

## **Executive Summary**

### **ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

This section discusses the City of Kingsport's contribution to the Consolidated Plan for the Northeast TN/Southwest VA HOME Consortium. In the areas of strategy relative to goals, objectives and outcomes in housing, the City aligns with those presented for the Consortium as a whole and plans its CDBG Entitlement funds accordingly. The City's contribution to the Plan also discusses and outlines its strategies relative to the provision of public services, public facilities and participation in homeless services.

#### **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

As stated above, the objectives and outcomes identified in the Consortium's Consolidated Plan are part and parcel of those pursued by the City in its local plans, especially as they relate to housing. Again, the Strategic Plan discussion includes some specific non-housing goals, objectives and outcomes to be pursued by the City and may be found in Section SP-45 of the Strategic Plan and AP-20 of the Annual Action Plan.

#### **3. Evaluation of past performance**

During the life of the most recent consolidated plan the CD program has been successful in addressing the needs, goals, and objectives outlined in the plan. The program has developed adequate to good systems for working with local community agencies in delivering public services to low and moderate-income citizens, especially youth and senior populations. Stream-lining of housing rehabilitation services has been effective in broadening outreach to underserved homeowners.

Administratively, HUD monitoring reviews and internal audits indicated good performance. The program has consistently met or exceeded performance requirements as defined by annual timeliness tests with sharpened understanding of IDIS draw down and reporting requirements, update accomplishment data has greatly improved.

#### **4. Summary of citizen participation process and consultation process**

Coordination with federal and local agencies, along with non-profit and for-profit organizations providing services to the low- and very-low income in the community is essential for the effectiveness of the CDBG program. Consultation with the community and affected service providers is a fundamental component of the Consolidated Plan and Action Plan process. The Northeast Tennessee/Virginia HOME Consortium welcomes and encourages the participation of all of its citizens in the development of these plans and in the review of progress in implementing plan activities. Bristol, Kingsport and Johnson City all have Citizen Advisory Committees. Low- and low-moderate income persons, persons with disabilities, minorities and non-English speaking persons are encouraged to participate in the planning process. Additionally, residents of public housing and other assisted housing are encouraged to voice their needs and their opinions on the participating jurisdictions' current and future direction. Other stakeholders consulted in this plan include community and faith based organizations, health care providers, Housing Authorities in each locality, Appalachian Regional Coalition on Homelessness, City and County Departments of Social Services, and school systems are encouraged to become involved in the planning process. The Cities provide translators for non-English speaking persons who request assistance at least 3 days prior to hearings or other meetings in the planning process. Persons who need auxiliary aids or other assistance to be able to fully participate may request assistance at least 3 days in advance of the hearing or meeting. Drafts of the plans have been posted on the Cities' webpage, placed in City Hall, Housing Authorities, and in local library branches. Notices of public meetings and hearings have been published in local newspapers in each jurisdiction.

There has been a seven step approach involved in the citizen participation process for the development of the Consolidated Plan Strategy. These involve:

- Public Meetings in each participating jurisdiction to gain citizen input. Each participating jurisdiction in the HOME Consortium has held at least two public Forums to solicit input by citizens for the Consolidated Plan Strategy.
- Meetings with local Housing and Community Development Boards and local elected officials to get input on needs and ways to respond to those needs more effectively over the next five years.
- Ongoing comprehensive meetings with affordable housing entities that develop, redevelop, fund and provide support services to the region covered by the Consortium to discuss the needs, resources and possibilities to collaborate in order to provide the needed housing and services to respond to needs that have been identified. Meetings with the Continuum of Care general membership to discuss homeless and at-risk needs, funding sources and collaborations of housing and support services entities in the region.

## **5. Summary of public comments**

The Consortium's Consolidated Plan includes a description and summary of citizen and public comments received in various meetings.

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

No comments were not accepted.

## **7. Summary**

The Citizens Participation and Consultation process exceeded the base requirements of the most recent Citizen Participation Plan for the Consortium as well as the Plan which the City of Kingsport utilizes for its own jurisdiction. All comments received were accepted, reviewed and used in the development of the Consolidated Plan. The Consortium, as well as the City of Kingsport, will continue to tweak and revise its ongoing citizen participation strategy to, hopefully, continue to open up the process and encourage more intense participation by those affected by the activities described in this plan, as well as the general population of the jurisdiction.

## The Process

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

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

The following are the agencies/entities 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	KINGSPORT	Planning & Community Development-City of Kingsport

**Table 1– Responsible Agencies**

### Narrative

The City of Kingsport Planning and Community Development department is the responsible for the development and implementation of CDBG Entitlement Funds as described in the Consolidated Plan.

### Consolidated Plan Public Contact Information

Michael Price

The City of Kingsport

415 Broad Street

Kingsport, TN 37660

423-224-5416

## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)**

### **1. Introduction**

Coordination with federal and local agencies, along with non-profit and for-profit organizations providing services to the low- and very-low income in the community is essential for the effectiveness of the CDBG program. Consultation with the community and affected service providers is a fundamental component of the Consolidated Plan and Action Plan process. The City of Kingsport welcomes and encourages the participation of all of its citizens in the development of these plans and in the review of progress in implementing plan activities. The City utilizes a Community Development Advisory Committee (CDAC). Low- and low-moderate income persons, persons with disabilities, minorities and non-English speaking persons are encouraged to participate in the planning process. Additionally, residents of public housing and other assisted housing are encouraged to voice their needs and their opinions on the participating jurisdictions' current and future direction. Other stakeholders consulted in this plan include community and faith based organizations, health care providers, KHRA, Appalachian Regional Coalition on Homelessness, City and County Departments of Social Services, and school system are encouraged to become involved in the planning process. The City provides translators for non-English speaking persons who request assistance at least 3 days prior to hearings or other meetings in the planning process. Persons who need auxiliary aids or other assistance to be able to fully participate may request assistance at least 3 days in advance of the hearing or meeting. Drafts of the plan have been placed in City Hall, KHRA and in local library branches. Notices of public meetings and hearings have been published in local newspapers.

### **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)).**

To ensure the participation of and coordination between public and private agencies, the City's staff is frequently involved in various activities with the agencies and regularly attends meetings that address community needs. Remaining in close contact with vital housing and service providers, either in person or by phone, gives staff and the agencies a better understanding of current and changing needs. The City of Kingsport works diligently to keep abreast of issues that exist or that may arise that affect our homeless, special needs, and/or low-income residents. Some of the agencies contacted include: Kingsport Housing and Redevelopment Authority, local health departments, social/human service agencies, United Way, Salvation Army, ARCH, Legal Aid Society, various divisions of the Planning department, including Code Enforcement and Inspections.

**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**

City of Kingsport staff attend regular meetings of the region's Continuum of Care administered by the Appalachian Regional Coalition on Homelessness. ARCH is comprised of a group of agencies that focus on issues pertaining to all aspects of homelessness. Often homelessness issues cross state lines so coordination between the two Continuums as well as coordination with the HOME Consortium is essential to efforts to provide services to the homeless and those at risk of becoming homeless. As well as, Kingsport Housing's Program Coordination Committee and the Kingsport Homeless Coalition.

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

The City of Kingsport applies for an annual allocation of Emergency Solutions Grant funds, not as a direct entitlement from HUD, but as a competitive recipient of funds through the State of Tennessee through the Tennessee Housing Development Agency. This process for planning the use of ESG funds includes coordination with ARCH, particularly because part of THDA's ESG allocation process includes a competitive round open to local agencies. Efforts are made to avoid duplication of services to maximize the impact of local funding to the greatest extent possible. THDA, in accordance with HUD Continuum of Care requirements, directs that all ESG-funded agencies participate in HMIS. Kingsport participates in the local HMIS database and coordinated entry.

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

**Table 2– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	KHRA
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans HOPWA Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	KHRA and the City staff have regular meetings at which all areas of service and needs are discussed. Continuous improvements in services and outreach are discussed.
2	<b>Agency/Group/Organization</b>	ARCH
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attend monthly meetings and other planning meetings with staff. ARCH staff provided direct comments and input on the Consolidated Plan.
3	<b>Agency/Group/Organization</b>	City of Kingsport
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	KHRA works with the city staff which include Planning Department, Building Department, and Police Department.
4	<b>Agency/Group/Organization</b>	United Way of Greater Kingsport
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Kingsport is member and integral participant in United Way. Staff regularly consult concerning community needs. CDBG funding is provided to help employ a Homeless Liaison to tie in with area services.

### Identify any Agency Types not consulted and provide rationale for not consulting

Staff is not aware of any agencies that were not contacted to participate in the Consolidated Plan preparation.



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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	ARCH	ARCH has provided direct response for the Strategic Plan.

**Table 3– Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

In accordance with 24 CFR 91.100(4), Bristol, Tennessee, as Lead Entity, included adjacent units of local government in the non-housing community development needs included in this Plan. The Consortium is made up of contiguous jurisdictions that all work together on a continuing basis in order for the Consortium to be successful in administering its funds and providing necessary services. The Consortium will continue to interact with public entities to ensure coordination and cooperation in the implementation of the Consolidated Plan in order to maximize its funds and its services to the residents we all serve.

**Narrative**

The City of Kingsport CDBG staff sought feedback from subgrantees and support agencies across the city.

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

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

As a member of the Northeast TN/Southwest VA HOME Consortium, the City of Kingsport participated in the all the citizen participation process points undertaken by the Consortium at large. The City participated in the planning and implementation of the seven step approach described in the Consortium's Citizen Participation response at "PR-15 Citizen Participation" of the overall Consolidated Plan. These processes assisted the City in developing its specific Annual Action Plan.

### **Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Public Hearing	Non-targeted/broad community	This meeting was held on March 14, 2025, for the Community Development Advisory Committee. To receive public comments on the Consolidated and Annual Action Plan.	No comments were received	There were no comment not received	

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)
2	Public Hearing	Non-targeted/broad community	This was a public meeting held by the City's Board of Mayor and Alderman to approve the Consolidated Plan and Annual Action Plan. Public comments were welcomed at the April 15, 2025 meeting.	All comments will be accepted	N/A	
3	Newspaper Ad	Non-targeted/broad community	Newspaper ad for Public Hearing February 03, 2025	N/A	N/A	
4	Newspaper Ad	Non-targeted/broad community	Newspaper Ad for Public Hearing March 03, 2025	No comments were received.	No comments were received.	
5	Newspaper Ad	Non-targeted/broad community	Newspaper Ad for Public Hearing March 01, 2024	No comments were received.	No comments were received.	
6	Public Meeting	Non-targeted/broad community	Presented at the City of Kingsport Neighborhood Commission meeting 2/27/2025	No Comments were received	n/a	

**Table 4– Citizen Participation Outreach**



## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

The City of Kingsport has identified some need for, continuation, improvement and/or development of local public facilities, general improvements and public services. Most of these have been identified in the planning exercises involving changes in growth policy for the City. As with any city experiencing growth, attention also turns to how expansion and growth of borders affects the provision of existing services within the current boundaries. Following is a discussion of some of the City's perceived and identified needs. Not all of these needs may directly involve the Community Development program of the City.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The City has identified certain public facility needs in the jurisdiction for the next five years. The facilities are relative to the educational/schools and senior citizen services in the city. The city recently completed a large upgrade to Bays Mountain Park and the Farmstead Museum adding ADA features to help access and to foster an inclusive environment.

The City currently operates several senior centers. These include the Renaissance Center, Aquatic Center, Lynn View Community Center, and two satellite sites at Churches.

Additionally, the City is beginning an entire overhaul of the Kingsport Public Library.

### **How were these needs determined?**

The needs for ADA upgrades to Bays Mountain and the Library expansion project were identified through a facilities study committee. This committee, which gathered information through a public participation process and presentation to governing bodies.

The Bays Mountain Capital Campaign and Library needs have been determined through a Capital Improvements Program planning process. The City conducted a 5-year planning process. These processes include public presentations at Board of Mayor and Aldermen work sessions and business meetings.

### **Describe the jurisdiction's need for Public Improvements:**

The City has identified improvements to public infrastructure systems as needs for the next five years. These improvements include expansion and extension of water and sewer lines within the city. Public transportation systems (streets and highways) have been determined to need several improvements, not the least of which is a regular, scheduled paving rotation. The City has also determined that improvements to pedestrian and bicycle rights-of-way are needed in the city.

The city completed a new bus terminal / transfer station in the downtown area.

### **How were these needs determined?**

As stated above, the public improvement needs are identified through the annual CIP process.

**Describe the jurisdiction's need for Public Services:**

Public service needs identified for the next five years include: literacy and tutoring needs for LMI youth and adults in low income areas, advocacy for abused and neglected children, educational and employment readiness for low and moderate income person seeking employment, cultural enrichment for low and moderate income minority youth and adults, senior services, etc.

**How were these needs determined?**

The City maintains an ongoing relationship with the local United Way, the Program Coordinating Committee, the Kingsport Homeless Coalition, and the COC. All of which provides access to most public service agencies in the city. Needs are identified on an on-going basis outside of scheduled annual planning processes. Needs are also identified through public participation processes and meetings in association with the development of the Consolidated Plan.

**Based on the needs analysis above, describe the State's needs in Colonias**



## **Housing Market Analysis**

### **MA-05 Overview**

#### **Housing Market Analysis Overview:**

The following analyzes the City of Kingsport's various housing and employment/economic opportunities and conditions. Areas of discussion include non-housing community development assets and areas of housing markets and overall conditions, and opportunities for strategic thinking in identified neighborhoods.



## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

Below is a discussion of some of the non-housing community development assets in the City of Kingsport, including how these assets relate to the Consolidated Plan for Housing and Community Development.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	19	0	0	0	0
Arts, Entertainment, Accommodations	2,802	144	12	0	-12
Construction	1,288	1,358	5	4	-1
Education and Health Care Services	5,428	8,865	23	27	4
Finance, Insurance, and Real Estate	1,679	1,334	7	4	-3
Information	204	624	1	2	1
Manufacturing	3,542	9,702	15	29	14
Other Services	1,359	951	6	3	-3
Professional, Scientific, Management Services	2,079	2,019	9	6	-3
Public Administration	755	910	3	3	0
Retail Trade	3,191	5,516	13	17	4
Transportation and Warehousing	1,051	868	4	3	-1
Wholesale Trade	329	1,024	1	3	2
Total	23,726	33,315	--	--	--

**Table 5 - Business Activity**

**Alternate Data Source Name:**  
City of Kingsport Economic Development  
**Data Source Comments:**

## Labor Force

Total Population in the Civilian Labor Force	35,000
Civilian Employed Population 16 years and over	30,000
Unemployment Rate	4.00
Unemployment Rate for Ages 16-24	15.00
Unemployment Rate for Ages 25-65	4.00

**Table 6 - Labor Force**

**Alternate Data Source Name:**  
City of Kingsport Economic Development  
**Data Source Comments:**

Occupations by Sector		Number of People
Management, business and financial	8,828	
Farming, fisheries and forestry occupations	10	
Service	4,847	
Sales and office	5,247	
Construction, extraction, maintenance and repair	1,583	
Production, transportation and material moving	3,211	

**Table 7 – Occupations by Sector**

**Data Source Comments:** ACSSTFY2023.S2401

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	1,359	25%
30-59 Minutes	3,414	64%
60 or More Minutes	592	11%
<b>Total</b>	<b>5,365</b>	<b>100%</b>

Table 8 - Travel Time

Data Source Comments: ACSST5Y2023.s0801

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	735	97	1,626
High school graduate (includes equivalency)	4,526	230	2,639
Some college or Associate's degree	6,709	233	1,718
Bachelor's degree or higher	7,145	176	1,207

Table 9 - Educational Attainment by Employment Status

Data Source Comments: acsst5y2023.b23006

### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	29	78	194	493	602
9th to 12th grade, no diploma	337	241	439	1,013	686
High school graduate, GED, or alternative	1,787	2,091	1,640	3,664	4,684
Some college, no degree	1,271	1,447	1,695	2,545	2,182

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Associate's degree	299	511	611	1,851	904
Bachelor's degree	386	1,508	1,393	2,388	2,259
Graduate or professional degree	109	724	925	1,631	1,538

**Table 10 - Educational Attainment by Age**

Data Source Comments: acsst5y2023.b15001

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,246
High school graduate (includes equivalency)	32,051
Some college or Associate's degree	40,108
Bachelor's degree	53,221
Graduate or professional degree	73,614

**Table 11 – Median Earnings in the Past 12 Months**

Data Source Comments: acsst5y2023.s1501

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within the City of Kingsport, and its urban region, include manufacturing, government/education, health services and retail trade. Some service industry employment shows as well. The city is the world headquarters of several manufacturing interests, most significantly Eastman Chemical Corporation and its on-site contractors. Two major health care providers merged into one large corporation which did eliminate some jobs due to duplication. However, this company still employs thousands throughout Northeast Tennessee and Southwest Virginia.

### Describe the workforce and infrastructure needs of the business community:

As employers rely more and more on technical skills of their workforces, general and technical education are especially needed. In recent years, the City has partnered with local and State colleges, universities and technical schools to create a downtown educational center and campus, bringing together varied and diverse educational opportunities for prospective students and needed future employees of local business interests. Both the City of Kingsport Schools, and Sullivan County Schools have partnered to bring a focus to career and technical education through partnerships with local trade schools and Northeast State Community College.

The local business community is also active in encouraging the City to improve and expand its quality of life services (bicycle lanes, parks, sustainable cultural and leisure activities) in addition to the public facility and traditional infrastructure (water, sewer, roads) to assist in attracting quality and qualified workforces.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

As indicated previously, the City has lead in the creation of the "Academic Village" to the downtown area. This village brings together general education and technical education opportunities, through several college and technical school offerings, into one downtown campus. The City has been active in coordinating local and State services in support of these schools.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Local businesses, major employers and others who contribute and participate in the Academic Village concept report that the cooperative has greatly enhanced their ability to rely on local, well-educated, readily available and technically sound workforce. The skills and education of the local workforce is not only evident relative to the manufacturing industries within the Kingsport area, but the health care, construction and other services sectors as well.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Academic Village concept, as described above, has been the major initiative for the City. Traditionally, the Consolidated Plan has indicated a need for improvements to the downtown area in terms of upgrade of deteriorating property. Through the City's efforts to coordinate the "Village", much progress has been made in addressing these needs.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

**Discussion**



## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

There are areas within the City of Kingsport which have been identified as area of concentration of households experiencing multiple housing problems. These areas are identified as “concentrated” in that they typically are readily recognized as lying within an identifiable neighborhood boundary and have reported or have been reported through the City’s Codes Department with an unusual rate of complaints, compared with other distinct neighborhoods within the city. For instance, the West View neighborhood of the City is an area adjacent to the Lynn Garden neighborhood, with Virgil Avenue serving as a dividing line. West View contains a predominantly low and moderate income population and reports a high number of complaints and physical housing needs. Other readily identifiable neighborhoods in the City include Riverview, Maple/Dale/Sevier, Highland, Borden Park and Lynn Garden. These areas all are identified as areas of concentration of multiple housing problems.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Two neighborhoods within the city are identified as areas of concentration of racial and/or ethnic minority populations. Riverview neighborhood and Maple/Dale/Sevier are neighborhoods that are predominantly African-American in racial make-up.

### **What are the characteristics of the market in these areas/neighborhoods?**

The neighborhoods mentioned above are experiencing a relatively low rate of turnover in housing sales, with little to no new housing development occurring. Some sales of existing, and older, housing are occurring but not keeping pace with the rates in other, more affluent areas. The sales that are occurring seem also to be properties which appear as good investments for non-resident investors in rental property. A main driver of slow housing sales rates is the overall condition of the housing in these neighborhoods. A significant number of houses and structures within the areas experience multiple physical condition challenges and need for rehabilitation/substantial repair. These needs are driven primarily by the aging of the housing stock.

### **Are there any community assets in these areas/neighborhoods?**

The City has invested in some community assets within the neighborhoods identified above. Lynn Garden is the site of a substantial investment in converting a former high school into a senior services center as well as recreation facility. Riverview neighborhood is home to the Upper East Tennessee Human Development Agency, as well as the City's non-profit service center and the Kingsport Housing and Redevelopment Authority's FSS and Fresh Start centers. Affordable site based housing is operated by KHRA in the Riverview area.

### **Are there other strategic opportunities in any of these areas?**

KHRA was granted approval by HUD to demolish the Robert E. Lee Apartments which had become deteriorated, and cost prohibitive to renovate. KHRA is still trying to obtain funding to construct new housing at the Lee site. The demo/disposition from HUD requires a one for one-unit replacement. KHRA also has plans to construct housing on adjacent streets which include Tennessee St., Myrtle St., and Dale St. Discussions remain ongoing for funding opportunities. The city of Kingsport also has as a future plan realignment of Sevier Ave as midtown connector.

Construction is underway on twelve one bedroom units on Oak Street at this time.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Broadband internet services are a vital tool for the community. With recent events the need to communicate through virtual means has become a necessity. Public utility companies have expanded broadband access in the most populated areas which has allowed these residents the option to subscribe. Due to the topography and remoteness of some areas it can be difficult to obtain broadband services. Some residents are forced to use satellite options, which can be affected by weather, and also has a higher cost than traditional land based providers.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Competition allows consumers to receive better services at a better price. Presently in this area local cable television, local phone providers, local electric companies, and others can compete to provide broadband access to customers.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

The Kingsport area can be affected by heavy and frequent rainstorms due to rocky soil and numerous rivers, streams, and creeks. Due to the nature of the rock formations the area is susceptible to rock and mud slides, and sinkholes that could occur with a heavy or frequent rainfall, or heavy winter storms. Climate changes remain a concern should it result in more intense and frequent storms.

The City is not on or near the coast so sea level rise should not be an issue.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Frequently these areas may have been neglected in upkeep by owners. Many of the older neighborhoods in the city have not had improvements made to the surrounding infrastructure.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

This Consolidated 2025-2029 plan is a coordinated effort by the lead entity, Bristol, Tennessee and the participating jurisdictions of Kingsport, Johnson City, Bluff City, Sullivan and Washington Counties in Tennessee and Bristol Virginia to identify and prioritize and address the Consortium's community development needs. The strategies developed and cited in this plan are compliant with HUD's national objective and are consistent with HUD's community development goals for low-to moderate-income persons. These include: provide decent housing; create a suitable living environment; to expand economic development opportunities. To aid in the elimination of slum and blight. State and federal funding continues to suffer cuts while the needs become greater, the Consortium remains committed to use the funds it receives, look for leveraging dollars, and take all available routes to meet the unserved needs of the extremely low, low, and moderate income residents.

This plan was developed through a comprehensive planning process involving a cross section of citizens, local government staff, public service agency staff, and representatives of low- and moderate income individuals. Input was solicited through public meetings, online surveys, and public hearings that were scheduled specifically to discuss priority needs in the Consortium area. This Plan will serve as the planning tool for affordable housing and community development activities funded through the HOME program and for the CDBG program in Bristol, Kingsport and Johnson City. This Plan will hopefully serve as a guide and informational tool to local community organizations and housing providers.

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 12 - Geographic Priority Areas

1	Area Name:	City-Wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Most CDBG funds are not planned based on allocations to specific geographic areas within the City. Housing rehabilitation funds are offered on a city-wide basis, with a “first come-first served” priority. The funds for community services are spread across the city. The only CDBG funds restricted to a specific area are those provided to the South Central Kingsport CDC, a qualified CBDO whose jurisdiction is limited to portions Census Tracts 402 and 404. However, funds are awarded to South Central based on the strength of the program and its impacts, and not prioritized based on geographic factors.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 13 – Priority Needs Summary

1	<b>Priority Need Name</b>	Decent, Safe and Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	City-Wide
	<b>Associated Goals</b>	Decent, Safe and Affordable Housing Decent, Safe, Affordable Housing Code Section 108 Hope VI Demolition Admin
	<b>Description</b>	Very-low, low and moderate income households within the city are experiencing problems with code issue, health and safety issues and accessibility issues concerning the physical conditions of their housing. The City intends to address these critical needs with Federal and local funds.
	<b>Basis for Relative Priority</b>	The housing stock in the City is aging quickly and showing many signs of stress. Lower income individuals and families, especially elderly and disabled, are in less and less ability to afford and affect repairs. The City does not wish to experience decline in housing stock and supports the needs of the families affected.
2	<b>Priority Need Name</b>	Public Facilities
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	City-Wide
	<b>Associated Goals</b>	
	<b>Description</b>	Public facilities may need to be addressed either through acquisition/demolition or rehab/construction within low and moderate income neighborhoods.
	<b>Basis for Relative Priority</b>	While the members of the Consortium each recognize public facility needs within their respective jurisdictions, dwindling resources necessitate that the Consortium as a whole and its individual members continue to concentrate primarily on housing needs.
<b>3</b>	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	Low



	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	City-Wide
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Educational, advocacy, employment, economic opportunity needs of low and moderate income persons and families and subgroups within.
	<b>Basis for Relative Priority</b>	While the members of the Consortium each recognize public service needs within their respective jurisdictions, dwindling resources necessitate that the Consortium as a whole and its individual members continue to concentrate primarily on housing needs.

### Narrative (Optional)

The above enumerated Priority Needs for the City, relative to CDBG funds, are in addition to the priority needs enumerated in the HOME Consortium Priority Needs table which relate to housing needs. The City maintains that housing ranks high for CDBG Strategic Planning and is reflected in the Annual Action Plan.



## SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The following outlines the Federal resources (CDBG) anticipated by the City of Kingsport as an entitlement city.

### 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 - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	450,724	0	0	450,724	0	estimated \$450724 in annual award

Table 14 - Anticipated Resources

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

CDBG funds will leverage other funds which address some of the housing and non-housing priority needs identified. CDBG funds will leverage local, private funds and volunteer efforts for the KAHR program which provides emergency repair for low income households. Public service agencies receive various supports from the City government and pursue and receive significant amounts of grant money from federal, state governments and private foundations.

Elimination of slum and blight through code enforcement, clearance and demolition.

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

KHRA, the public housing authority, owns a large tract of land where the former Robert E. Lee Apartments were housed. Due to the ongoing excessive cost to renovate this property the decision was made to demolish these units. One for one replacement housing (128 units) must be built on or around this site per HUD regulations. KHRA continues to explore funding opportunities for new construction. This remains a high priority for the city.

**Discussion**

The City anticipates continued qualification and certification as an entitlement city under the Community Development Block Grant (CDBG) program administered by the Department of Housing and Urban Development (HUD). The City annually plans for these funds and attempts to match them as closely as possible to perceived and voiced (public comment) needs. To every extent possible, the City allocates these funds with the maximum impact possible and attempts to leverage them as much as possible.

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Kingsport	Government	Homelessness Non-homeless special needs Ownership Planning Public Housing neighborhood improvements public facilities public services	Jurisdiction

Table 15 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

The City of Kingsport administers the CDBG funds for Kingsport.

CDBG - The City will contract with local sub recipient agencies to deliver CDBG public service activities.

ESG – The Greater Kingsport Alliance for Development (GKAD) receives ESG funding as a competitive grantee, and administers the ESG.

Kingsport is a community that is volunteer and service oriented and the City benefit through working with many agencies and civic groups. Volunteerism is one of Kingsport’s strengths and the beneficiaries and clients of local services receive well-planned and thoughtful, kind service.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS		X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			

**Table 16 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The Greater Kingsport Alliance for Development is the recipient of Emergency Solutions Grant competitive funding. These funds are used to provide emergency homeless prevention and rapid re-housing activities. Other persons who meet a definition of “homeless” are also reached with these funds, which may include veterans and unaccompanied youth.

The City participates with the local Continuum of Care, administered by the Appalachian Regional Coalition on Homelessness (ARCH). ARCH coordinates a number of continuum of care grants and program through many local service agencies. A more detailed description of ARCH’s role is included in other sections of this plan.

Kingsport Housing & Redevelopment Authority receives a Continuum of Care (CoC) grant and a Housing Opportunities for Persons with HIV/AIDS (HOPWA). The City of Kingsport is one of the geographic areas that are served by these funds.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The following agencies and the services they provide address City strengths:

Abuse Alternatives, The Salvation Army Kingsport, Safe House, Haven of Mercy, Interfaith Hospitality Network, Eastern Eight CDC, Kingsport Homeless Ministries, Horizon CDC and Catholic Charities are all nonprofit organizations that will address the needs of the homeless and potentially homeless. The regional Continuum of Care agency, the Appalachian Regional Coalition on Homelessness, plays an integral role in addressing homeless issues, currently through the Homeless Prevention and Rapid Re-Housing Program.

The First Tennessee Human Resources Agency provides programs in home energy assistance, homebuyer assistance, housing counseling, transportation, adult daycare, and nutrition.

The Upper East Tennessee Human Development Agency provides a weatherization program through local neighborhood service centers. Their services have been greatly expanded due to receiving National Stimulus Program funds.

Locally, the Department of Human Services assists very low and low-income people with financial aid and food stamps.

FEMA Emergency Food and Shelter Local Boards operate in Washington and Sullivan Counties to provide funding to nonprofits who then assist individuals and families.

Gaps in service delivery do occur at times. There are several reasons. Chief among this may be attributed to the geographic area being mountainous and having remote locations, and lacking adequate public transit services outside of the populated areas.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Gaps in the delivery system will be addressed by continually educating and networking with nonprofit agencies. Efforts will also continue to involve more agencies in the consolidated planning process. The City of Kingsport and the United Way of Greater Kingsport have partnered to provide a homeless services liaison to work with the homeless population in the city. The Kingsport Police Department has also employed a social worker to work with the homeless population to act as liaison for these clients.

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent, Safe and Affordable Housing	2025	2029	Affordable Housing	City-Wide	Decent, Safe and Affordable Housing	CDBG: \$172,971	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Decent, Safe, Affordable Housing Code	2025	2029	Affordable Housing	City-Wide	Decent, Safe and Affordable Housing	CDBG: \$25,000	Housing Code Enforcement/Foreclosed Property Care: 300 Household Housing Unit
3	Public Services	2025	2029	Non-Housing Community Development	City-Wide	Public Services	CDBG: \$67,608	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
4	Section 108 Hope VI	2025	2029	Affordable Housing	City-Wide	Decent, Safe and Affordable Housing	CDBG: \$70,000	Other: 1 Other
5	Demolition	2025	2029	Demolition	City-Wide	Decent, Safe and Affordable Housing	CDBG: \$25,000	Buildings Demolished: 5 Buildings
6	Admin	2025	2029	admin	City-Wide	Decent, Safe and Affordable Housing	CDBG: \$90,145	Other: 1 Other

Table 17 – Goals Summary

### Goal Descriptions



1	<b>Goal Name</b>	Decent, Safe and Affordable Housing
	<b>Goal Description</b>	The City intends to address the needs of lower income households with structural and code rehabilitation and emergency repair. The goal is to maintain, if not increase, the number of affordable and accessible housing in the city.
2	<b>Goal Name</b>	Decent, Safe, Affordable Housing Code
	<b>Goal Description</b>	The CDBG program works with the City's office of Code Enforcement and local community based organizations in the identification of housing that poses nuisances to neighborhoods by being severely deteriorated, dilapidated and/or chronically vacant. CDBG funds are also allocated to Code Enforcement efforts, "city-wide", in order to maintain decent, safe and affordable housing in Kingsport.
3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	To provide services to extremely-low, low and moderate income persons and families which address their education, employability, health and safety needs.
4	<b>Goal Name</b>	Section 108 Hope VI
	<b>Goal Description</b>	Repayment of Loan
5	<b>Goal Name</b>	Demolition
	<b>Goal Description</b>	Demolition as an activity in the prevention or elimination of slums and blight. Either on a spot basis or an area basis.
6	<b>Goal Name</b>	Admin
	<b>Goal Description</b>	Administration of CDBG

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The above goals are relative to the non-housing needs of the City. Elsewhere in the Consortium's Consolidated Plan are described goals relative to housing needs. The City participates with the Consortium in addressing the housing needs of the City as well as the region served by the Consortium. However, for the purposes of estimating the number of households that the City of Kingsport will provide affordable housing, the Community Development office has projected the number of extremely low-income, low-income and moderate-income families who will receive housing rehabilitation and emergency repair services. The total number projected for the five-year period covered by the plan is about 250 families, depending on the resources available.



## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Housing rehabilitation programs and modernization of public housing units by the Kingsport Housing and Redevelopment Authority will continue to abate lead-based paint as it is encountered. Each unit rehabilitated by the City will be assessed for existing and potential lead-based paint hazards, which will be abated. The number of units targeted for rehabilitation in the next year, including CDBG and HOME program funds, is 45.

### **How are the actions listed above integrated into housing policies and procedures?**

As alluded to above, the HOME Policies and Procedures, which govern the activities of the Consortium, are engaged by the City of Kingsport in the delivery of housing services. These policies include specific requirements relative to lead-based paint hazards. A copy of these policies is attached to the Consolidated Plan.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Employment opportunities are the key to reducing the number of households living in poverty. Many times a lack of education and/or skills training for many adults limit their employment potential. Improving the economy within the Consortium area is an essential element in the anti-poverty strategy. Kingsport's Economic Development Task Force, Bristol, Tennessee's Industrial Development Board, Bristol, Virginia's Economic Development Committee, and Johnson City's Economic Development Board all are working to increase opportunities for families living in poverty.

Objectives used to meet this goal involve the use of federal funds for homeownership assistance, rehabilitation of housing, infrastructure improvement, utility tap fees and PSAs to educate the general public about fair housing choice. Efforts will be coordinated with the local Housing Authorities Comprehensive Grant programs to provide rental units for low-income elderly, handicapped and families. Additionally, we will coordinate with local agencies using Tennessee ESG funds to increase the amount and quality of emergency shelter accommodations for the homeless.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

In June 2004, the Sullivan County Economic Development Partnership was formed. It is composed of the cities of Bluff City, Bristol, Kingsport and Sullivan County, Tennessee. The Partnership is a governmental entity that consolidates the economic development program for all of Sullivan County. This entity is charged to establish, coordinate and implement a comprehensive economic development agency whose purpose is to develop and implement an overall economic development strategic plan. The Partnership seeks to stimulate development in new manufacturing and services, existing businesses, retail destinations/venues, small business and startups and support hospitality and tourism.

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The office of Community Planning monitors progress of strategies, priorities, and goals contained in the City's Annual Action Plan. The department has primary responsibility for administering the CDBG program for the City and is directly involved with most housing and service agencies throughout the jurisdiction as well as monitoring of projects and activities. All activities are reviewed annually to assure they are carried out in accordance with applicable Federal, State and local laws and regulations and are consistent with local and HUD goals and objectives.

The city ensures that activities funded through CDBG funds align with the broader comprehensive plans set out for the community. This involves regularly reviewing the alignment of funded activities with zoning laws, urban development plans, and other strategic priorities.

The City's CDBG program consistently has several subrecipients carrying out program activities. The City has in place a specific plan for monitoring subrecipients, which will be utilized over the life of the Plan.

Community development also works with the City's Purchasing Department, as well as regionally with the First Tennessee Development District, to ensure that a program of outreach and recruitment of minority business is undertaken. In this program, a list of minority businesses is maintained, new businesses regularly recruited and businesses specifically invited to participate in bidding processes for contracts using Federal funding sources.

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The following outlines the Federal resources (CDBG) anticipated by the City of Kingsport as an entitlement city.

#### 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 - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	450,724.00	0.00	0.00	450,724.00	0.00	estimated \$450724 in annual award

Table 18 - 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**

CDBG funds will leverage other funds which address some of the housing and non-housing priority needs identified. CDBG funds will leverage local, private funds and volunteer efforts for the KAHR program which provides emergency repair for low income households. Public service agencies receive various supports from the City government and pursue and receive significant amounts of grant money from federal, state governments and private foundations.

Elimination of slum and blight through code enforcement, clearance and demolition.



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

KHRA, the public housing authority, owns a large tract of land where the former Robert E. Lee Apartments were housed. Due to the ongoing excessive cost to renovate this property the decision was made to demolish these units. One for one replacement housing (128 units) must be built on or around this site per HUD regulations. KHRA continues to explore funding opportunities for new construction. This remains a high priority for the city.

**Discussion**

The City anticipates continued qualification and certification as an entitlement city under the Community Development Block Grant (CDBG) program administered by the Department of Housing and Urban Development (HUD). The City annually plans for these funds and attempts to match them as closely as possible to perceived and voiced (public comment) needs. To every extent possible, the City allocates these funds with the maximum impact possible and attempts to leverage them as much as possible.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent, Safe, Affordable Housing Code	2025	2029	Affordable Housing	City-Wide	Decent, Safe and Affordable Housing	CDBG: \$172,971.00	Housing Code Enforcement/Foreclosed Property Care: 300 Household Housing Unit
2	Public Services	2025	2029	Non-Housing Community Development	City-Wide	Public Services	CDBG: \$67,608.00	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
3	Demolition	2025	2029	Demolition	City-Wide	Decent, Safe and Affordable Housing	CDBG: \$25,000.00	Buildings Demolished: 5 Buildings
4	Decent, Safe and Affordable Housing	2025	2029	Affordable Housing	City-Wide	Decent, Safe and Affordable Housing	CDBG: \$25,000.00	Homeowner Housing Rehabilitated: 20 Household Housing Unit

Table 19 – Goals Summary

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Decent, Safe, Affordable Housing Code
	<b>Goal Description</b>	The CDBG program works with the City's office of Code Enforcement and local community based organizations in the identification of housing that poses nuisances to neighborhoods by being severely deteriorated, dilapidated and/or chronically vacant. CDBG funds are also allocated to Code Enforcement efforts, "city-wide", in order to maintain decent, safe and affordable housing in Kingsport.
<b>2</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Public service activities other than low/moderate income housing benefit.
<b>3</b>	<b>Goal Name</b>	Demolition
	<b>Goal Description</b>	Demolition of Blighted properties in LMI Communities.
<b>4</b>	<b>Goal Name</b>	Decent, Safe and Affordable Housing
	<b>Goal Description</b>	The City plans to provide rehabilitation and emergency repair to approximately 20 houses within the program year.

## **AP-35 Projects - 91.420, 91.220(d)**

### **Introduction**

This contains the listed projects that Kingsport wishes to fund:

CDBG Admin

KAHR Program

Community Enrichment/Public Services

Code Enforcement

Demolition

HOPE VI/Section 108

#	Project Name
1	CDBG Admin
2	KAHR-Kingsport Alliance for Housing Revitalization
3	Community Enrichment/Public Services
4	Hope VI/108 Loan
5	Code Enforcement
6	Demolition

**Table 20 – Project Information**

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

Home repair and rehabilitation remains a top priority as there are many homes that are in need of repairs to make them decent, safe, and sanitary.

The other funding is used for various community enrichment activities that benefit low and moderate income families.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG Admin
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Decent, Safe, Affordable Housing Code
	<b>Needs Addressed</b>	Decent, Safe and Affordable Housing
	<b>Funding</b>	CDBG: \$90,145.00
	<b>Description</b>	CDBG funds allocated for administrative costs to the City of Kingsport for the 2025-2026 program year.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG Admin
	<b>Location Description</b>	CDBG Admin
	<b>Planned Activities</b>	Admin of CDBG
2	<b>Project Name</b>	KAHR-Kingsport Alliance for Housing Revitalization
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Decent, Safe, Affordable Housing Code
	<b>Needs Addressed</b>	Decent, Safe and Affordable Housing
	<b>Funding</b>	CDBG: \$172,971.00

	<b>Description</b>	Housing rehab continues to be a need in Kingsport, especially for the low-moderate income households. Due to the older housing stock combined with low income homeowners, there is a great need for emergency repairs. We will use a large amount of our CDBG funds for this purpose. We plan to partner with organizations such as Holston Habitat for Humanity, Kingsport Housing Redevelopment Authority, Carpenter's Helpers, Appalachia Service Project, and other housing providers in order to provide the maximum assistance possible to these homeowners.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Appx 15 LMI families will be served per year.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Emergency home repairs for low income owner occupied houses.
<b>3</b>	<b>Project Name</b>	Community Enrichment/Public Services
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$67,608.00
	<b>Description</b>	Community Development Block Grant to fund agencies that perform Public Service functions which serve low- and moderate-income persons in the City. The maximum amount available for Public Service funding is \$67,608.90 to be distributed to local non-profit agencies who apply for funding and meet funding criteria. Community Development will continue to support the United Way Homeless efforts by providing \$25,000 for a homeless liaison, who provides direct service and referrals to those experiencing or at-risk for homelessness in the City of Kingsport. The Community Development office will make \$42,608.90 available through a competitive application process to public service organizations in May 2025. The activities proposed by all agencies must meet basic eligibility criteria under CDBG regulations.

	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	We estimate appx 500 individuals will be served.
	<b>Location Description</b>	Local will be within the Kingsport City Limits
	<b>Planned Activities</b>	Community Development to fund agencies which perform Public Service functions which serve low and moderate income persons in the City. The maximum amount available for Public Service funding is \$65,109.60 to be distributed to local non-profit agencies who apply for funding and meet funding criteria. Community Development will continue to support the United Way Homeless efforts by providing \$25,000 to for a homeless liaison, who provides direct service and referrals to those experiencing or at-risk for homelessness in the City of Kingsport. The Community Development office will make \$40,109.60 available through a competitive application process to public service organizations in May 2023. The activities proposed by all agencies must meet basic eligibility criteria under CDBG regulations.
4	<b>Project Name</b>	Hope VI/108 Loan
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Decent, Safe, Affordable Housing Code
	<b>Needs Addressed</b>	Decent, Safe and Affordable Housing
	<b>Funding</b>	CDBG: \$70,000.00
	<b>Description</b>	Installment for 108 loan supporting the 2008 HOPE VI project. For Program Year 2025, the City proposes to set aside \$70,000 for payment of annual installments for a Section 108 Loan in support of the HOPE VI Riverview/Sherwood/Hiwassee Improvement project. The City received approval for \$856,000 Section 108 Loan funds to provide support assistance in the Riverview and Sherwood/Hiwassee neighborhoods as part of the HOPE VI project. Section 108 requires that the local jurisdiction utilize its current and future CDBG funds as collateral for the loan. HUD has calculated that the City would need to set aside approximately \$70,000 CDBG funds per year for 20 years to support this proposal.

	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 LMI
	<b>Location Description</b>	Sherwood and Hiwassee
	<b>Planned Activities</b>	Installment for 108 loan supporting the 2008 HOPE VI project. For Program Year 2023, the City proposes to set aside \$70,000 for payment of annual installments for a Section 108 Loan in support of the HOPE VI Riverview/Sherwood/Hiwassee Improvement project. The City received approval for \$856,000 Section 108 Loan funds to provide support assistance in the Riverview and Sherwood/Hiwassee neighborhoods as part of the HOPE VI project. Section 108 requires that the local jurisdiction utilize its current and future CDBG funds as collateral for the loan. HUD has calculated that the City would need to set aside approximately \$70,000 CDBG funds per year for 20 years to support this proposal.
5	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Decent, Safe, Affordable Housing Code
	<b>Needs Addressed</b>	Decent, Safe and Affordable Housing
	<b>Funding</b>	CDBG: \$25,000.00
	<b>Description</b>	The CDBG program works with the City's office of Code Enforcement and local community-based organizations for the identification of housing that poses nuisances to neighborhoods by being severely deteriorated, dilapidated and/or chronically vacant. CDBG funds are also allocated to Code Enforcement efforts, "city-wide", in order to maintain decent, safe and affordable housing in Kingsport. Funding also includes program carryover from the Past Years (PY).
	<b>Target Date</b>	6/30/2026



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300
	<b>Location Description</b>	City Wide LMI Communities
	<b>Planned Activities</b>	The CDBG program works with the City's office of Code Enforcement and local community based organizations in the identification of housing that poses nuisances to neighborhoods by being severely deteriorated, dilapidated and/or chronically vacant. CDBG funds are also allocated to Code Enforcement efforts, "city-wide", in order to maintain decent, safe and affordable housing in Kingsport.
6	<b>Project Name</b>	Demolition
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Demolition
	<b>Needs Addressed</b>	Decent, Safe and Affordable Housing
	<b>Funding</b>	CDBG: \$25,000.00
	<b>Description</b>	Demolition of blighted properties.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 total blighted properties cleared
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Demolition of slum and blight as identified by Code Enforcement.

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

Although the project is not awarded funding based on any specific geographic priority, the only project which is restricted to a geographic area is the South Central Kingsport CDC program. Because South Central is a qualified CBDO, its activities are restricted to the South Central jurisdiction which include specific sections of Census Tracts 402 and 404. These areas are ones in which a significant percentage are low-income and minority populations.

KHRA Learning Centers funding, while not restricted necessarily to any recognizable geographically delineated area, are utilized within public housing developments and the neighborhoods surrounding them. These developments are spread throughout the city.

All other activities are city-wide.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City-Wide	100

**Table 21 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

As indicated above, the City's funding priorities are not based on any delineated geographic area.

### **Discussion**

In years past, the City of Kingsport undertook its CDBG program in certain qualified target areas in the City. Several neighborhoods were transformed as a result. These include Highland, Old Kingsport, Rotherwood Heights, Gibsontown and other smaller areas. As funding has decreased over the years, it has become increasingly difficult to allocate funds in target areas with significant impact. This has driven the City to offer funding to public service agencies and housing rehabilitation clients on a city-wide basis.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

The City Community Development Coordinator has developed a Community Development Advisory Committee (CDAC), which the members will be citizens representing the low and moderate income households.

### **Actions planned to address obstacles to meeting underserved needs**

#### **Actions Planned to address obstacles to meeting underserved needs:**

- The City of Kingsport has previously adopted a Fair Housing Ordinance that prohibits discrimination in housing practices and incorporates provisions of the Civil Rights Act of 1964, the Fair Housing Act of 1968 and the Fair Housing Amendments Act of 1988. The documents include protection for all citizens regardless of race, color, sex, religion, national origin, disability or familial status.
- The distribution of the “Fair Housing, It’s Your Right” occurs with contacts with CDBG and other program beneficiaries.
- Fair Housing complaints are received and attended by the Community Development office of the City. As inquiries and complaints are received, they are reviewed and, as appropriate, either forwarded to the Fair Housing office of HUD, the Tennessee Human Rights Commission, or to Legal Services of Upper East Tennessee office which provides fair housing advocacy and counseling. Community Development also provides the locally produced “About Renting” booklet which provides valuable information regarding fair housing rights and remedies.
- City Community Development staff participates with the Legal Services of Upper East Tennessee staff in providing fair housing training to the staff of the Kingsport Housing and Redevelopment Authority. KHRA staff are traditional points of contact with populations identified as particularly prone to fair housing concerns.
- Community Development staff also provide Fair Housing information to the Kingsport Ministerial Alliance who are also points of contact with persons who tend to have some fair housing issues.
- The City provides Fair Housing rights information on the local government channel through Charter Communications. The City has a television commercial produced a number of years ago available for broadcast.
- Community Development staff has been working with City Planning staff to develop methods of including non-discrimination and Fair Housing rights language in various communications the City Planning Department staff produce and distribute to citizens during development proposals. Staff believes that development projects generate a heightened awareness among affected citizenry and these would be excellent times to communicate discrimination and Fair

Housing rights.

### **Actions planned to foster and maintain affordable housing**

The City of Kingsport continues to offer rehabilitation and emergency repair to low and moderate income home-owners in the City on a city-wide basis. The City believes this program not only provides decent, safer and more accessible housing for those families and individuals in need, but also helps maintain an affordable housing stock for the city.

### **Actions planned to reduce lead-based paint hazards**

Housing rehabilitation programs and modernization of public housing units by the Kingsport Housing and Redevelopment Authority will continue to abate lead-based paint as it is encountered. Each unit rehabilitated by the City will be assessed for existing and potential lead-based paint hazards, which will be abated. The number of units targeted for rehabilitation in the next year, including CDBG and HOME program funds, is 40.

### **Actions planned to reduce the number of poverty-level families**

Employment opportunities are the key to reducing the number of households living in poverty. Many times a lack of education and/or skills training for many adults limit their employment potential. Improving the economy within the Consortium area is an essential element in the anti-poverty strategy. Kingsport's Economic Development Task Force, Bristol, Tennessee's Industrial Development Board, Bristol, Virginia's Economic Development Committee, and Johnson City's Economic Development Board all are working to increase opportunities for families living in poverty.

In June 2004, the Sullivan County Economic Development Partnership was formed. It is composed of the cities of Bluff City, Bristol, Kingsport and Sullivan County, Tennessee. The Partnership is a governmental entity that consolidates the economic development program for all of Sullivan County. This entity is charged to establish, coordinate and implement a comprehensive economic development agency whose purpose is to develop and implement an overall economic development strategic plan. The Partnership seeks to stimulate development in new manufacturing and services, existing businesses, retail destinations/venues, small business and startups and support hospitality and tourism.

Objectives used to meet this goal involve the use of federal funds for homeownership assistance, rehabilitation of housing, infrastructure improvement, utility tap fees and PSAs to educate the general public about fair housing choice. Efforts will be coordinated with the local Housing Authorities Comprehensive Grant programs to provide rental units for low-income elderly, handicapped and

families. Additionally, we will coordinate with local agencies using Tennessee ESG funds to increase the amount and quality of emergency shelter accommodations for the homeless.

### **Actions planned to develop institutional structure**

There are no proposals to change the existing Institutional Structure. The Kingsport Housing and Redevelopment Authority is not considered a “troubled” public housing agency and most of the other public and social service agencies in the Kingsport area are very well organized and strong. Actions to improve the structure will be taken, as they become apparent.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City has a tradition of supporting Public Service agencies with Federal and local funding. In 2024-2025, Community Development proposes to fund agencies which perform Public Service functions which serve low and moderate income persons in the City.

HOPE VI – For Program Year 2024-25, the City proposes to set aside \$70,000 for payment of annual installments for a Section 108 Loan in support of the HOPE VI Riverview/Sherwood/Hiwassee Improvement project. The City received approval for \$856,000 Section 108 Loan funds to provide support assistance in the Riverview and Sherwood/Hiwassee neighborhoods as part of the HOPE VI project. Section 108 requires that the local jurisdiction utilize its current and future CDBG funds as collateral for the loan. HUD has calculated that the City would need to set aside approximately \$70,000 CDBG funds per year for 20 years to support this proposal.

### **Discussion**

While the City of Kingsport is a regional leader in economic development strategies, the Community Development Block Grant program is not regularly utilized for these efforts.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 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	0
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
<b>Total Program Income:</b>	<b>0</b>

#### 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.	80.00%

## Discussion

## Attachments



## **Citizen Participation Comments**

Date 04/15/2025

Name: Michael Price

Title: Community Planner

City of Kingsport

415 Broad Street

Kingsport, TN 37660

No Public Comments were received in regards to the Annual Action Plan, nor the Consolidated Plan.

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> City of Kingsport Economic Development
	<b>List the name of the organization or individual who originated the data set.</b> City of Kingsport Economic Development
	<b>Provide a brief summary of the data set.</b> Work Area Profile Analysis
	<b>What was the purpose for developing this data set?</b> To find areas of opportunity around economic and workforce development.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2022 Data
	<b>Briefly describe the methodology for the data collection.</b> Census Data
	<b>Describe the total population from which the sample was taken.</b> 55,400
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Respondents were taken from 2022 Census data and reflect the population of Kingsport.