

Executive Summary

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

1. Introduction

This section discusses the City of Kingsport's Annual Action Plan for the 2019 Program Year.

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. Summarize the objectives and outcomes identified in the Plan

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

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 Annual Action Plan, 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

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

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 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

Summary from citizen participation section of plan.

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 Citizen Advisory Committee, through which review and allocation of funding of various specific projects and activities are decided. 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. 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. In addition to the seven step approach, the City conducted two additional Public Meetings at which citizen participation was solicited. The first was held in conjunction with a May 6 work session of the Kingsport Board of Mayor and Aldermen. The second public meeting was a Public Hearing held in conjunction with the City's May 7 regular meeting of Board of Mayor and Aldermen at which the board considered the Annual Action Plan. About 25 citizens attended the meeting, but offered no comment or input. These meetings are noted in the section below.

5. Summary of public comments

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

As noted above, about 25 citizens participated in the public hearing process. However, no citizens offered comments.

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.

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

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

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		City of Kingsport, TN Community Development

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(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 Citizen Advisory Committee. 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. Within the past year, the City has begun regular consultation with the Board of Directors and staff of the Tennessee Housing Development Agency, with former City staff elected to the THDA Board.

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.

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

As stated above, Community Development staff will be serving on the ARCH Board of Directors which appoints committee membership that review ESG funding allocations and opportunities, as well as approving performance standards, policies and procedures for HMIS and other Continuum interests relative to ESG and other homeless assistance programs.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	KHRA
	Agency/Group/Organization Type	PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	KHRA and the City staff have regular (at least monthly) meetings at which all areas of service and needs are discussed. Continuous improvements in services and outreach are discussed.
2	Agency/Group/Organization	ARCH
	Agency/Group/Organization Type	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

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff attend monthly meetings and other planning meetings with staff. ARCH staff provided direct comments and input on the Consolidated Plan.
3	Agency/Group/Organization	City of Kingsport
	Agency/Group/Organization Type	Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development office is part of the City's Planning staff. Other Planning staff have direct, daily input.
4	Agency/Group/Organization	United Way of Greater Kingsport
	Agency/Group/Organization Type	Business and Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Market Analysis Anti-poverty Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>City of Kingsport is member and integral participant in United Way. Staff regularly consult concerning community needs.</p>
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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

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

Table 3 - Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

As a member of the Northeast TN/Southwest VA HOME Consortium, the City of Kingsport participated in 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. In addition to the seven step approach, the City conducted two additional Public Meetings at which citizen participation was solicited. The first was held in conjunction with the regular April Meeting of the Kingsport Regional Planning Commission. The second public meeting was a Public Hearing held in conjunction with the City's May regular meeting of Board of Mayor and Aldermen at which the board considered the Annual Action Plan. About 45 citizens attended the meeting, but offered no comment or input. These meetings are noted in the section below.

It should be further noted that, because of delay in the FY2019 appropriation process through the United States Congress, and subsequent delay in notification to the City from HUD concerning specific funding allocation amounts for annual planning purposes, the City was unable to publish definite funding planning amounts for public comment. However, during the planning and citizen participation process, the City developed plans and project funding schemes based on Program Year 2018 CDBG funding amounts. As part of the citizen participation process, these "projected" amounts were published with an explanation that the specific project funding amounts were subject to adjustment upon notification from HUD relative to allocation amounts. Citizens were advised that the City planned to adjust each project funding amount proportionally to the final allocation amount difference, if any, for Program Year 2019.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	This was a public meeting held by the City's Board of Mayor and Aldermen. 2 persons attended, who represented an applying CDBG agency.	None.		

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	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	This was a public hearing held by the Board of Mayor and Aldermen. About 25 citizens attended.	No comments or response was offered.		

Table 4 – Citizen Participation Outreach

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	391,364	2,000	0	393,364	0	
Other	public - federal	Other	249,332	0	0	249,332	0	CDBG-CV funds to be used to prevent, prepare for, and respond to the Coronavirus.

Table 5 - 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.

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

As previously indicated, KHRA is in the process of a Choice Neighborhoods Initiative which involves review of the Midtown neighborhood. The initiative involves study of publically-owned housing (Lee Public Housing Apartments) which is managed by Kingsport Housing and Redevelopment Authority.

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	Public Services	2015	2020	Non-Housing Community Development		Public Services	CDBG: \$35,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
3	Decent, Safe and Affordable Housing	2015	2019	Affordable Housing		Decent, Safe and Affordable Housing	CDBG: \$160,092	Homeowner Housing Rehabilitated: 20 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Public Services
	Goal Description	The City plans to provide CDBG funds to Public Services agencies who server low and moderate income persons and families.
3	Goal Name	Decent, Safe and Affordable Housing
	Goal Description	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

The following represents the projects for which the City of Kingsport received input through consultation with community groups, City departments and citizens. The planning allocations, originally, were projected amounts shared through the planning and citizen participation process which included notification that the amounts are subject to adjustment upon notification from HUD of the City's CDBG allocation. The funding amounts for the following projects have been adjusted as indicated in the citizen participation process.

#	Project Name
1	KAHR Program
4	Community Enrichment
5	Code Enforcement
6	HOPE VI/108 Loan
7	Program administration
8	CV-Homeless
9	CV-Salvation Army
10	CV-Second Harvest Food Bank

Table 7 – Project Information

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

As stated above, project funding decisions were based on citizen, community interest group and City department input with the backdrop of the 2015 Consolidated Plan goals and priorities descriptions.

CV-CARES ACT - Services were decided after consultation with city officials and other civic groups who made request for funding.

AP-38 Project Summary
Project Summary Information

1	Project Name	KAHR Program
	Target Area	
	Goals Supported	Decent, Safe and Affordable Housing
	Needs Addressed	Decent, Safe and Affordable Housing
	Funding	CDBG: \$160,092
	Description	Rehabilitation and emergency repair for low and moderate income households.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	20
	Location Description	City-wide.
	Planned Activities	Rehabilitation and emergency repair.
2	Project Name	Community Enrichment
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$35,000
	Description	Cultural and educational enrichment program for low and moderate income, minority youth.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	300 families are expected to be provided community enrichment services.
	Location Description	
	Planned Activities	Programs to encourage educational and cultural opportunities for low and moderate income, minority youth.
3	Project Name	Code Enforcement
	Target Area	
	Goals Supported	Decent, Safe and Affordable Housing

	Needs Addressed	Decent, Safe and Affordable Housing
	Funding	CDBG: \$50,000
	Description	Code enforcement for low and moderate income housing in the city.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Code enforcement inspections.
4	Project Name	HOPE VI/108 Loan
	Target Area	
	Goals Supported	
	Needs Addressed	Public Facilities
	Funding	CDBG: \$70,000
	Description	Installment for 108 loan supporting the 2008 HOPE VI project.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	108 Installment.
5	Project Name	Program administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$78,272
	Description	Program administration.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Program administration.
6	Project Name	CV-Homeless
	Target Area	
	Goals Supported	Public Services Decent, Safe and Affordable Housing
	Needs Addressed	Public Services Decent, Safe and Affordable Housing
	Funding	CDBG-CV: \$100,000
	Description	To provide hotel rooms for those who are street homeless to contain and prevent the spread of the Coronavirus. Homeless individuals and families will be housed in hotel for up to 15 weeks in phase 1. Clients will be provided case management services by social worker employed by the Kingsport Police Department, and a homeless liaison employed by the United Way of Greater Kingsport.
	Target Date	7/1/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that at least 35 individuals will be assisted
	Location Description	Kingsport
	Planned Activities	Street homeless individuals and families will be assisted by providing hotel rooms to help contain and prevent the spread of the Coronavirus. Clients will be provided with case management services through the Kingsport Police Departments Social Worker, and the United Way of Greater Kingsport's homeless liaison.
7	Project Name	CV-Salvation Army
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services Decent, Safe and Affordable Housing

	Funding	CDBG-CV: \$25,000
	Description	Salvation Army provides shelter and meals to those in need in the community. Funding will support continued shelter operations. The Salvation Army lost significant revenue stream due to the Coronavirus when they had to close the thrift store they operated.
	Target Date	9/1/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that at least 35 individuals will be assisted through the service of meals while they are at the hotel. It is estimated that 15 individuals and families will be assisted by utilizing the Salvation Army shelter for overnight stays.
	Location Description	Kingsport Salvation Army, and Americourt Hotel
	Planned Activities	Provide meals to clients housed at the Americourt Hotel. Provide overnight shelter services to homeless individuals or families.
8	Project Name	CV-Second Harvest Food Bank
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG-CV: \$25,000
	Description	Second Harvest food bank serves the area by providing food and meals throughout the Kingsport area. Over 5,400 people are served each month by Second Harvest. Due to the Coronavirus Second Harvest has seen an increase in requested services. They have also lost donations due to the closing of restaurants.
	Target Date	9/1/2020
	Estimate the number and type of families that will benefit from the proposed activities	The Second Harvest Food Bank provides over 4,000 meals each month the Kingsport area. During this time with schools not being in session the food bank is providing meal services to schoolchildren in the area. All families that benefit are low income.
	Location Description	Kingsport

Planned Activities	<p>Second Harvest Food Bank operates a fixed location where residents can go to pick-up food. They also operate multiple mobile food pantries in the area where residents can pick-up food.</p> <p>Second Harvest has seen a substantial increase in client's who are seeking to utilize their services. This is likely caused by the closing down of non-essential businesses. The food bank also seen a decrease in donations due to the same reasons.</p>
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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 includes activities restricted to a geographic area is the Community Enrichment program. Some of these activities are targeted to the South Central jurisdiction which includes 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, if awarded funding for 2019, while not restricted necessarily to any recognizable geographically delineated area, is 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

Target Area	Percentage of Funds

Table 8 - 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-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

There is a definite correlation between the rising cost of land, building materials and development costs as it relates to the lack of affordable housing in the Consortium area. All three of these factors have had a hand in driving up the cost of housing in the Consortium area putting it out of reach to the vast majority of low and moderate-income households. The Consortium members administer a number of ordinances and regulations that may in some ways be considered obstacles to affordable housing; however, each represents an integral part of administration for the greater good of the community.

The following regulations, codes and policies were examined and determined necessary elements for city-wide planning for public safety and welfare. However, as noted each incorporates some degree of impediments to affordable housing:

1. Zoning Regulations
2. Subdivision Regulations
3. New Home Construction Costs
4. Unsafe Building Abatement Code
5. Property Taxes – City and County
6. Utility Board Restrictions
7. Southern Building Codes/ BOCA
8. Code Enforcement
9. Unfunded Mandates
10. Poor Credit History
11. Inadequate Paying Jobs

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

on residential investment

Efforts to remove barriers to affordable housing include the following:

- Continuation of the Fair Housing Program to assure that every citizen has equal access to housing opportunities. Fair Housing Resolutions will be adopted declaring April Fair Housing Month. Bristol, Tennessee participates in a media project designed to enhance public awareness of Fair Housing laws. Johnson City conducts workshops, advertising and a complaint referral network to educate both providers of housing and those needing housing in our local community. Bristol, Virginia advertises on a local free public tv channel.
- Land Use Controls - Planning Commissions will continue working to implement land-use controls that promote housing development in a safe, efficient manner that is harmonious with existing neighborhoods.
- Zoning Ordinance - Board of Zoning Appeals shall monitor requests for zoning variances due to hardships imposed by specific zoning regulations to determine if existing regulations are unreasonable.
- Building Codes - Continue to monitor the International Building Code and BOCA for changes in restrictions which might be extraordinary and potentially unreasonable.
- Infrastructure Requirements - The Planning and Engineering Departments will scrutinize the impact of infrastructure costs, along with utility fees and subdivision design requirements on the provision of affordable housing.

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

Introduction

This section discusses other actions to be addressed by the Community Development office of the City of Kingsport.

Actions planned to address obstacles to meeting underserved needs

In Spring 2017, the NET/SWV HOME Consortium completed an update to the jurisdiction's Analysis of Impediments to Fair Housing. This analysis identified several issues including obstacles to meeting underserved needs. Below are plans to address some of those obstacles:

- *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 will be continuing to strengthen and/or expand its cooperative relationship with the two new agencies previously mentioned in the Annual Plan, "Sons and Daughters of Douglass Association" and "HOPE". While previous outreach resulted in awareness of new programs and consideration of funding, Community Development hopes to continue development of a better coordinated approach and build on this new relationship as a vehicle to raise awareness of minority needs in the community at large. Community Development staff has been working with City Planning staff to ensure inclusion of 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 overall 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 or emergency repair is 20.

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.

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 2019/2020, Community Development proposes 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 \$35,000. The Community Development office will receive applications from local agencies as part of the regular funding cycle. As part of the application process, Community Development staff will be providing specialized training to agencies which apply to ensure all CDBG regulations are adequately explained, goals and priorities of the Consolidated Plan are considered and funding agreement compliance issues may be enumerated. Specific requests submitted will be reviewed and evaluated by the Community Development Advisory Committee for performance and community needs assessment, presented to the Board of Mayor and Aldermen for review and approval for final allocation assignments.

HOPE VI – For Program Year 2019, 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. Although not directly related to the creation of jobs, per se, the CDBG program does support the Riverview Employment

Outreach program which, as described in the above paragraph, connects low income persons with jobs available in the area.

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
Total Program Income:	0

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.	100.00%