

Executive Summary

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

1. Introduction

The Town of Smyrna, Tennessee, hereby presents its inaugural Community Development Block Grant (CDBG) Entitlement Consolidation Plan. Following the 2020 Census, which recorded a population exceeding 50,000 residents, the Town now qualifies for this significant Entitlement Grant. The CDBG program will be managed by Grant Coordinator Dennis Molina. These funds will be utilized for neighborhood revitalization initiatives, aligning with the U.S. Department of Housing and Urban Development's (HUD) mission to address national housing challenges.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Town's primary objective for FY2026 is to continue using CDBG funds to address needs identified in the 2025-2029 Consolidated Plan. The FY2025 program focused on improvements at Hilltop-Rosenwald Park, including a new playground, pavilion repairs, ADA accessibility improvements, shade structures, fencing, park amenities, and signage. Projects for FY2026 have not yet been selected.

The Town will identify eligible activities through the Annual Action Plan process after reviewing community needs, public comments, and departmental requests. All recommended projects will be consistent with the priorities established in the Consolidated Plan and will meet a CDBG National Objective. The outcomes identified in the Consolidated Plan remain the same: directing CDBG funds toward eligible activities that address identified community needs and provide measurable benefits to low and moderate income residents.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Evaluation of Past Performance FY2025 marked the Town of Smyrna's first year as a Community Development Block Grant (CDBG) Entitlement community. During the first program year, the Town

completed the required planning process, selected the Hilltop-Rosenwald Park playground improvement project, and is preparing to advertise the project for bids. The experience gained during the FY2025 program year helped shape the FY2026 planning process.

The Town continued public participation by holding two public meetings and received positive feedback from residents. The Town also recognizes that CDBG program administration remains behind schedule as the new entitlement program continues to be implemented. This experience will help improve administration and project delivery in future program years.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

During Smyrna's 2025 CDBG public hearing, citizens asked specific questions about who controls the park budget, how long the playground would be closed, whether the grant was one-time or recurring, and if future funding would be tied to the same census tract. They suggested adding a second pavilion and enlarging the playground. The Grant Coordinator explained the tight timeline for submitting the first Consolidation Plan, the need for shovel-ready projects in qualifying census tracts, and the uniqueness of the grant's annual entitlement. This input directly shaped goal-setting by confirming Rosenwald-Hilltop Park as a priority project, reinforcing the need for amenities that serve the whole community, and guiding future funding considerations toward other qualifying areas in town.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Citizens asked about budget control, grant duration, park closure timeline, future funding areas, and matching funds. Suggestions included a larger playground and a second pavilion. These comments supported prioritizing Rosenwald-Hilltop Park and considering future projects in other qualifying census tracts.

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

All questions and comments were accepted.

7. Summary

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

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

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Grant Coordinator - Town of Smyrna

Table 1 – Responsible Agencies

Narrative (optional)

Instead of a separate consultant firm to administer the CDBG, the Grant Coordinator of the Town of Smyrna will administer the CDBG funding.

Consolidated Plan Public Contact Information

Dennis Molina - Town of Smyrna Grant Coordinator 315 S Lowry St Smyrna, TN 37167 615-267-5409 EXT 2130

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

1. Introduction

The Town of Smyrna is committed to a thorough and data-driven process for the allocation of its CDBG Entitlement Funds. The Town's outreach extends beyond local housing authorities to include county and state agencies that possess detailed data. This comprehensive consultation ensures that the Town's strategy for utilizing CDBG funds is informed by the best available information and leads to the most effective course of action.

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

Since becoming a CDBG Entitlement community, the Town of Smyrna has continued strengthening coordination with public housing providers and community service agencies. This year in 2026, the Grant Coordinator Dennis Molina held two meetings with the Smyrna Housing Authority to better understand current housing needs, challenges facing residents, and opportunities for future collaboration. The Town is committed to maintaining open communication with the Smyrna Housing Authority and other housing and service providers to ensure CDBG-funded activities complement existing programs and respond to identified community needs.

The Town also continues to coordinate with the Tennessee Housing Development Agency (THDA), the Rutherford County Health Department, and agencies supported by the Tennessee Department of Mental Health and Substance Abuse Services. These ongoing relationships help the Town identify community needs, improve access to available resources, and better align housing, public facility, and neighborhood improvement projects with broader community services.

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

The Town of Smyrna is coordinating with the regional Continuum of Care (CoC), the lead planning body for homeless services, to address the needs of individuals and families who are homeless or at risk of homelessness. A key step in this process has been establishing communication with **Kristen Swann, President and CEO of the United Way of South Central Tennessee**, to gain guidance. Through collaboration with the CoC and its member agencies like the United Way, the Town will align its CDBG funding with regional data and priorities, focusing on homeless prevention strategies to support our community's residents.

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

The Town of Smyrna consults with its primary Continuum of Care (CoC) partners, **H3arc** and **United Way**, to guide its strategy for addressing homelessness. In determining how to allocate ESG funds, the Town relies on data and recommendations from H3arc and United Way to ensure funding is directed toward the community's critical needs.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Town of Smyrna
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This is the Town of Smyrna
2	Agency/Group/Organization	Smyrna Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Dennis Molina met with the Smyrna Housing Authority (SHA) to better understand the needs and challenges facing Smyrna's only public housing provider and to identify ways CDBG Entitlement funds could potentially support future eligible activities. During the consultation, SHA explained that rising material and maintenance costs have placed additional strain on its budget, particularly for routine needs such as HVAC systems, painting, and concrete repairs. The anticipated outcome of this consultation is improved coordination and a better understanding of SHA's priorities so the Town can identify potential partnership opportunities and consider eligible CDBG funding if future projects and available funding align with identified community needs.
3	Agency/Group/Organization	UNITED WAY OF RUTHERFORD COUNTY
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Dennis Molina, Grant Coordinator for the Town of Smyrna, met with representatives from United Way of Rutherford and Cannon Counties to learn more about the organization's current programs and the needs they see throughout the community. During the discussion, he also offered to assist with future grant applications that support United Way's initiatives. This consultation helped the Town gain a better understanding of local service gaps and the role United Way plays in addressing them. Moving forward, the Town will maintain communication with United Way so that, if an eligible CDBG opportunity arises, both organizations will already have an established relationship and a clearer understanding of how funding could support community needs.
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Identify any Agency Types not consulted and provide rationale for not consulting

No other agencies were contacted. As we held public meetings, only Smyrna Housing Authority arrived in terms of agencies aside from public citizens.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	H3arc	Potential partner if the Town decides to use the ESG grant.
Public Housing Plan	Smyrna Housing Authority	Partnered with SHA for information on public housing in Smyrna, TN. Understood their needs better.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

While working with the Smyrna Housing Authority to better understand local housing needs, Dennis Molina, Grant Coordinator for the Town of Smyrna, also connected with United Way of Rutherford County to discuss community needs and potential funding opportunities. Dennis volunteered to assist United Way with grant applications using their existing funding sources, allowing the Town to gain a broader understanding of local needs beyond public housing. These discussions strengthened communication between the Town, the Smyrna Housing Authority, and United Way, helping identify future opportunities where CDBG Entitlement funds may support eligible community projects.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen Participation Process

Smyrna residents and local representatives engaged in the FY2026 CDBG planning through two public meetings held on June 8, 2026, and July 16, 2026. During these sessions, the public proposed specific projects targeting low- and moderate-income areas, identifying needs in Census Tract 403.05, the Weekly Lane corridor, and Florence Road.

Citizen and community requests during the process included:

- Resolving severe standing water at Long Entry Road and Sussex Drive.
- Building a new pedestrian sidewalk connecting Mayfield Drive to Enon Springs Park.
- Paving streets within the Cobblestone subdivision.
- Constructing a \$100,000 pavilion at Hilltop-Rosenwald Park.
- Upgrading 366 housing units for 388 low-income residents, with requests covering ADA sidewalks, LED lighting, roof repairs, and HVAC replacements estimated at \$5,500 per unit.

Impact on Goal-Setting

The ideas generated during public participation directly shaped the Town's FY2026 Annual Action Plan goals by forcing officials to filter out ineligible requests and scale down proposals that were too large.

Eliminating Non-Qualifying Goals Public input prompted the Town to review and reject the Cobblestone subdivision paving request, establishing that routine municipal maintenance would not be a CDBG goal. The Long Entry Road drainage request was also excluded from the final goals and redirected to the Stormwater department because the citizen report lacked the required engineering and cost data.

Targeting Infrastructure Goals Feedback regarding missing sidewalks and neighborhood safety concerns led the Town to set core goals focused strictly on municipal-controlled infrastructure. The resulting goals prioritized sidewalk gaps, ADA curb ramps, and pedestrian lighting within the identified qualifying neighborhoods, avoiding the heavy administrative burden of funding outside public services.

Scaling Down Housing Goals Data provided during the meetings showed 90% to 95% of housing authority residents lived at or below the poverty level, paying rents between \$450 and \$755. Because the requested \$5,500 per unit HVAC replacements would consume the entire annual budget, the Town used this public consultation to drastically narrow the housing goal. The final goal was scaled down to a specific ADA accessibility package consisting of sidewalks and parking at a single qualifying property.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	15 citizens attended.	During the first public meeting, residents and attendees submitted the following specific project ideas and feedback for CDBG consideration: Drainage and Stormwater: A resident reported significant standing water accumulating and remaining for weeks near Long Entry Road and Sussex Drive, requesting that the Town investigate the core drainage capacity rather than simply treating the visible surface water. Pedestrian Infrastructure: Attendees	All comments and questions were accepted.	
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				requested a new sidewalk connection from the Mayfield Drive area to Enon Springs Park to provide safe access for children, older adults, and residents without vehicles. Broader public safety comments highlighted the need for missing sidewalks, crosswalk visibility, ADA ramps, and traffic calming in residential zones. Street Maintenance: Residents raised concerns about street conditions and requested paving improvements		
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				within the Cobblestone subdivision. Neighborhood Lighting: Comments included requests for pedestrian-scale street lighting in residential areas, specifically around sidewalks, crossings, and parks. Park Facilities: Attendees proposed investments at Hilltop-Rosenwald Park, specifically suggesting a \$100,000 pavilion concept alongside inclusive play equipment and ADA connections. Housing and Preservation: Attendees suggested funding		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				an emergency home repair program to fix roof failures, plumbing hazards, and HVAC emergencies for homeowners. Additional public comments proposed a historic museum preservation project as well as public service programs targeting youth, seniors, and homelessness prevention.		

2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	2 people attended	During the second public meeting, attendees submitted the following specific project requests and data regarding local housing properties (Mayfield, Wood Forest, Stewart's Creek, and Sherwood Forest): Housing Demographics and Needs: Attendees presented demographic data for the properties, noting they were constructed around 1981. Comments highlighted a need to support approximately 366 housing units and 388 residents,	All comments and questions were accepted.	
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				reporting that 90% to 95% of these residents live at or below the poverty level, with monthly rents ranging from \$450 to \$755.HVAC Upgrades: Attendees reported a need to replace aging and failing HVAC systems across the properties, requesting replacements at an estimated cost of \$5,500 per unit.ADA Sidewalks and Routes: Requests were submitted to repair deteriorated sidewalks, build missing connections, correct excessive slopes, and install		
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				compliant curb ramps to remove barriers for residents using wheelchairs or mobility devices. Accessible Parking: Comments highlighted the need to reconfigure accessible parking spaces, add access aisles, correct slopes, improve signage, and connect parking spaces to accessible sidewalks. LED Lighting: Attendees requested upgrades to exterior lighting using LED fixtures to improve resident safety, illuminate dark common areas, lower energy usage, and reduce long-term		
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				maintenance.Roof and Exterior Deterioration: Requests were made to address deferred exterior maintenance, specifically to fix leaking roofs, damaged roofing components, rotting exterior wood, and deteriorated fascia and soffits.Bridge Project: Attendees brought up a \$42,000 bridge improvement that was already completed or started earlier in 2026 as part of the discussion on recent capital needs.Organization al Status: Attendees provided details on		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				property classifications, noting that Stewart's Creek operates as a nonprofit, while Sherwood Forest carries a for-profit classification.		

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

FY 2026 is the second year that Smyrna, Tennessee is participating in the CDBG Entitlement Program. The town expects to receive an allocation of approximately \$423,153 for FY2026. Funding will be strictly prioritized with a 20 percent limit for planning and administration, a 15 percent cap for public services (approximately \$63,000 to \$64,000), and the remaining balance directed toward Town controlled municipal infrastructure or ADA accessibility improvements within qualifying low and moderate income neighborhoods. Please contact Dennis Molina, Grant Coordinator for the Town of Smyrna at dennis.molina@townofsmyrna.org for more information.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

CDBG	public - federa l	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	423,153.0 0	0.00	0.00	423,153. 00	0.00	FY2026 will be the second year Smyrna, Tennessee receives Entitlement funding from CDBG. The Town expects an estimated \$423,153 to go toward municipal infrastructure and ADA accessibility improvements located within qualifying low and moderate income neighborhoods. Up to 20 percent of the funds will go toward subsidizing the Town Grant Coordinator salary. This means instead of the local government paying the entire administrative salary, the Federal Government will continue to pay for a portion of it.
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Table 1 - Expected Resources – Priority Table

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

<p data-path-to-node="3">The Town of Smyrna does not have a local financial match for FY26, but the Town of Smyrna will leverage its anticipated \$423,153 allocation by coordinating with existing local budgets to ensure federal funds are not duplicated.</p><p data-path-to-node="4">As the Town evaluates potential FY2026 projects, any CDBG funding directed toward Town controlled municipal infrastructure would be used strictly for new capital improvements. The Town would then leverage its own municipal operating budgets and departments, such as Stormwater, to cover routine maintenance, engineering, and long term operational costs.</p>

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

The Town will not use funding for publicly owned land or property this year.

Discussion

Feedback from the low-moderate income neighborhoods will be continued to be a main resource for planning plans for CDBG.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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1	Public Infrastructure Renovations	2025	2030	Non-Housing Community Development	Citywide	Public Facilities / Infrastructure	CDBG: \$390,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 1639 Households Assisted Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household
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								Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 0 Persons Assisted Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted Housing for Homeless added: 0 Household Housing Unit Housing for People with HIV/AIDS added: 0 Household Housing Unit HIV/AIDS Housing Operations: 0 Household Housing Unit Buildings Demolished: 0 Buildings Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								Other: 0 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Public Infrastructure Renovations
	Goal Description	The Town of Smyrna will renovate Hilltop - Roswenwald Park for \$390,000.

Projects

AP-35 Projects – 91.220(d)

Introduction

As the Grant Coordinator began employment near the center of the year, there is limited time this year to find projects that both qualify for CDBG Entitlement Funding, and can be approved by Town Council in time before the August deadline. The Town settled on a New Playground Renovation for Hilltop - Rosenwald Park. The remaining funds will be for administrator funds. This entails subsidizing the Grant Coordinator's salary. This can ensure that the Tax Payers of Smyrna save more money since the Federal Government will pay for some of the salary.

Projects

#	Project Name
1	Mayfield Drive Pedestrian Connectivity Improvement Design
2	CDBG Administration

Table 3 - Project Information

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

At the 1st CDBG public meeting for 2026, residents were in favor of a sidewalk along Mayfield Dr.

AP-38 Project Summary
Project Summary Information

1	Project Name	Mayfield Drive Pedestrian Connectivity Improvement Design
	Target Area	
	Goals Supported	Public Infrastructure Renovations
	Needs Addressed	Public Facilities / Infrastructure
	Funding	CDBG: \$398,153.00
	Description	The Town of Smyrna will use FY2026 CDBG Funds for design of pedestrian improvements along Mayfield Drive. The project will design sidewalk alignment, ADA accessibility, pedestrian crossings, connections to existing sidewalks. Drainage, curb and gutter along with right of way or easement needs will also be looked at.
	Target Date	7/16/2027

	Estimate the number and type of families that will benefit from the proposed activities	Total estimate of 521 households. This total is primarily composed of Family households, estimated at 445, which further breaks down into Married-couple family households at 377 and Other family households at 68. The Other family category specifically includes Male householder, no spouse present estimated at 17 and Female householder, no spouse present estimated at 51. The remainder of the total consists of Nonfamily households, estimated at 76, which is entirely made up of the Householder living alone category at 76.
	Location Description	Mayfield Drive begins on the intersection of Mayfield Dr and Enon Springs. It ends at S Lowry St and Mayfield Dr. Total: 4,288.85 feet 1.31 kilometers 0.814 miles 1,429.62 yards
	Planned Activities	Design for pedestrian improvements including a sidewalk that connects Gregory Mills Park along with residents and businesses.
2	Project Name	CDBG Administration

	Target Area	Citywide
	Goals Supported	
	Needs Addressed	Affordable Housing Public Facilities / Infrastructure
	Funding	CDBG: \$22,974.00
	Description	The \$25,000 for CDBG Administration is an estimate depending on the amount of work the Grant Coordinator does for the Town of Smyrna for CDBG. CDBG funding allows Administrator fees to manage the Town's CDBG program. Instead of an external consultant, the Town's Grant Coordinator Dennis Molina is administering the CDBG Funds. This allocated amount will help pay for the Grant Coordinator's salary instead of Smyrna tax payers paying the full amount.
	Target Date	8/16/2026
	Estimate the number and type of families that will benefit from the proposed activities	1 position's salary will be assited from the Federal Government instead of Smyrna taxpayers.
	Location Description	Town Hall of Smyrna, TN
	Planned Activities	CDBG funding allows Administrator fees to manage the Town's CDBG program. Instead of an external consultant, the Town's Grant Coordinator Dennis Molina is administering the CDBG Funds. This allocated amount will help pay for the Grant Coordinator's salary instead of Smyrna tax payers paying the full amount.

AP-50 Geographic Distribution – 91.220(f)

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

Assistance will be directed to targeted geographic areas within Rutherford County, specifically focusing on localized neighborhoods such as Census Tract 422, Block Group 2. Demographic analysis of this area indicates a total of 521 households, with a significant majority being family households (445). Within this tract, assistance is prioritized to support vulnerable and low- to moderate-income (LMI) demographics, including single-income families, evidenced by the 51 female-headed households with no spouse present.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Census Tract 422, Block Group 2 Rutherford County, TN qualifies as a LMI Census Block. Mayfield Drive is located in this block.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Public housing in Smyrna is managed by the Smyrna Housing Authority, which operates independently from the Town. The Town, however, provides informational support to the Housing Authority and local nonprofits that assist individuals with disabilities, homeless residents, and families in need of housing. It is worth noting, the planned Hilltop-Rosenwald Park renovation will directly benefit many residents living in Smyrna Housing Authority properties directly.

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

Table 6 - One Year Goals for Affordable Housing by Support Requirement

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

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

This year, the Town of Smyrna did not participate in the HOME, HOPWA or ESG grants. The Town will monitor upcoming issues and see if these grants will be appropriate.

AP-60 Public Housing – 91.220(h)

Introduction

Public housing in Smyrna is managed by the Smyrna Housing Authority (SHA), which operates independently from the Town. The Town, however, provides informational support to the Housing Authority and local nonprofits that assist individuals with disabilities, homeless residents, and families in need of housing.

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

While the Town of Smyrna does not manage public housing like the Smyrna Housing Authority, it actively undertakes projects in public housing areas to support basic community needs. The Hilltop playground renovation is one such project, aimed at improving neighborhood amenities. Additionally, a sidewalk along Rock Springs Road is planned to connect downtown Smyrna to Old Nashville Highway, creating safer walkability for the low-moderate income area. The Utilities Department also works continuously in these low- to moderate-income neighborhoods to identify and repair leaking pipelines, improving infrastructure.

SHA : Maintain. Renovations, ADA ramps.

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

A newsletter was suggested for SHA residents. SHA let the town know they already have a newsletter.

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

SHA was active during the Town's second CDBG public meeting on July 16th, 2026. They requested

Discussion

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

Introduction

The Town of Smyrna does not currently experience a significant homelessness problem within its boundaries; there are no known encampments or high concentrations of unsheltered individuals. However, the Town recognizes that homelessness is a countywide concern and is sympathetic to the challenges faced in Rutherford County. Smyrna is in contact with local partners, including Rutherford County agencies and nonprofit organizations, to support efforts that assist vulnerable populations such as individuals experiencing homelessness, those at risk of losing housing, and families in crisis.

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

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

Homeless outreach and services for Rutherford County are primarily provided in Murfreesboro by organizations such as Rutherford Thrives, The Journey Home, Stepping Stones Safe Haven, and the Murfreesboro Police Department's Homeless Outreach Support Team (H.O.S.T.). These agencies coordinate countywide, including Smyrna, TN, in efforts to reach unsheltered individuals, connect them with shelter, and provide supportive services.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter and transitional housing services for Rutherford County residents are concentrated in Murfreesboro. Facilities such as The Journey Home and Stepping Stones Safe Haven provide emergency beds, transitional housing, and supportive services for individuals and families experiencing homelessness. Smyrna does not operate its own shelters but coordinates with these county-level providers to ensure that residents in need are referred to available resources and can access appropriate temporary housing and case management services.

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

In Rutherford County, the transition from homelessness to stable housing is led by organizations such as Rutherford Thrives, The Journey Home and Stepping Stones Safe Haven. These agencies provide case

management, housing navigation, and connections to supportive services for chronically homeless individuals, families with children, veterans, and unaccompanied youth. Smyrna supports these efforts by coordinating with county providers to ensure residents are referred to available housing programs, helping shorten the time individuals and families experience homelessness and reducing the likelihood of future housing instability.

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

In Smyrna, preventing homelessness begins with early connection to local housing and support networks. Residents facing housing instability can seek help through the Smyrna Housing Authority, which works alongside countywide organizations such as Rutherford Thrives, The Journey Home, and Stepping Stones Safe Haven. These agencies assist people leaving hospitals, mental health programs, foster care, or corrections by linking them to safe housing, employment resources and social services. Together, these efforts focus on keeping extremely low-income households stably housed and reducing the risk of repeated housing crises.

Discussion

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

Introduction:

Access to affordable housing in Smyrna is influenced by a combination of local land use and development policies. While the Town has experienced rapid growth, limited land availability and rising construction costs present challenges for creating new affordable units. Recognizing that zoning, building regulations, and development fees can impact housing opportunities, Smyrna continuously reviews its policies to encourage smart growth and support a mix of housing options that meet the needs of LMI households.

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

Smyrna, Tennessee, is projected to be the 79th fastest-growing town in the United States according to 2024 Census estimates. This growth is driven in part by Smyrna's position as having the second-lowest property tax rate in Rutherford County. Although available land is limited, the Town includes several multi-level apartment complexes and remains open to additional multi-family development. The Planning Department carefully evaluates residential zoning to ensure long-term community benefits, recognizing that affordable housing is a growing challenge not only locally, but across the United States.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

To better meet the needs of underserved residents, Smyrna will focus on outreach, accessibility, and community partnerships.

Actions planned to address obstacles to meeting underserved needs

The Town of Smyrna is already partnering with United Way by providing fundraising assistance. Grant Coordinator Dennis Molina also provides voluntary grant application assistance to United Way. The Town is also partnering with the Boys & Girls Clubs of America to source school supplies for Smyrna residents.

Actions planned to foster and maintain affordable housing

Smyrna is committed to supporting fair and accessible housing by working closely with local nonprofits, community leaders, and stakeholders to address barriers that impact underserved residents. Through coordinated efforts, the Town will connect residents with social services, share important community information, and develop solutions to meet local needs.

Actions planned to reduce lead-based paint hazards

The Town of Smyrna will explore additional programs and grants to expand education and awareness for residents, particularly those living in older homes, so they can better understand and address potential risks.

Actions planned to reduce the number of poverty-level families

On May 13, 2025, the Town of Smyrna announced the Jeff Kuss memorial scholarship, to give 3 \$2,000 in scholarship funds. The Town hopes in the future to create new creative scholarships for students in these Low-Moderate income neighborhoods to specifically help students get them and their families out of poverty.

Actions planned to develop institutional structure

The Grant Coordinator for the Town of Smyrna, TN will administer the grant while monitoring the needs of the Town. Through these needs, he will seek out relevant data and input from town departments to have a plan for developing a structured foundation for CDBG. When the Town needs external help, they will reach out to the other agencies mentioned in the Consultation part of the Consolidation Plan.

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

service agencies

The Town of Smyrna is in close contact with Smyrna Housing Authority and private developers to partner in the future for resident needs.

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	94.44%

None of the 2026 projects creates income for the Town. This will exclusively be for Mayfield Drive pedestrian improvements and CDBG Administration.