

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 09/30/2027</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

**Applicability.** The Form **HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

<b>A.</b>	<b>PHA Information.</b>
<b>A.1</b>	<p><b>PHA Name:</b> <u>Kingsport Housing &amp; Redevelopment Authority</u> <b>PHA Code:</b> _____</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>04/2026</u>  <b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2026-2030</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Public Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p><b>The PHA Plan is available at the Kingsport Housing &amp; Redevelopment Authority Administrative Office at 906 E Sevier Ave, Kingsport, Tennessee 37660. The Authority's hours of operation are Monday through Thursday 8:00 am to 5:30 pm. The plan is also posted to the KHRA website upon HUD approval.</b></p>

<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)					
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

  

B.	<b>Plan Elements.</b> Required for all PHAs completing this form.
B.1	<p><b>Mission.</b> State the PHA's mission for serving the needs of low-, very low-, and extremely low-income families in the PHA's jurisdiction for the next 5 years.</p> <p>Kingsport Housing &amp; Redevelopment Authority's (KHRA) mission statement is to Transform and Empower Communities. As a mission-driven agency, KHRA affirms that shelter is a basic, human necessity. We are dedicated to providing safe, decent, affordable housing opportunities to those in need across the various programs and redevelopment activities of the Authority. Furthermore, KHRA is committed to engaging in community projects that identify and secure resources that increase the vibrancy of Kingsport to expand and retain affordable housing opportunities.</p>

<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next 5 years.</p> <p>1. Become a financially viable Real Estate Development Company while expanding access to Affordable Housing in the Greater Kingsport area</p> <p>Goal: Increase the availability of affordable housing units</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>- Collaborate with local developers and community organizations to identify and develop new affordable housing projects.</li> <li>- Utilize state and federal funding opportunities to support the development of additional housing stock.</li> <li>- Increase outreach efforts to landlords to encourage participation in housing assistance programs.</li> </ul> <p>2. Become a high performing organization, fulfilling our mission, guided by our core values</p> <p>Goal: Streamline operations for improved delivery service.</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>- Fully utilize tools and services through quality software and management systems for easier access to services for tenants and landlords.</li> <li>- Strive for minimal processing times for applications, continue to utilize Streamlined Annual Reexaminations, enhance inspections capacity and coordination through the use of technology.</li> <li>- Regularly assess and improve administrative processes based on applicant and participant feedback and in accordance with changes to HUD regulations or requirements..</li> </ul> <p>3. Establish strong community partnerships-- State, County, City, and Community.</p> <p>Goal: Build a network of support for applicants and residents through community collaboration.</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>- Forge partnerships with local nonprofits, government agencies, and community groups to enhance service offerings and support for target populations.</li> <li>- Engage with local businesses and organizations to create incentives for providing affordable housing solutions and fundraising for charitable giving events.</li> <li>- Conduct regular community forums to gather input from residents and stakeholders</li> <li>- Increase resident communication through technology.</li> </ul> <p>4. Provide Quality Affordable Housing</p> <p>Goal: Support families in achieving long-term housing stability.</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>- Develop and offer programs that provide financial literacy, job training, and essential life skills workshops for residents.</li> <li>- Partner with social service organizations to connect families with resources for education, employment, and health services.</li> </ul> <p>5. Ensure housing and subsidy is applied in a fair and consistent manner</p> <p>Goal: Enhance policy and program effectiveness through data analysis.</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>- Develop metrics to monitor and evaluate the effectiveness of processes for the administration of housing programs and services.</li> <li>- Identify trends in housing needs, barriers to access, and service delivery effectiveness through effective data analysis.</li> <li>- Regularly publish performance reports to ensure transparency and inform stakeholders of progress and challenges.</li> </ul>
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**B.3** **Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  
See Attachment B.3 Progress Report

B.4	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking.</p> <p>Kingsport Housing &amp; Redevelopment Authority aims to support and protect victims of domestic violence, dating violence, sexual assault, or stalking, in accordance with the guidelines set forth by the Violence Against Women Act (VAWA). KHRA partners with local non-profit organizations so that referrals and resources are available to victims of domestic violence. Preference for victims of domestic violence exists for families that have been subjected to or victimized by an affiliated individual.</p> <p>The primary goals include:</p> <ol style="list-style-type: none"> <li>1. Protection of Rights: Ensuring that victims are informed of and can exercise their rights under VAWA, which includes the right to receive housing assistance, the right to remain safe, and the right to not be discriminated against based on their status as a victim.</li> <li>2. Confidentiality: Maintaining the confidentiality of victims' information is paramount. KHRA will follow suggested frameworks and policies to protect personal information from being disclosed without the victim's consent, except when required by applicable law.</li> <li>3. Supportive Services: Providing information about local resources, including shelters, counseling, and legal assistance, to help victims regain stability and safety in their lives.</li> <li>4. Policy Implementation: Enforcing policies that align with VAWA's standards, ensuring that victims of violence are not denied housing assistance or evicted solely based on incidents of violence.</li> </ol> <p>KHRA Policies that support primary goals include:</p> <ol style="list-style-type: none"> <li>1. KHRA Administrative Plan, Chapter 3, Section 3-III.G. Prohibition Against Denial of Assistance to Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking</li> <li>2. KHRA Administrative Plan, Chapter 4, Section 4-III.C. Selection Method, Local Preference System</li> <li>3. KHRA Administrative Plan, Chapter 5, 5-I.B. Briefing</li> <li>4. KHRA Administrative Plan, Chapter 10, 10-I.B. Restrictions on Moves, Restrictions on Elective Moves</li> <li>5. KHRA Administrative Plan, Chapter 12, Section 12-II.E. Terminations Related to Domestic Violence, Dating Violence, Sexual Assault or Stalking</li> <li>6. KHRA Administrative Plan, Chapter 16, Section 16-IX</li> </ol> <p>KHRA is committed to fostering a safe environment where victims can find the support they need to recover and thrive while respecting their rights and dignity.</p>
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B.5	<p><b>Project-Based Activities.</b> If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.</p> <p>KHRA will pursue project-based assistance without competition in the reconstruction of Robert E. Lee Apartments, a 128-unit public housing community that was demolished under a Section 18 demolition/disposition agreement as allowed by HUD and with strict adherence to HUD regulations (24 CFR 903.6(c) and § 983.51(c)) for project-based assistance.</p>
C.	<p><b>Other Document and/or Certification Requirements.</b></p>
C.1	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The Kingsport Housing &amp; Redevelopment Authority shall submit a significant amendment to the 5-Year plan if any change significantly and materially alters the stated mission, goals, objectives and activities in the Plan unless they are adopted to reflect changes in HUD regulations or requirements.</p>

C.2	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

## **Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs**

### **A. PHA Information.** All PHAs must complete this section (24 CFR 903.4).

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning (MM/YYYY)**, **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.

### **B. Plan Elements.**

**B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years (24 CFR 903.6(a)(1)).

**B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years (24 CFR 903.6(b)(1)).

**B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan (24 CFR 903.6(b)(2)).

**B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking (24 CFR 903.6(a)(3)).

**B.5 Project-Based Activities.** If a PHA intends to select one or more projects for project-based assistance without competition in accordance with § 983.51(c), the PHA must include a statement of this intent in its 5-Year Plan (or an amendment to the 5-Year Plan) in order to notify the public prior to making a noncompetitive selection (24 CFR 903.6(c)).

### **C. Other Document and/or Certification Requirements.**

**C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

#### **C.2 Resident Advisory Board (RAB) comments.**

- Did the public or RAB have comments?
- If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.17(b), 24 CFR 903.19).

#### **C.3 Certification by State or Local Officials.**

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

#### **C.4 Challenged Elements.**

If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.23 hours per year per response or 6.15 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

## Attachment B.3 Progress Report

### **1.) Performance Excellence:** KHRA continues to work toward performance excellence in the financial, property management, and operational duties of the PHA Managed Properties

#### PBV/RAD PBV

- i. Manage projects at the highest possible standards by adhering to uniform application processing, lease enforcement, preventative maintenance, and ensuring accurate financial data reporting and quality assurance checks of property management and maintenance operations.
- ii. Manage Accounts Receivables through cooperative efforts of property management and the compliance department and in conjunction with the department of finance
- iii. Continue the update and adjust the KHRA Property Management Policies in accordance with applicable regulatory agencies such as but not limited to Department of Housing and Urban Development (HUD), specifically 24 CFR part 983, as well as state and local rules, like those from the Tennessee Housing Development Agency (THDA).

SEMAP: KHRA is working toward achieving High Performer Status for the Housing Choice Voucher Program under SEMAP.

- i. Maintain high utilization of vouchers and budget without exceeding authorization limits. KHRA's waiting list has been open since December 2022. The Authority is currently issuing vouchers and strives to reach 98% utilization under regular HUD advisement.
- ii. Administer PBV within the KHRA portfolio while exploring possible opportunities to develop new housing for project-based voucher use.

#### Financial Management

- i. Utilize effective internal controls to prevent fraud and routinely update financial policies in accordance with statutory requirements and generally accepted accounting principles.
- ii. Continue to provide a procurement system of quality and integrity through the Procurement Coordinator
- iii. Continue to abate any issues from annual audits with no significant findings.
- iv. Continue to produce balanced financial reporting to the Board through monthly meetings and to investors/stakeholders within required timelines.

#### Capital Improvements

- i. The significant rehabilitation of the Kingsport portfolio and RAD conversion to improve 381 units of affordable housing stock by way of funding from State and Federal Housing Trust Fund programs and 4% tax credits with an allocation for project-based vouchers was completed in 2020.
- ii. KHRA aims to apply for Low Income Housing Tax Credits with Knight Development in 2026 to begin the reconstruction of Robert E. Lee Apartments in Kingsport, TN—a 128-unit public housing community that was demolished in 2017 under a Section 18 demolition/disposition agreement due to severely deteriorated conditions.
- iii. Continue to incorporate energy efficient appliances where possible
- iv. Improve curb appeal of all KHRA properties



## **2.) Employee and Organizational Development**

### **Equal Opportunity and Diversity**

- i. Promote and enforce equal opportunity
- ii. Attract and retain diverse and qualified employees

### **Organizational Development**

- i. Promote education and growth through training opportunities (trainings will be provided to employees as needed to meet performance standards)
- ii. Revise job descriptions and performance evaluations in accordance with the Agency's strategic and succession plans
- iii. Provide training to supervisors and compliance officers in efforts to enhance leadership skills. Trainings will include: Nan McKay HCV Financial Management, HCV Executive Management, Supervision and Management, Glenn Shepherd Leadership Seminar, and others that come available.

## **3.) Safety and Security**

- i. Work in partnership with the Kingsport Police Department, Tennessee Highway Patrol, Sullivan County Sheriff's Office, and Hawkins County Sheriff's Office, and Kingsport Fire Department regarding emergency plans.
- ii. Install security systems at developments to enhance safety and security to residents, staff, and the public. Charlemont Place installed a security system in Summer of 2020. Additional security measures were implemented in 2022 and 2023 with the purchase of Verkada security cameras. A total of 214 Verkada security cameras were placed across seven of KHRA's sites as well as the administrative building to increase safety measures for residents and staff. An MOU was drafted and implemented by KHRA staff in cooperation with City of Kingsport and the Kingsport Police Department. The MOU allows for the sharing of live feed and footage to maintain the safety and security on KHRA property and the general welfare by sharing information, sharing and enforcing a no-trespass list, and other aid. The MOU sets forth the terms by which the City may use this access, and the agreement was entered into in May 2023
- iii. Promote a non-violent and harassment-free workplace. Annual training was provided most recently in October 2025.

## **4.) Fair Housing**

- i. Work cooperatively with community representatives and other government agencies to provide safe, sanitary, and affordable housing for all program applicants in a non-discriminatory way.
- ii. Provide annual trainings to staff through Fair Housing seminars and trainings, and trainings in the form of briefings to landlords and residents. The most recent training was provided to staff in October 2025.

## **5.) Providing Supportive Services**

- i. Implement and market training opportunities through Section 3 hires
- ii. Continue administering Family Self-Sufficiency Program

- iii. Continue administering Supporting Housing programs through grants such as HOPWA, ESG, and Continuum of Care alongside community partners such as Frontier Health, Ballad, and ARCH.
- iv. Offer continuing education through the FSS program. Additionally, enlist help with community partners to offer continued education/training opportunities.
- v. Work with community partners like the YMCA to offer Y on Wheels throughout KHRA properties.
- vi. Reinforce relationships and community partners through faith-based and non-profits for community involvement (Carpenter's Helpers, Upper East Tennessee Human Development Agency, First Tennessee Human Resource Agency, etc.)
- vii. Retain Street Outreach Coordinator on staff to work in conjunction with the Kingsport Police Department Homeless Services Coordinator and the United Way Greater Kingsport Homeless Liaison to connect members of our homeless population to available resources and assist in the transition to permanent housing.

**6.) Leverage private or other public funds to create additional housing opportunities**

- i. Completed RAD conversion in 2020 and all units will be tax credit certified by December 31, 2020.
- ii. Pursue LIHTC application for 4% or 9% tax credits for future redevelopment plans for the Grove and Poplardale. Pursuing State and National Housing Trust Fund financial backing as well as Affordable Housing Program funding through Federal Home Loan Bank System.
- iii. Work with City of Kingsport to secure funding through Community Development Block Grant and HOME dollars.
- iv. Completed new construction on a six-bedroom group home with the THDA Creating Homes Initiative Grant which houses females combating opioid addiction. Completed significant renovations on two single-family homes in Kingsport with Tennessee Department of Mental Health and Substance Abuse Services with mental health and/or co-occurring substance abuse diagnoses. Awarded National Housing Trust Fund (NHTF) 2022 grant, TN ARPA dollars through Fahe, and a \$500,000 FHLB award to complete construction on 12 one-bedroom units set aside for extremely low-income individuals (30% of the area median income), to be reserved as housing for the elderly. Awarded 2024 TN ARPA Grant funding to construct a 3-bedroom group home available for people with a mental health diagnosis to be completed in early 2026.
- v. The Authority will continue to apply for grants through the Tennessee Department of Mental Health & Substance Abuse Services and ensuring Title VI compliance to all staff and volunteers.



**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 09/30/2027**

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Paul Montgomery, the Mayor of Kingsport  
*Official's Name* *Official's Title*  
 certify that the 5-Year PHA Plan for fiscal years 2026-2030 and/or Annual PHA Plan for fiscal year 2026 of the TN006 - Kingsport Housing and Redevelopment Authority is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

City of Kingsport

*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The State of Tennessee Consolidated Plan key goals provide for the development of decent housing, the development of suitable living environments, the expansion of economic opportunities, and the improvement of the effectiveness of programs. This is consistent with KHRA's mission to transform and empower our communities and help Tennesseans build communities of opportunity.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: <u>Paul Montgomery</u>	Title: <u>Mayor of Kingsport</u>
Signature:	Date:

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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**Form identification:** TN006 - Kingsport Housing and Redevelopment Authority form HUD-50077-SL (Form ID - 6026) printed by Patricia Cummings in HUD Secure Systems/Public Housing Portal at 12/04/2025 05:59PM EST