Infill aging neighborhoods with missing middle housing types where infrastructure exists*
- *Create a redevelopment district to attract commercial developments to the area*
- *Trice's Landing should be enhanced and promoted as a river access point*
- *Complete a new park at Beech Street*
- *Build a connected park system through Trice's Landing, Ft. Defiance, and Sevier Park*
- *Develop Providence Blvd as a gateway corridor to N. Clarksville and the Downtown*

### **3. Lafayette Peachers Mill Planning Area Housing and Community Needs**

- *Maintain a desirable mixture of affordable housing types throughout the Planning Area.*
- *Infill aging neighborhoods with missing middle housing types where infrastructure exists.*
- *Promote more pedestrian oriented developments and deemphasize auto-oriented uses*
- *Promote and enhance existing parks, locate, purchase, and build more park properties to serve the area.*

### **4. Downtown Urban Core Housing and Community Needs**

- *Replace aging, undersized, and leaky water and sewer infrastructure to support denser development in the urban core.*
- *Support a variety of housing options to meet residents needs at a variety of ages and stages in life.*
- *Redesign Crossland Avenue as Complete Street with Pedestrian and Bike facilities.*
- *Establish and support commercial options of varying sizes that are local serving and support public spaces*
- *Preserve the historic downtown and its surroundings*
- *Foster the continuation of greenways and trails through-out the Urban Core*
- *Engage, activate, and promote linkages from the Downtown to APSU, and the waterfront*

## **B. Acute Demand**

Over the past 10 years (2010 – 2020) Montgomery County's population has grown by 47,738 or 27.7% and is the 4<sup>th</sup> fastest growing county in Tennessee. Over the past two years (2020 – 2022) that growth has exploded to 15,132, or 6.8% (2022 US Census estimates). That equates to a need of 2,835 new housing units per year. The housing stock has not kept pace, new production permits for single family homes in Montgomery County over that same time period (2020-2022) were on average 2,167 a year. That leaves a roughly 670 housing unit gap each year that is only driving up housing prices due to supply and demand.

Clarksville and Montgomery County's growth in population and jobs (Attachment B, Exhibit I) is exceeding the ability of the community to provide adequate affordable and attainable housing choices. Manufacturing, Healthcare, Education, and Retail Jobs represent almost half of the workforce in Clarksville and Montgomery County, yet salaries for the majority of our workforce leave 47% of renters and 20% of home buyers housing cost burdened with over 30% of their gross income going towards housing (American Community Survey, 2021). While home values continue to spike, wages have remained relatively flat. When comparing median household income data to median home values over a five-year period (2016-2021) the former has increased by only 13% while the median home value has sharply risen by 44% (see Attachment B, Exhibit H). Our goals to remedy this include identifying and creating additional residential density, through creative land development and by promoting development patterns that are favorable to creating affordable, attainable and diverse housing types throughout the community to help offset the cost of these housing shortages.

### ***C. Key Barriers***

Clarksville and Montgomery County's land use approach will be updated with the adoption of the Clarksville-Montgomery County Comprehensive Plan to accommodate more housing typologies; however, existing zoning regulations will continue to provide a significant barrier to new housing types with dated minimum lot sizes, setbacks, and caps on density if not consecutively updated in alignment with the new Clarksville-Montgomery County Comprehensive Plan. Furthermore, the City and County currently lacks a strategic guide to steer development toward affordable and attainable housing options.



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**EXHIBIT D – SOUNDNESS OF APPROACH**



## **A. *Vision***

In concert with the ground work laid by the Comprehensive Plan, the CMCRPC plans to use the PRO Housing Grant funds to begin to develop ten separate area specific plans, beginning with the four highest priorities, New Providence, South Clarksville, Downtown Urban Core and Lafayette Peachers Mill Planning Areas. These planning areas frameworks will be conducted two at a time and with the help of planning consultant firms. Once the four highest priority areas are finished the efforts move to more affluent areas but still urban areas, that will benefit the most from these efforts. Last will be the less dense areas and rural areas. This implementation plan is also illustrated in Attachment C. These Area Plans will take the groundwork and vision laid by the Comprehensive Plan and put the goals and key initiatives into action in a way that is tailored to each area. The adoption of the Comprehensive Plan will also drive a City and County zoning regulation study and overhaul effort to appropriately implement the most efficient use of the community's land for the next 20 years. The zoning regulation overhaul will seek to reduce red tape, time for land owners and developers, while also increasing density and infill opportunities. This in turn will drive increased tax revenue for the City and County, increase cost savings of infrastructure and maintenance, while ultimately increasing the affordable and attainable housing options for our citizens.

## **B. *Geographic Scope***

Our Proposal efforts will directly impact the Montgomery County area as our jurisdiction area of responsibility. This area spans roughly 350,000 square acres (554 square miles), and includes a population of 235,201 (2022 ACS 1-year Estimates), the largest incorporated city is the City of Clarksville, which has a population of 176,974 (2022 ACS 1-year Estimates). This

county is also a HUD PRO Housing Priority Geographic location. Indirectly, Montgomery County is contiguous with seven neighboring counties in both Tennessee and Kentucky with an additional total population of 277,727 (2022 ACS 1-year Estimates) who benefit from both labor opportunities as well as support amenities that Clarksville and Montgomery County provide. Two of these counties to the west, (Houston County and Stewart County) are also PRO Housing Priority Geographic locations. It is evident, that these efforts in the proposal will not only have a measurable effect on Montgomery County but provide ripple effects of opportunity in neighboring counties across the two states.

### ***C. Stakeholder Engagement***

The Key Stakeholders in Montgomery County include, the underserved community populations. Approximately 35% of renters and mortgage holders who are cost burdened are Persons of Color and the majority reside in consistently impoverished neighborhoods, such as in the South Clarksville, New Providence Area, Lafayette Peachers Mill Area and Downtown Urban Core Community. Montgomery County is also home to a large military population, located directly adjacent to Fort Campbell Army Installation, Ky. With upwards of 65,000 civilians and active duty members working on the installation and residing in the surrounding community. Additional stakeholders include the development community to include various home builders, realtors and real estate investment companies. Industrial and large businesses such as Google, Hankook Tire and LG Chem, also have significant investment in the County in recent years and continue to expand operations, further fueling the need for affordable housing. Outreach has been ongoing and will be a continuing phased approach. Starting back in the summer of 2022 with the launch of the Comprehensive plan, three in person visioning

workshops were hosted throughout the county as well as a host of multi-media and internet-based surveys for citizens to participate. Three Comprehensive Plan Committees that include Technical Advisors: City and County Departments and Partner Organizations, A steering Committee: Elected and Appointed Officials, and the Citizen/Stakeholder Committee are in an on-going iterative process to provide feedback on the Comprehensive Plan deliverables. To date, input and feedback from over 2,000 stakeholders were incorporated to develop the goals and guiding principles for the Comprehensive Plan. As the Comprehensive Plan nears completion this winter (January 2024), three more public engagement roadshows are scheduled to aid in reducing a key barrier to implementation, education.

With the additional PRO housing funds and the use of a consulting firm we will begin a more focused area plan outreach starting with our areas most in need, with the help of the hired consultant firms to set up in person and virtual neighborhood townhalls, in addition to web-based surveys to accurately capture stakeholder needs and wants at the at the neighborhood scale.

As the Zoning regulations overhaul is adopted, the ground work will be laid to begin implementing efficient use of vacant or underutilized lots. The four prioritized Area Plans, target persistently impoverished census tracts and are primarily minority groups who residing in those areas, this is illustrated in the figures below in *Table 1*. Currently the makeup of these areas is a mix of vacant lots, mobile home parks and aging single and multi-family homes, with the exception of the primarily nonresidential sections of the Downtown Urban core.

<b>Census Tracts</b>	<b>Planning Area</b>	<b>Race</b>	<b>Population Total</b>	<b># Below Poverty (%)</b>
<b>1001</b>	<i>Downtown Core Area Plan</i>	<i>Black</i>	<b>188</b>	<b>132 (70.2%)</b>
		<i>Hispanic</i>	<b>185</b>	<b>169 (91.4%)</b>
<b>1002</b>	<i>Downtown Core/S. Clarksville Area Plan</i>	<i>Black</i>	<b>379</b>	<b>173 (45.6%)</b>
		<i>Hispanic</i>	<b>50</b>	<b>25 (50%)</b>
<b>1003</b>	<i>S. Clarksville Area Plan</i>	<i>Black</i>	<b>2,161</b>	<b>899 (41.6%)</b>
		<i>Hispanic</i>	<b>475</b>	<b>77 (16.2%)</b>
<b>1008</b>	<i>Downtown Core Area Plan</i>	<i>Black</i>	<b>897</b>	<b>192 (21.4%)</b>
		<i>Hispanic</i>	<b>133</b>	<b>76 (57.1%)</b>
<b>1009</b>	<i>New Providence Area Plan</i>	<i>Black</i>	<b>1,434</b>	<b>928 (64.7%)</b>
		<i>Hispanic</i>	<b>774</b>	<b>593 (76.6%)</b>
<b>1011.02</b>	<i>Lafayette Peachers Mill Area Plan</i>	<i>Black</i>	<b>2,780</b>	<b>443 (15.9%)</b>
		<i>Hispanic</i>	<b>1,113</b>	<b>0 (0%)</b>

Table 1, 5-year Estimates 2021 ACS

The targeted Area Plans would seek to create more complete neighborhoods with equal access to parks and green spaces, promoting walk-ability to amenities in order to increase the overall desire of the neighborhoods and establishing a sense of place in each community area that represents the character of the neighborhood. This will aid in revitalizing the vacant areas bringing in new infill development, while maximizing the land use holistically to align with the Comprehensive Plan, Zoning and Subdivision Overhauls. With the zoning studies, an innovative and exhaustive approach will be taken to explore every option of affordable development to include consideration of accessory dwelling units (ADUs), tiny home communities, smaller lots and setbacks and higher density caps where needed. To ensure these measures don't further low-cost housing to just these persistent poverty areas a concentrated effort will be made to encourage a healthy diverse mix of housing types (sizes and styles) that represent a wide range of income levels in all areas. This will seek to stabilize the new developments price ranges but also provide more options for those who wish to remain in the same neighborhoods even as family sizes or needs change.

#### ***D. Budget and Timeline Proposals***

The provided budget in the HUD excel sheet (Attachment G) represents estimates by several industry consultants for time as well as cost. The majority of the cost is going to be in the hiring of private sector planning consultants, with an estimated 72% of the budget going to this effort. Total cost was divided by the timelines quoted to establish a cost per day estimate. The direct labor costs make up 18% of the Grant fund budget for the CMCRPC staff and was computed over a 5-year period or 260 weeks and with various levels of weekly involvement. Logically, the Long-Range Planner will have the most involvement weekly (15-hours) and the Director will have the least (2-hours), others fall within, administrative support to financial reporting. The amount of time spent was derived from the time spent on the Comprehensive Plan and its project management over the last 18 months to gauge expected involvement. The Fringe benefits, making up 8%, were calculated over a 5-year period, using the direct labor cost as the base and then multiplying by the base percentages as shown on the budget worksheet (25%). Less than 1% of the cost cover travel, postage and supplies expected to be used. Most of the supplied deliverables will be within the consultants' contract and fees, the supplies represented fall into the line of making copies for local engagement and stakeholder education throughout the proposal implementation process. Travel shown is for Grant Management training as well as Consultant orientation meetings.

A detailed proposal implementation plan is included as well in Attachment C of this application. This shows how the 13 different goals (Listed below) will be accomplished between FY 24 and FY 29. If the funds provided by HUD are less than requested, CMCRPC would prioritize the use to complete the following needs in this order:

1. City Zoning Study and Overhaul

2. County Zoning Study and Overhaul
3. Subdivision Regulation Study and Overhaul.
4. New Providence Planning Area
5. Downtown Urban Core Planning Area
6. South Clarksville Planning Area
7. Lafayette Peachers Mill Planning Area
8. Hilldale Planning Area
9. St. Bethlehem Planning Area
10. Rossview Planning Area
11. Sango Planning Area
12. North Clarksville Planning Area
13. Woodlawn Planning Area

If the requested funding were to be cut in half (\$1,007,500), the project would be cut proportionately. The Zoning and Subdivision regulation overhauls would remain the priority with an estimated cost of \$650,150 for consultant firm(s) and another \$154,226 for direct labor over a two-year period. The remaining would be used to cover Area plans for two of the four high priority Planning Areas (Providence and Downtown Urban Core). Accomplishing the regulation study and re-write would provide the largest impact to the community's served by providing over reaching regulation to implement what the goals and guiding principles of the Comprehensive Plan identified for each planning area. On the opposite side of the spectrum, if HUD awards more than the requested amount (\$2,014,850), the CMCRPC will keep the same goals intact, prioritizing the aforementioned persistent poverty locations encompassed in the area plans (New Providence, S. Clarksville, Lafayette Peachers Mill and Downtown Urban Core) and

the remaining 6 listed. Once those are completed our phased schedule (Attachment C) allows for the completion of at least two more Planning Areas within the FY24-FY29 period, and would be Phase 14 and 15, which could be completed simultaneously.



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**EXHIBIT E- CAPACITY**



### ***A. Staffing Plan to Manage Federal Grant***

The CMCRPC has over 35 years' experience in managing federal funds, with over \$77 million successfully stewarded by the Metropolitan Planning Organization (MPO) under the CMCRPC since inception. This encompasses an annual federal budget of \$2.9 million from the Federal Highway Administration (FHWA) and Federal Transportation Administration (FTA), managed by the MPO. Of that, \$2.2 million is allotted to the City and County for various transportation projects. The requested grant amount of \$2,014,850 falls well within the scope of the CMCRPC staff to successfully administer. A CMCRPC Grant Manager, will attend a Federal Grant Management course prior to execution and provide general funds oversight, manage day to day tracking of invoices and complete the annual reports through the HUD Disaster Recovery Grant Reporting (DRGR) system. To accomplish our proposal, once approved, the CMCRPC will submit a Request For Proposal (RFP) for a consulting firm to complete the study and overhaul of the City and County Zoning Regulation as well as the Subdivision regulations. Once a consultant is selected, the project will be managed by our Long-Range Planner, who has managed numerous projects ranging in complexity and longevity. Overall Project oversight will be done by the Regional Planning Deputy Director and Regional Planning Executive Director, with monthly progress reports and ad hoc audits, as requested. With a fully staffed department handling daily operations and leadership team intact, coordination with local partners such as Clarksville Neighborhood and Community Services (CN&CS), County Commission and City Council will be easily handled and coordinated through CMCRPC leadership at a minimum of four times a month during regularly scheduled sessions.



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**EXHIBIT F – LEVERAGE**

***A. Additional Funding Sources***

The CMCRPC with support of the City and County, has already dedicated \$300,000 of local funds (Clarksville and Montgomery County) to conduct the Comprehensive Plan. While this is money already spent, and doesn't count as match to the requested funds, it should be noted of the efforts and investment this community has already made to addressing these issues. In addition, The CMCRPC is committing an additional 9% (\$200,000) of the total funds needed for the proposal (\$2,214,850), over the 5- year period (See Attachment D).



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**EXHIBIT G – LONG TERM EFFECT**

### ***A. Long term and Expected Outcomes of Proposal***

A zoning code and regulation overhaul that enables higher densities and a variety of housing products would ensure that future production of housing aligns with the needs of the City's and County's residents. The success of a new zoning code would be measurable by assessing:

- Housing types built under each new residential zoning district;
- Number of units added in total in Clarksville and Montgomery County;
- Alignment of housing and rental price points with wages;
- Percentage of the population that is housing cost burdened.

The Area Plan Framework for the Comprehensive Plan addresses the unique conditions of various locations through-out the City and County. The four Planning Areas with the highest concentration of persistent poverty will be prioritized for the purposes of this grant. Each location has a nuanced set of history, open space, infrastructure needs, and housing needs which the Planning Area Framework are designed to address.

#### **Priority Area Plans for Persistent Poverty Locations:**

1. New Providence
2. Downtown Urban Core
3. South Clarksville
4. Lafayette Peachers Mill

The value of the Area Plans is assessed through these metrics:

- Number of new households constructed or rehabilitated;
- Walkability and completeness of neighborhoods with key targets for residential, commercial, and employment locations;
- Percent of population in poverty;
- Transportation improvements and investments in area (sidewalk, roads, greenways, and streetscaping);
- Open space investments and improvements in area.

The overhaul of existing regulations takes education and buy-in from property owners, developers, and residents at large. Extensive outreach will be required for the success of this project. Effective communication to residents and developers will not only be needed on the front end of the project but once the code is adopted and the new zoning districts go into effect, clear and concise information must be available for developers to understand the new parameters they will be required to operate under. Within the scope of work allocated for the zoning code overhaul an outreach program will be delineated for key phases of the project (Attachment C).

Environmental factors are a threat to any community's sustainability, Clarksville and Montgomery County are no exception. Located along the Cumberland River, this region has many streams and tributaries with extensive floodplain throughout. To mitigate this threat, The Future Land Use Map for the Comprehensive Plan has already identified floodplain as Open Space for perpetual preservation, and limited future growth and development to more stable areas.

The Comprehensive Plan is based around the concept of complete neighborhoods where most daily needs and services can be reached within a short 15-minute drive and some with other

modes of transportations such as walking, biking, and transit. Shorter driving trips and multi-modal transportation options reduces the “Housing Plus Transportation” costs that factor into total cost of living affordability.

Our proposal creates a model for other communities seeking to have a long-range vision for growth, land use, and development that is both livable and equitable. The results that Clarksville and Montgomery County are striving for will not only impact themselves but can provide a model to those neighboring contiguous communities to include those that are HUD Priority Geographies as well (Houston and Stewart Counties). This duplicable approach creates an overarching policy vision centered on community needs within the six Core Plan Elements providing specific goals and initiatives.

1. Land Use Growth and Development
2. Housing and Neighborhoods
3. Economic Development
4. Utilities and Infrastructure
5. Transportation and Mobility
6. Parks, Open Space, and the Environment

It breaks down the City and County into Planning Area subdistricts so that community outreach and initiatives can be “place based.” This place-based approach considers not only housing but equitable communities as a whole with access to recreation, goods and services, and amenities.

Finally, it creates the Land Use Policy that drives the regulatory changes needed to fulfill the community’s Long-Range Vision.



CLARKSVILLE-MONTGOMERY COUNTY  
**REGIONAL PLANNING  
COMMISSION**

U.S. Department of Housing and Urban Development

Community Planning and Development

Pathways to Removing Obstacles to Housing (PRO Housing)

FR-6700-N-98

10/30/2023

**ATTACHMENT A- SUMMARY OF COMMENTS**



## **A. Public Notice/Participation**

A special meeting was called by the CMCRPC for 13 October 2023, at 11:00 a.m. to provide for public comment and questions about the PRO Housing grant application. The meeting location was at the CMCRPC office, 329 Main Street, Clarksville, TN 37040. Notice for the meeting was published on the CMCRPC website (<https://www.cmc rpc.com>), The Leaf Chronicle Newspaper beginning on Oct 5<sup>th</sup> 2023. The CMCRPC continued to collect comments from 13 Oct 2023 until submission deadline of 30 Oct 2023. Below are the comment's collected:

### **1. Individual's Name/Address:**

**Comments:**

**Submittal Method:**

### **2. Individual's Name/Address:**

**Comments:**

**Submittal Method:**

### **3. Individual's Name/Address:**

**Comments:**

**Submittal Method:**

# Housing Cost Burdened

## Montgomery County

Source: American Community Survey, US Census Bureau 2021

### Renters

**47%** of renters in Clarksville and Montgomery County are rent burdened which means they spend over 30% of their monthly gross income on rent plus utilities.



### Buyers

**20%** of home buyers in Clarksville and Montgomery County are mortgage burdened which means they spend over 30% of their monthly gross income on their mortgage plus utilities.

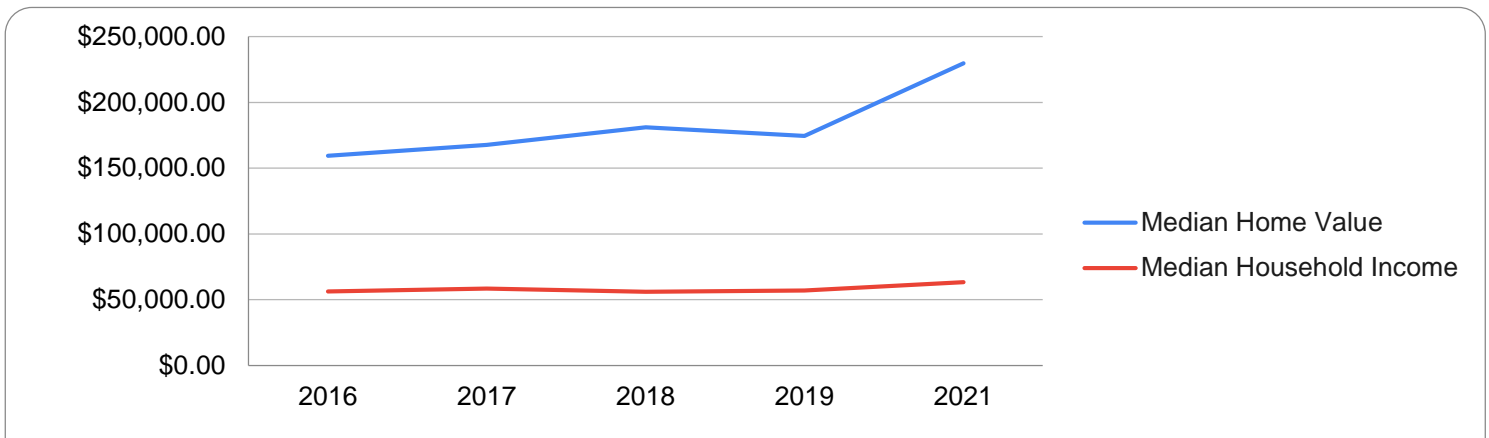


**Average Rent** \$1,092    **Average Utilities** \$123    **Median Individual Income** \$40,328

**Rent Burden = 36%** A person making the median income with an average monthly rent and utility bill is spending about 36% of their gross income on housing, which is over the 30% HUD considers as housing cost burdened.

**\$48,600** is the minimum an individual would need to make to NOT be considered housing cost burdened if paying the average rent and utility bill in Montgomery County.

## Median Household Income Change Vs. Median Home Value Change



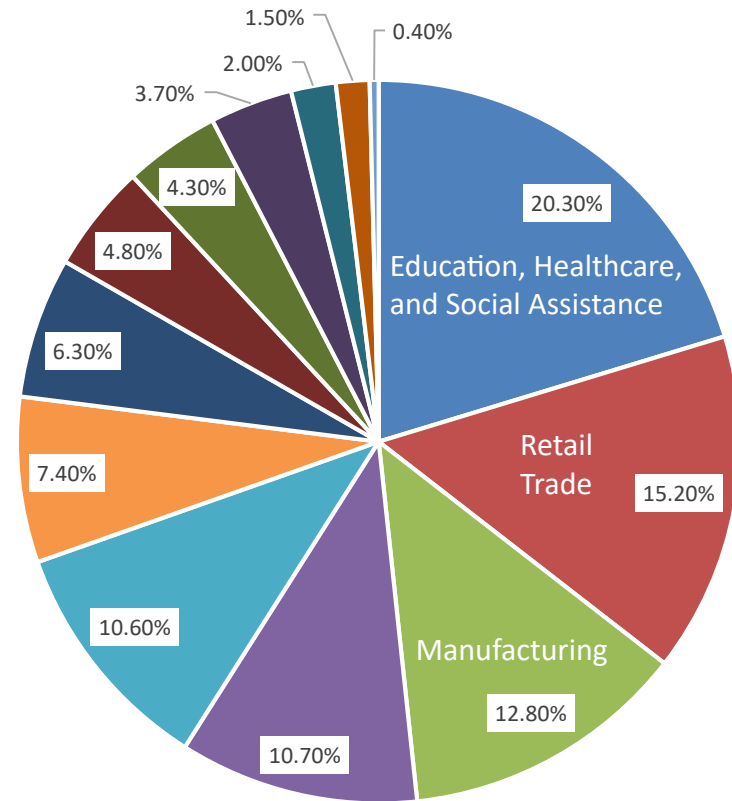
The cost of a new home has sharply risen while salaries have remained relatively flat.

# Employment Sectors

The top three employment sectors in Montgomery County are

1. Education, Healthcare, and Social Assistance (20.30%)
2. Retail Trade (15.20%)
3. Manufacturing (12.80%)

Combined, these three employment sectors account for almost 50% of all jobs in Montgomery County. Many of these jobs are lower than the minimum salary of \$48,600 needed to NOT be considered cost burdened if paying the average monthly rent plus utility bill.



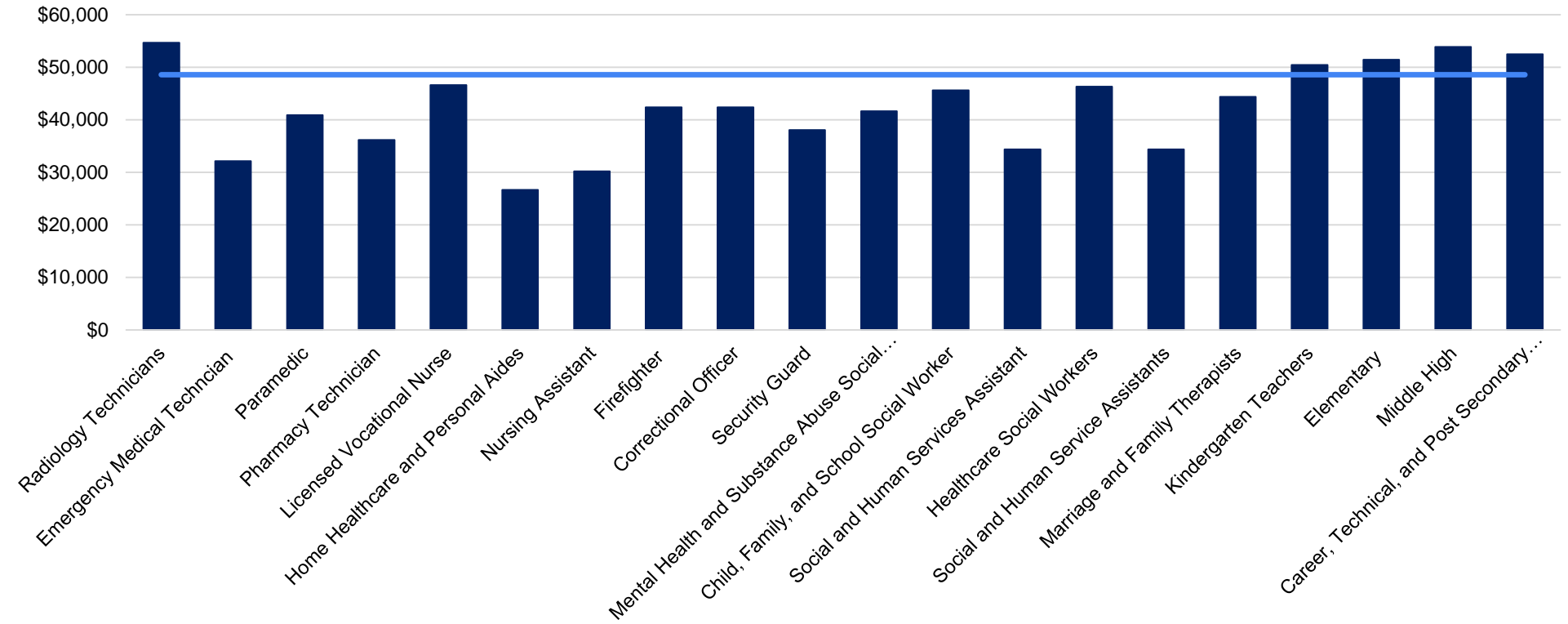
- Educational services, and health care and social assistance
- Retail trade
- Manufacturing
- Arts, entertainment, and recreation, and accommodation and food services
- Professional, scientific, and management, and administrative and waste management services
- Public administration
- Construction
- Other services, except public administration
- Transportation and warehousing, and utilities
- Finance and insurance, and real estate and rental and leasing

Source: American Community Survey, US Census Bureau 2021

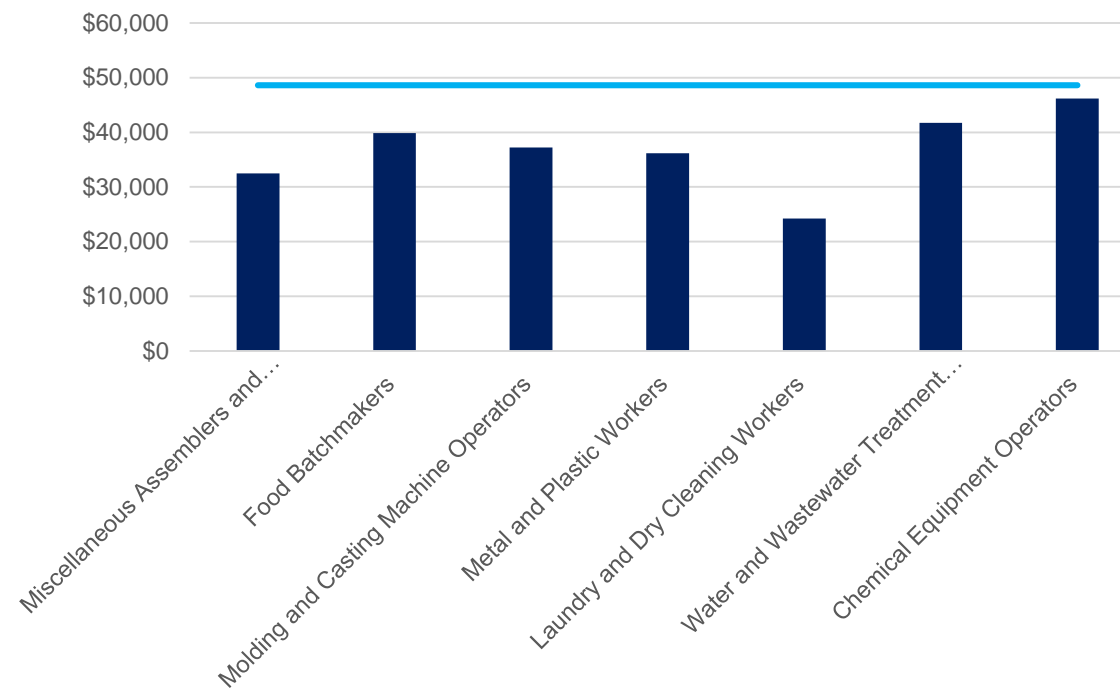
# Wages

Exhibit I:

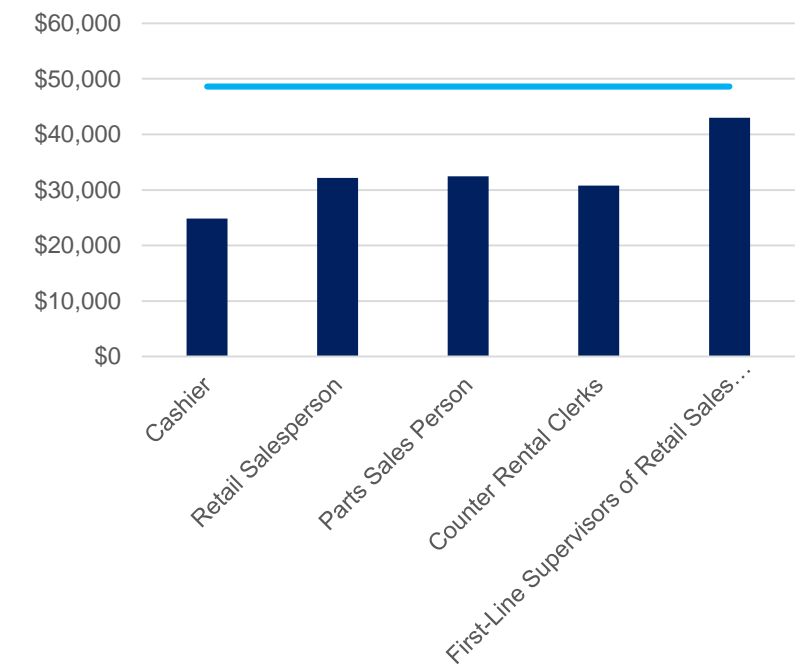
Education, Healthcare, and Social Assistance Jobs 20.3 %



Manufacturing and Industrial Jobs 15.20%



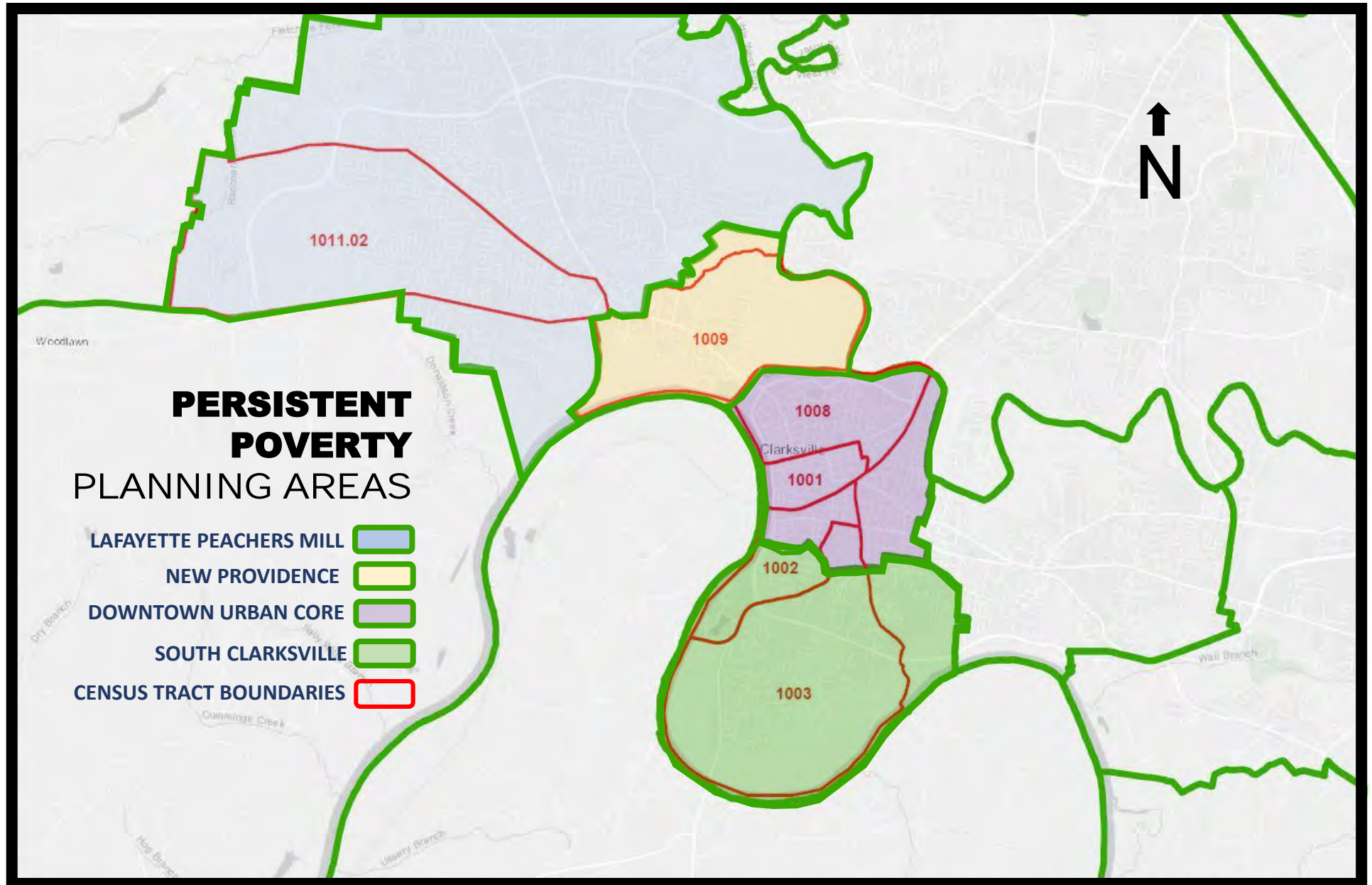
Retail Jobs 12.8%



■ Job Title and Wage    — 48,600 Minimum Salary above the Cost Burdened threshold

Source: Bureau of Labor Statistics 2022

Exhibit J:





CLARKSVILLE-MONTGOMERY COUNTY  
**REGIONAL PLANNING  
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**ATTACHMENT C- IMPLEMENTATION PLAN**





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**ATTACHMENT D - COMMITMENT LETTER**



5 October 2023

**HUD Pathways to Removing Obstacles to (PRO) Housing Commitment letter**

On behalf of the Clarksville-Montgomery Regional Planning Commission (CMCRPC), I am pleased to provide this letter expressing our organization’s financial, physical and overall commitment to The Clarksville-Montgomery County Zoning and Subdivision Regulation study Re-Write as well as the creation of the 10 Area Plan Frameworks’ over the next five years (FY24 – FY29). This will be accomplished through five key contributions.

**Contribution 1.** Along with the Funds requested from the HUD PRO Housing Grant (FR-6700-N-98), The CMCRPC will commit \$200,000.00 from its General Fund over five years (FY24-FY29), to aid in the completion of these projects.

**Contribution 2.** The CMCRPC will provide space in which to host meetings or events. The space is ADA-Accessible, secure and can host 100 people safely. In order to maximize stakeholder engagement, the CMCRPC has the ability to live stream all meetings and broadcast on YouTube for those unable to physically attend.

**Contribution 3.** Promote these efforts at all City of Clarksville Council Sessions and Montgomery County District Commission meetings (4 per month) as well as throughout the community by hosting engaging and promoting stakeholder events at key stages of the projects and beyond completion.

**Contribution 4.** Throughout the various stages of the proposed projects, CMCRPC will coordinate and manage the in-house storage of the main databases to supplement and aid the ongoing studies.

**Contribution 5.** The CMCRPC will continue to provide the same contributions to the Clarksville-Montgomery County community beyond the grant-funded project period to support sustainability.

A handwritten signature in black ink, appearing to read 'Jeffrey Tyndall', positioned above a horizontal line.

Director, Clarksville-Montgomery County Regional Planning Commission

Jeffrey.Tyndall@cityofclarksville.com





CLARKSVILLE-MONTGOMERY COUNTY  
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**ATTACHMENT E - HUD PRO HOUSING CERTIFICATION**

## **PRO HOUSING CERTIFICATIONS FOR MULTIJURISDICTIONAL ENTITY APPLICANTS**

The Multijurisdictional Entity applicant, Clarksville-Montgomery County Regional Planning Commission (CMCRPC), certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction(s) will affirmatively further fair housing.

**The Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended (URA)** -- 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.

**Anti-Lobbying** --To the best of the jurisdictions' knowledge and belief:

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;

1. 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
2. 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(s)** -- The submission of the PRO Housing application is authorized under State and local law (as applicable) and the jurisdiction(s) possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- If any member(s) of the multijurisdictional entity applicant is a recipient of funding under Title I of the Housing and Community Development Act of 1974, the entity certifies that the housing activities to be undertaken with PRO Housing funds are consistent with the strategic plan in the jurisdictions' 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 75.

**Build America, Buy America (BABA)** – It will comply with Title IX, Subpart A of the Infrastructure Investment and Jobs Act of 2021 (41 U.S.C. 8301 et seq.).

**Public Participation** – It is in full compliance with the PRO Housing streamlined public participation requirements found in Section VI.E of the PRO Housing NOFO.

**Community Development Plan** -- If any member(s) of the multijurisdictional entity applicant is a recipient of funding under Title I of the Housing and Community Development Act of 1974, the entity certifies that its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives 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.

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

Maximum Feasible Priority. With respect to activities expected to be assisted with PRO Housing funds, it has developed its proposal 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 proposal may also include 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 PRO Housing Certification).

1. Overall Benefit. The aggregate use of PRO Housing funds 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.
2. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with PRO Housing 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 PRO Housing 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 PRO Housing 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 PRO Housing 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 PRO Housing funds if the jurisdiction certifies that it lacks PRO Housing funds to cover the assessment.

**Excessive Force** -- Each member State or local government 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; and EPA's lead-based paint rules (e.g., Repair, Renovation and Painting; Pre-Renovation Education; and Lead Training and Certification (40 CFR part 745)).

**Compliance with RFRA** -- The grant will be conducted and administered in conformity with the requirements of the Religious Freedom Restoration Act (42 U.S.C. 2000bb) and 24 CFR 5.109, allowing the full and fair participation of faith-based entities.

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

---

Jeffery Tyndall

Director, CMCRPC

---

Date



CLARKSVILLE-MONTGOMERY COUNTY  
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**ATTACHMENT G - BUDGET WORKSHEET**

**Grant Application Detailed Budget Worksheet**

Detailed Description of Budget		
Analysis of Total Estimated Costs	Estimated Cost	Percent of Total
1 Personnel (Direct Labor)	400,140.00	18.0662%
2 Fringe Benefits	185,424.88	8.3719%
3 Travel	2,305.50	0.1041%
4 Equipment	0.00	0.0000%
5 Supplies and Materials	10,750.00	0.4854%
6 Consultants	1,600,150.00	72.2464%
7 Contracts and Sub-Grantees	0.00	0.0000%
8 Construction	0.00	0.0000%
9 Other Direct Costs	3,300.00	0.1490%
10 Indirect Costs	0.00	0.0000%
<b>Total:</b>	<b>2,214,849.88</b>	<b>100.0000%</b>
<b>Federal Share:</b>	<b>2,014,850.00</b>	<b>90.97%</b>
<b>Match</b> (Expressed as a percentage of the Federal Share):	<b>200,000</b>	<b>9.03%</b>

**Grant Application Detailed Budget Worksheet**

OMB Approval No. 2501-0017  
Expiration: 1/31/2026

**Applicant Name:** Clarksville-Montgomery County Regional Planning Commission (CMCRPC)  
**Applicant Address:** 329 Main Street  
Clarksville, TN 37040

Category				Detailed Description of Budget (for full grant period)							
	Estimated Hours	Rate per Hour	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
<b>1. Personnel (Direct Labor)</b>											
Director (2 hrs Wk x 260 Wks)	520	\$67.00	\$34,840	\$32,587	\$2,253	0	0	0	0	0	0
Deputy Director (4 hrs Wk x 260 Wks)	1,040	\$48.00	\$49,920	\$46,579	\$3,341	0	0	0	0	0	0
Long Range Planner (15 hrs Wk x 260 Wks)	3,900	\$43.00	\$167,700	\$164,359	\$3,341	0	0	0	0	0	0
Office Manager (8 hrs bi-Wkly x 130 Wks)	1,040	\$35.00	\$36,400	\$34,520	\$1,880	0	0	0	0	0	0
Grant Manager (6 hrs Wk x 260 Wks)	1,560	\$28.00	\$43,680	\$41,800	\$1,880	0	0	0	0	0	0
Administration Specialist (10 hrs Wk x 260 Wks)	2,600	\$26.00	\$67,600	\$65,720	\$1,880	0	0	0	0	0	0
<b>Total Direct Labor Cost</b>			\$400,140	\$385,565	\$14,575	0	0	0	0	0	0
<b>2. Fringe Benefits</b>											
	Rate (%)	Base	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
FICA	7.65%	\$400,140	\$30,611	\$0	\$30,611	0	0	0	0	0	0
Retirement	13.69%	\$400,140	\$54,779	\$0	\$54,779	0	0	0	0	0	0
Health Care Benefits	25.00%	\$400,140	\$100,035	\$0	\$100,035	0	0	0	0	0	0
<b>Total Fringe Benefits Cost</b>			\$185,425	\$0	\$185,425	0	0	0	0	0	0
<b>3. Travel</b>											
<b>3a. Transportation - Local Private Vehicle</b>											
	Mileage	Rate per Mile	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Zoning Consultant County Orientation tour	150	\$0.650	\$98	\$98	\$0	0	0	0	0	0	0
Subdivision Consultant County Orientation tour	150	\$0.650	\$98	\$98	\$0	0	0	0	0	0	0
<b>Subtotal - Trans - Local Private Vehicle</b>			\$196	\$196	\$0	0	0	0	0	0	0
<b>3b. Transportation - Airfare (show destination)</b>											
	Trips	Fare	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Nashville, TN - Phoenix, AZ	1	\$350.00	\$350	\$350	\$0	0	0	0	0	0	0
Phoenix, AZ - Nashville, TN	1	\$400.00	\$400	\$400	\$0	0	0	0	0	0	0
			\$0	\$0	\$0	0	0	0	0	0	0
			\$0	\$0	\$0	0	0	0	0	0	0
			\$0	\$0	\$0	0	0	0	0	0	0
			\$0	\$0	\$0	0	0	0	0	0	0
<b>Subtotal - Transportation - Airfare</b>			\$750	\$750	\$0	0	0	0	0	0	0
<b>3c. Transportation - Other</b>											
	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Phoenix AZ- Hotel (3 Nights)	3	\$145.00	\$435	\$435	\$0	0	0	0	0	0	0
Federal Grant Management Training Fee (1 Person)	1	\$649.00	\$649	\$649	\$0	0	0	0	0	0	0
			\$0	\$0	\$0	0	0	0	0	0	0
			\$0	\$0	\$0	0	0	0	0	0	0
			\$0	\$0	\$0	0	0	0	0	0	0
<b>Subtotal - Transportation - Other</b>			\$1,084	\$1,084	\$0	0	0	0	0	0	0
<b>3d. Per Diem or Subsistence (indicate location)</b>											
	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Phoenix, AZ	4	\$69.00	\$276	\$276	\$0	0	0	0	0	0	0
			\$0	\$0	\$0	0	0	0	0	0	0
			\$0	\$0	\$0	0	0	0	0	0	0
			\$0	\$0	\$0	0	0	0	0	0	0
<b>Subtotal - Per Diem or Subsistence</b>			\$276	\$276	\$0	0	0	0	0	0	0
<b>Total Travel Cost</b>			\$2,306	\$2,306	\$0	0	0	0	0	0	0
<b>4. Equipment (Only items over \$5,000 Depreciated value)</b>											
n/a	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
			\$0	\$0	\$0	0	0	0	0	0	0
<b>Total Equipment Cost</b>			\$0	\$0	\$0	0	0	0	0	0	0
<b>5. Supplies and Materials (Items under \$5,000 Depreciated Value)</b>											
<b>5a. Consumable Supplies</b>											
	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Legal Notice Letters	6500	\$0.50	\$3,250	\$3,250	\$0	0	0	0	0	0	0
Plotter Paper	10	\$150.00	\$1,500	\$1,500	\$0	0	0	0	0	0	0
Plotter Toner	60	\$100.00	\$6,000	\$6,000	\$0	0	0	0	0	0	0
<b>Subtotal - Consumable Supplies</b>			\$10,750	\$10,750	\$0	0	0	0	0	0	0
<b>5b. Non-Consumable Materials</b>											
n/a	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
			\$0	\$0	\$0	0	0	0	0	0	0
<b>Subtotal - Non-Consumable Materials</b>			\$0	\$0	\$0	0	0	0	0	0	0
<b>Total Supplies and Materials Cost</b>			\$10,750	\$10,750	\$0	0	0	0	0	0	0
<b>6. Consultants (Type)</b>											
	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
City Zoning Requeation Study and Rewrite	365	\$685.00	\$250,025	\$250,025	\$0	0	0	0	0	0	0
County Zoning Requeation Study and Rewrite	365	\$685.00	\$250,025	\$250,025	\$0	0	0	0	0	0	0
Subdivision Regualtions study and Rewrite	182	\$550.00	\$100,100	\$100,100	\$0	0	0	0	0	0	0
New Providence Area Plan	210	\$476.19	\$100,000	\$100,000	\$0	0	0	0	0	0	0
Downtown Urban Core Area Plan	330	\$606.06	\$200,000	\$100,000	\$0	0	0	0	0	0	0
South Clarksville Area Plan	210	\$476.19	\$100,000	\$100,000	\$0	0	0	0	0	0	0
Lafayette Peachers Mill Area Plan	210	\$476.19	\$100,000	\$100,000	\$0	0	0	0	0	0	0
Hilldale Area Plan	210	\$476.19	\$100,000	\$100,000	\$0	0	0	0	0	0	0
St. Bethlehem Area Plan	210	\$476.19	\$100,000	\$100,000	\$0	0	0	0	0	0	0
Rossvievw Area Plan	210	\$476.19	\$100,000	\$100,000	\$0	0	0	0	0	0	0
Sango Area Plan Framework	210	\$357.14	\$75,000	\$100,000	\$0	0	0	0	0	0	0
North Claksville Area Plan	210	\$357.14	\$75,000	\$100,000	\$0	0	0	0	0	0	0
Woodlawn Area Plan	210	\$238.09	\$50,000	\$100,000	\$0	0	0	0	0	0	0
<b>Total Consultants Cost</b>			\$1,600,150	\$1,600,150	\$0	0	0	0	0	0	0
<b>7. Contracts and Sub-Grantees (List individually)</b>											

7a. Contracts	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
n/a			\$0	\$0	\$0	0	0	0	0	0	0
Subtotal - Contracts			\$0	\$0	\$0	0	0	0	0	0	0
7b. Sub-Grantees (List individually)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
n/a			\$0	\$0	\$0	0	0	0	0	0	0
Subtotal - Sub-Grantees			\$0	\$0	\$0	0	0	0	0	0	0
<b>Total Contracts and Sub-Grantees Cost</b>			\$0	\$0	\$0	0	0	0	0	0	0
8. Construction Costs											
8a. Administrative and legal expenses	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
n/a			\$0	\$0	\$0	0	0	0	0	0	0
Subtotal - Administrative and legal expenses			\$0	\$0	\$0	0	0	0	0	0	0
8b. Land, structures, rights-of way, appraisal, etc	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
n/a			\$0	\$0	\$0	0	0	0	0	0	0
Subtotal - Land, structures, rights-of way, ...			\$0	\$0	\$0	0	0	0	0	0	0
8c. Relocation expenses and payments	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
n/a			\$0	\$0	\$0	0	0	0	0	0	0
Subtotal - Relocation expenses and payments			\$0	\$0	\$0	0	0	0	0	0	0
8d. Architectural and engineering fees	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
n/a			\$0	\$0	\$0	0	0	0	0	0	0
Subtotal - Architectural and engineering fees			\$0	\$0	\$0	0	0	0	0	0	0
8e. Other architectural and engineering fees	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
n/a			\$0	\$0	\$0	0	0	0	0	0	0
Subtotal - Other architectural and engineering fees			\$0	\$0	\$0	0	0	0	0	0	0
8f. Project inspection fees	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
n/a			\$0	\$0	\$0	0	0	0	0	0	0
Subtotal - Project inspection fees			\$0	\$0	\$0	0	0	0	0	0	0
8g. Site work	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
n/a			\$0	\$0	\$0	0	0	0	0	0	0
Subtotal - Site work			\$0	\$0	\$0	0	0	0	0	0	0
8h. Demolition and removal	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
n/a			\$0	\$0	\$0	0	0	0	0	0	0
Subtotal - Demolition and removal			\$0	\$0	\$0	0	0	0	0	0	0
8i. Construction	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
n/a			\$0	\$0	\$0	0	0	0	0	0	0
Subtotal - Construction			\$0	\$0	\$0	0	0	0	0	0	0
8j. Equipment	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
n/a			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal - Equipment			\$0	\$0	\$0	0	0	0	0	0	0
8k. Contingencies	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
n/a			\$0	\$0	\$0	0	0	0	0	0	0
Subtotal - Contingencies			\$0	\$0	\$0	0	0	0	0	0	0
8l. Miscellaneous	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
			\$0	\$0	\$0	0	0	0	0	0	0
Subtotal - Miscellaneous			\$0	\$0	\$0	0	0	0	0	0	0
<b>Total Construction Costs</b>			\$0	\$0	\$0	0	0	0	0	0	0
9. Other Direct Costs											
Item	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Public Hearing Notice Publishing	30	110	\$3,300	\$3,300	\$0	0	0	0	0	0	0
			\$0	\$0	\$0	0	0	0	0	0	0
<b>Total Other Direct Costs</b>			\$3,300	\$3,300	\$0	0	0	0	0	0	0
<b>Subtotal of Direct Costs</b>			\$2,214,850	\$2,014,850	\$200,000						
10. Indirect Costs											
Type	Rate	Base	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
			\$0	\$0	\$0						
<b>Total Indirect Costs</b>			\$0	\$0	\$0	0	0	0	0	0	0
<b>Total Estimated Costs</b>			\$2,214,850	\$2,014,850	200,000	0	0	0	0	0	0





CLARKSVILLE-MONTGOMERY COUNTY  
**REGIONAL PLANNING  
COMMISSION**

U.S. Department of Housing and Urban Development

Community Planning and Development

Pathways to Removing Obstacles to Housing (PRO Housing)

FR-6700-N-98

10/30/2023

**ATTACHMENT H - INTER-LOCAL AGREEMENT**

RESOLUTION 45-2011-12

A RESOLUTION AUTHORIZING AN INTERLOCAL AGREEMENT WITH MONTGOMERY COUNTY RELATIVE TO THE CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

*WHEREAS*, the City of Clarksville, pursuant to Resolution 6-1962, adopted February 1, 1962, has, *inter alia*, previously authorized the Mayor of the City of Clarksville, on behalf of the City, to join with the County Mayor (then known as the County Judge), to execute an agreement for the establishment of a Regional Planning Commission; and

*WHEREAS*, the City of Clarksville, pursuant to Resolution 11-1962, adopted April 5, 1962, has, *inter alia*, previously resolved that the City Council of the City of Clarksville, join with the Montgomery County Commission of Montgomery County (then known as the Montgomery County Quarterly Court), to request that then Tennessee State Planning Commission (now subsumed by the Tennessee Department of Economic and Community Development) create a Clarksville-Montgomery County Regional Planning Commission in accordance with state law (at that time Tennessee Code Annotated §13-201 *et. seq.*; now codified at Tenn. Code Ann. §13-3-101, *et. seq.*), as the official planning body for all the unincorporated areas of Montgomery County and for the City of Clarksville; and

*WHEREAS*, the City of Clarksville, pursuant to Resolution 10-1963, adopted March 7, 1963, has, previously designated the Clarksville-Montgomery County Regional Planning Commission as the City planning agency in accordance with state law (at that time Tennessee Code Annotated §13-201, *et. seq.*; now codified at Tenn. Code Ann. §13-3-101, *et. seq.*) (*now codified in the Official Code of Ordinances for the City of Clarksville, §11-101*); and

*WHEREAS*, the Montgomery County Commission (formerly known as the Montgomery County Quarterly Court), pursuant to a Resolution of the January Term of 1962, has, *inter alia*, previously authorized the Mayor of Montgomery County (formerly known as the County Judge) to join with the City Mayor, to execute an agreement for the establishment of a Regional Planning Commission; and

*WHEREAS*, the Montgomery County Commission (formerly known as the Montgomery County Quarterly Court), pursuant to a Resolution of the April Term of 1962, has, *inter alia*, previously resolved that the Montgomery County Commission, join with the City of Clarksville, to request that then Tennessee State Planning Commission (now subsumed by the Tennessee Department of Economic and Community Development) create a Clarksville-Montgomery County Regional Planning Commission in accordance with state law (at that time Tennessee Code Annotated §13-201 *et. seq.*; now codified at Tenn. Code Ann. §13-3-101, *et. seq.*), as the official planning body for all the unincorporated areas of Montgomery County and for the City of Clarksville; and

*WHEREAS,* Tennessee Code Annotated §12-9-108 authorizes the City of Clarksville and Montgomery County to contract with the other to perform any governmental service, activity or undertaking which each is authorized by law to perform, provided that such contract is authorized by the governing body of each party to the contract; and

*WHEREAS,* both the City of Clarksville and Montgomery County desire to enter into a formal, written, inter-local contract agreement pursuant to Tenn. Code Ann. §12-9-108, and §12-9-104, and Tenn. Code Ann. §13-3-101, *et. seq.*, regarding the organization and composition of the Clarksville-Montgomery County Regional Planning Commission, subject to approval of the Commissioner of the Tennessee Department of Economic and Community Development, and regarding funding of the Regional Planning Commission, and pertaining to the selection of a Planning Director to head same.

*NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:*

That the Clarksville City Council hereby authorizes an inter-local contract agreement, attached hereto as Exhibit A, regarding the organization, composition, and funding of the Clarksville – Montgomery County Regional Planning Commission.

*POSTPONED BY FINANCE COMMITTEE:* March 27, 2012

*POSTPONED INDEFINITELY BY COMMITTEE:* April 24, 2012

EXHIBIT A

**INTERLOCAL CONTRACT AGREEMENT BETWEEN  
THE CITY OF CLARKSVILLE, TENNESSEE  
AND  
MONTGOMERY COUNTY, TENNESSEE  
PERTAINING TO THE CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**Whereas** the City of Clarksville, pursuant to Resolution 6-1962, adopted February 1, 1962, has, *inter alia*, previously authorized the Mayor of the City of Clarksville, on behalf of the City, to join with the County Mayor (then known as the County Judge), to execute an agreement for the establishment of a Regional Planning Commission; and

**Whereas** the City of Clarksville, pursuant to Resolution 11-1962, adopted April 5, 1962, has, *inter alia*, previously resolved that the City Council of the City of Clarksville, join with the Montgomery County Commission of Montgomery County (then known as the Montgomery County Quarterly Court), to request that then Tennessee State Planning Commission (now subsumed by the Tennessee Department of Economic and Community Development) create a Clarksville-Montgomery County Regional Planning Commission in accordance with state law (at that time Tennessee Code Annotated §13-201 *et. seq.*; now codified at Tenn. Code Ann. §13-3-101, *et. seq.*), as the official planning body for all the unincorporated areas of Montgomery County and for the City of Clarksville; and

**Whereas** the City of Clarksville, pursuant to Resolution 10-1963, adopted March 7, 1963, has, previously designated the Clarksville-Montgomery County Regional Planning Commission as the City planning agency in accordance with state law (at that time Tennessee Code Annotated §13-201, *et. seq.*; now codified at Tenn. Code Ann. §13-3-101, *et. seq.*) (*now codified in the Official Code of Ordinances for the City of Clarksville, §11-101*); and

**Whereas** the Montgomery County Commission (formerly known as the Montgomery County Quarterly Court), pursuant to a Resolution of the January Term of 1962, has, *inter alia*, previously authorized the Mayor of Montgomery County (formerly known as the County Judge) to join with the City Mayor, to execute an agreement for the establishment of a Regional Planning Commission; and

**Whereas** the Montgomery County Commission (formerly known as the Montgomery County Quarterly Court), pursuant to a Resolution of the April Term of 1962, has, *inter alia*, previously resolved that the Montgomery County Commission, join with the City of Clarksville, to request that then Tennessee State Planning Commission (now subsumed by the Tennessee Department of Economic and Community Development) create a Clarksville-Montgomery County Regional Planning Commission in accordance with state law (at that time Tennessee Code Annotated §13-201 *et. seq.*; now codified at Tenn. Code Ann. §13-3-101, *et. seq.*), as the official planning body for all the unincorporated areas of Montgomery County and for the City of Clarksville; and

**Whereas** Tennessee Code Annotated §12-9-108 authorizes the **City of Clarksville** and **Montgomery County** to contract with the other to perform any governmental service, activity or undertaking which each is authorized by law to perform, provided that such contract is authorized by the governing body of each party to the contract; and

**Whereas** both the **City of Clarksville** and **Montgomery County** desire to enter into a formal, written, inter-local contract agreement pursuant to Tenn. Code Ann. §12-9-108, and §12-9-104, and Tenn. Code Ann. §13-3-101, *et. seq.*, regarding the organization and composition of the Clarksville-Montgomery County Regional Planning Commission, subject to approval of the Commissioner of the Tennessee Department of Economic and Community Development, and regarding funding of the Regional Planning Commission, and pertaining to the selection of a Planning Director to head same;

**Now, Therefore,** the **City of Clarksville** and **Montgomery County**, both political subdivisions of the State of Tennessee, do hereby make and enter into this inter-local contract agreement regarding the organization, composition, and funding of the Clarksville – Montgomery County Regional Planning Commission, and pertaining to the selection of a Director to head same, *inter alia*.

## **Article I: Organization**

1. The “Clarksville-Montgomery County Regional Planning Commission” shall consist of eleven (11) total members who shall be appointed by the Commissioner of the Tennessee Department of Economic and Community Development, or successor entity, as may be provided by general law. Of this number, five (5) shall be nominated by the Mayor of the City of Clarksville in writing, subject to confirmation by the City Council, and five (5) other members shall be nominated by the Montgomery County Mayor, subject to confirmation by the County Commission, all prior to being designated by the Commissioner. One (1) additional at-large member shall be recommended by majority vote of the previously nominated and appointed members of the Clarksville-Montgomery County Regional Planning Commission, subject to approval of both the City and County Mayors, which said member shall thereafter be nominated in writing to the Commissioner for appointment to the Regional Planning Commission, first by the County Mayor, and for a subsequent member, by the City Mayor, and continuing thereafter on an alternating basis.
2. One (1) of the members nominated by the City Mayor shall be a member of the City Council. One (1) of the members nominated by the County Mayor shall be a member of the County Commission.
3. The terms of members shall be four (4) years, except that the term of any member who is a member of the City Council or of the County Commission shall be coterminous with such member’s then term as a member of such city or county legislative body.
4. Any vacancy in membership shall be filled by the Commissioner as is provided for pursuant to general law, but nominations to the Commissioner to fill any such vacancy shall be as set forth above pertaining to the nomination of new Planning Commission members.
5. Appointed members shall be limited to two (2) consecutive terms, but after a break in service, may be re-appointed in the manner provided herein. For any member appointed to fill an unexpired term, the unexpired term shall not count as one of the two permissible consecutive terms to which a member may be appointed.
6. The provisions of this inter-local agreement shall not reduce or enlarge the terms of any existing members of the Planning Commission, it being the intent of the parties

hereto that as the terms of existing members expire or otherwise become vacant, any new members to be appointed shall be governed by the provisions herein.

## **Article II: Removal**

7. Removal of any member shall be as is provided for pursuant to general law.

## **Article III: Funding**

8. The City of Clarksville and Montgomery County agree to jointly fund the operations of the Clarksville-Montgomery County Regional Planning Commission on an equal share fifty percent (50%) basis each, subject to yearly appropriations approval by the respective city and county legislative bodies.

## **Article IV: Functions, Powers, Duties and Scope**

9. The Clarksville-Montgomery County Regional Planning Commission shall serve as the official planning body / agency for the City of Clarksville, and for all of the unincorporated areas of Montgomery County, and shall have such powers, duties and responsibilities as are provided by general law.

10. The City of Clarksville and Montgomery County further agree, that all matters coming within the purview of the Clarksville-Montgomery County Regional Planning Commission, when the same shall be brought before the City Council or the County Commission to be officially acted upon, shall, if they pertain solely to an area or areas or location lying inside the corporate boundaries / city limits of the City of Clarksville, be acted upon solely and only by the City Council, and likewise, if same shall pertain only to the area or areas or location lying outside the corporate boundaries / city limits of the City of Clarksville, shall be acted upon solely and only by the County Commission.

## **Article V: Officers of the Regional Planning Commission**

11. The members of the Regional Planning Commission shall elect officers for the Commission. One member shall be elected to serve as Chairman of the Commission, whose term shall be one (1) year with eligibility for re-election; one member to serve as Vice-Chairman of the Commission; and such other officers as the Regional Planning Commission may deem necessary for its' work. Officers may not hold more than one office at the same time.

## **Article VI: By-Laws**

12. The Regional Planning Commission shall adopt By-Laws, not inconsistent with general law and the provisions of this inter-local contract agreement, to govern the dates, times, and places for meetings, procedures, establishment of committees / sub-committees, budgeting and accounting for receipts and expenditures, terms for officers except for the Chair whose term shall be one (1) year with eligibility for reelection, elections for officers, procedures for filling unexpired terms of officers and for the removal of officers, and any other matters appropriately addressed therein or required by general law.

## **Article VII: Open Records and Open Meetings**

13. All records of the Regional Planning Commission shall be open and subject to public inspection in accordance with the Tennessee “Open Records” law, Tenn. Code Ann. Section 10-7-503, et seq.; and all meetings of the Commission or any committee or sub-committee shall comply with the Tennessee “Open Meetings” law, Tenn. Code Ann. Section 8-44-101, et seq.

### **Article VIII: Planning Director**

14. The City and County Mayor shall jointly appoint a Planning Director to serve as the administrative head of the Clarksville-Montgomery County Regional Planning Commission, which appointment shall be subject to confirmation by the Regional Planning Commission, and whose compensation shall be as determined jointly by the City and County Mayors, but within the funds appropriated by the city and county legislative bodies therefor. Any such Director shall be qualified by membership in the American Institute of Certified Planners, or any successor organization, and in addition thereto, shall be experienced in city, regional or state planning, or educated in a related field. The Planning Director shall have the power and authority to hire and to discipline, and to fix the compensation, within the funds appropriated by the city and county legislative bodies therefor, of such other employees and staff as the Planning Director may deem necessary for the work of Planning Commission.

### **Article VII: Misc.**

15. The terms of this inter-local contract agreement shall super-cede any and all prior resolutions, ordinances, or any other agreements between the City of Clarksville and Montgomery County pertaining to the terms, provisions, and subject matter herein.

16. This inter-local contract agreement shall have perpetual duration until amended or terminated by the parties herein.

17. This inter-local contract agreement shall become effective only upon approval of same by both the city and county legislative bodies.

\_\_\_\_\_  
Kim McMillan, Mayor  
City of Clarksville

\_\_\_\_\_  
Carolyn P. Bowers, Mayor  
Montgomery County

\_\_\_\_\_  
Date

EXHIBIT A

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AND  
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\_\_\_\_\_  
Kim McMillan, Mayor  
City of Clarksville

\_\_\_\_\_  
Carolyn P. Bowers, Mayor  
Montgomery County

\_\_\_\_\_  
Date