

Executive Summary

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

1. Introduction

The City of Kingsport, Tennessee is a part of the Kingsport-Bristol-Bristol, Tennessee-Virginia Metropolitan Statistical Area and is a Department of Housing and Urban Development Community Development Block Grant Entitlement City. As such, Kingsport receives a formulated amount of funds annually. The CDBG program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C.-5301 et seq. This year Kingsport will receive \$? in Community Development Block Grant (CDBG) funds.

The projected use of funds has been developed to give maximum priority to activities that will carry out one of the national objectives as follows:

1. Benefit low- and moderate-income (LMI) families.
2. Aid in the prevention or elimination of slums or blight.
3. Other community development areas which demonstrate a particular urgent need or because existing conditions pose a serious and immediate threat to the health or welfare of the community and where other financial resources are not available to meet such needs.

The City of Kingsport, Tennessee certifies that the following activities proposed for the coming year meet one of the three above-listed national objectives.

2. Summarize the objectives and outcomes identified in the Plan

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

The Consolidated/Strategic Plan provides a guide to address the Cities' needs for five years using CDBG funds as well as other leveraged funds. The Action Plan is for a one-year period. Each project must meet three broad national objectives in at least one category. They are:

- Provide decent affordable housing
 - Create a suitable living environment
 - Create economic opportunities

Outcomes show how programs and activities benefit the community and the people it serves. The three measurable outcomes that will illustrate the benefits of each of this year's activities, as well as the five years covered in the Consolidated Plan, are:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

3. Evaluation of past performance

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

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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. CDBG program staff is committed to continually evaluating and improving our systems, policy, and procedures to fully utilize CDBG funding, while being good stewards of federal funding.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

The City of Kingsport's Consolidated Plan is developed through a collaborative process whereby the community identifies local critical needs and assists in establishing an Action Plan. Citizen participation is a critical part of the Consolidated and Action Plans, including developing, amending and reporting on program performance annually. The City solicits and encourages the participation of all citizens, including minorities, non-English speaking populations, and persons with disabilities.

A. Consultations with Other Community Institutions

In development of the Five-Year Consolidated Plan and the Second-Year Action Plan, the City consulted with other public and private for-profit and non-profit agencies that either provide or have direct impact on the broad range of housing, health, and social services used by Kingsport residents. These agencies provided knowledge regarding local unmet needs and ongoing critical needs. The Kingsport Board of Mayor and Aldermen has designated the Community Development Advisory Committee (CDAC) as the primary advisory body and as such, information on community needs and priorities have been discussed at their meetings.

B. Public Hearings

There were several public meetings from the beginning stages of development of the Plan in order to gather information on community needs from citizens and local service providers until the completion of the plan. In compliance with the Citizen Participation Plan, a public meeting was held at the Community Development Advisory Committee (CDAC) meeting in Kingsport on **September 11, 2025**, for both CDBG and HOME programs. Public hearings were then held **February 12, 2026 & March 12, 2026**, at the Community Development Advisory Committee. Draft copies of the Action Plan were available for review at the Kingsport Public Library, Community Development Office and Kingsport City Hall.

C. Written Comments

Based on public input and quantitative analysis, City staff prepared a draft Action Plan covering the CDBG Program. Notification of availability of the draft appeared in three local newspapers and on each city's website. The public was able to review the draft at the Kingsport Public Library, the local Housing Authority office and in Community Development office.

D. Action Plan and Public Hearings.

Public meetings were held pertaining to the Second-Year Action Plan. Drafts of the Plan were made available at the Community Development office, Kingsport Public Library, and Kingsport Housing and Redevelopment Authority. All written and verbal comments provided were considered in preparing the final Action Plan; however, it was impossible to fund every project or need. A summary of comments received and the City's responses to comments if received will be included in the final document. The Kingsport Board of Mayor and Alderman will consider these comments, the Community Development Advisory Committee recommendations, and staff recommendations in composing the final Plan.

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.

All comments will be accepted. City staff has and will continue to consult with local agencies for input. Local agency consultation is a priority of the City and important for partnerships and funding resources to provide much needed public services in the community.

To date no comments have been received.

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

All comments will be accepted. City staff have and will continue to consult with local agencies for input. Local agency consultation is a priority of the City and important for partnerships and funding resources to provide much needed public services in the community.

7. Summary

No comments have been received to date.

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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	KINGSPORT	Planning & Community Development-City of Kingsport

Table 1 – Responsible Agencies

Narrative

The City of Kingsport’s, Department of Community Development, is responsible for the administration of Kingsport, Tennessee's CDBG funds. Kingsport is responsible for assisting in preparation the Consolidated Plan, Annual Action Plan, and the CAPER. They are also responsible for all IDIS input for CDBG. The City processes all CDBG payments, conducts monthly Community Development Advisory Committee meetings, and holds public hearings. Kingsport, Tennessee is ultimately responsible to the Knoxville HUD Field Office for properly administering the CDBG Program.

The Knoxville Field Office monitors the City of Kingsport, Tennessee regularly for both the CDBG Program. Kingsport has been receiving CDBG grant funds since 1988 with minimal problems throughout the years.

Kingsport's efforts to broaden public participation in the development of this Action Plan include:

- Holding meetings in ADA-accessible locations
- Providing copies of the Draft Plan at central locations, i.e., Kingsport Public Library, online at www.kingsporttn.gov and in the Planning & Community Development office.

Consolidated Plan Public Contact Information

Michael Price, Community Development Planner

City of Kingsport, TN

415 Broad St

Kingsport, TN 37660

423-224-2877

michaelprice@kingsporttn.gov

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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 Community Development 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, faith based organizations, health care providers, KHRA, Appalachian Regional Coalition on Homelessness, City, 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 of East TN, various divisions of the Planning department, including Code Enforcement and Inspections. The City will continue consultation with the staff of the Tennessee Housing Development Agency as necessary.

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

The City of Kingsport maintains close contact with the Appalachian Regional Coalition on Homelessness (ARCH). City staff attends regular CoC meetings. ARCH meetings regularly have speakers that are either service providers to the homeless, shelter providers, veterans and others who work with families in need. Workshops are periodically held to provide information on the most urgent and current needs of the homeless and to solicit input from local agencies and organizations that may be helpful to other shelter or service providers in better meeting the needs of this population. The City of Kingsport also hired a Social Worker in early 2020 and a street outreach liaison in 2024 to work within the City Police Department. The Social Worker works directly with the homeless population in providing much needed legal and social service referrals. Collaboration between the City of Kingsport Homeless Outreach Coordinator, the United Way's Homeless Liaison, the Kingsport City School's Homeless education program, ARCH and local shelters continue to improve opportunities for the chronically homeless and increase resources for persons at risk of homelessness.

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

Kingsport currently has three homeless service providers in its Continuum of Care the Salvation Army, Family Promise of Greater Kingsport, GKAD and Grace House. The Family Promise program offers shelter, meals, and supportive services to homeless families with minor children. The Family Promise shelter can accommodate up to 14 families. Family Promise is the only shelter in Kingsport that can accommodate two-parent families, families with teenaged boys and single fathers with teenage girls. GKAD serves low-moderate income families who are at-risk for homelessness or homeless, in partnership with the Kingsport Housing and Redevelopment Authority, GKAD provides services to keep individuals and families housed as well as assist in providing transitional housing and referral services as needed. The Salvation Army of Kingsport accommodates men, women, and families with overnight shelter as well as recently opening to provide day shelter and extend case management services to the public. Grace House provides a low barrier shelter and day center to help connect people with needed resources. Each agency is familiar with ARCH and collaborate their efforts to assist the homeless in our community.

The Tennessee Housing Development Agency provides state ESG funding to nonprofit organizations within the Consortium area.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless Services-Education Service-Fair 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 Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Kingsport Housing and Redevelopment Authority will continue to provide safe and secure housing for low-income residents. Kingsport Housing uses the HCV program to assist residents into permanent housing. The Kingsport Housing and Redevelopment Authority 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	Agency/Group/Organization	ARCH
	Agency/Group/Organization Type	Housing 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?	Housing Need Assessment 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?	ARCH was consulted regarding needs of the chronically homeless, homeless veterans and unaccompanied youth. ARCH has an office in Johnson City that serves the entire Consortium area. They are working with the VA Center, housing agencies, the VASH program, talking with housing agencies concerning persons returning from institutions and pursuing better and additional services for persons with mental disorders. City 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	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development office is part of the City's Planning staff. Other Planning staff have direct and daily input. The City manages flood plain, resources, emergency management.

4	Agency/Group/Organization	United Way of Greater Kingsport
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Education Business Leaders Civic Leaders
	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 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?	The United Way has undertaken two community initiatives, with a recently developed AVENEW program to assist individuals recovering from addiction and the Kingsport Homeless Coalition, which strategizes and develops a plan to end homelessness in the City of Kingsport. City of Kingsport is member and integral participant in United Way. Staffs regularly consult concerning community needs.
5	Agency/Group/Organization	Salvation Army of Kingsport
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless

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 Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Salvation Army of Kingsport is regularly consulted regarding the homeless population. Consultation often occurs daily as the City of Kingsport Social Worker for Homeless Outreach frequently refers individuals to Salvation Army program services. The Salvation Army because of partnership and consultation with City staff.

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

The City of Kingsport is not aware of any agency that should have been consulted but was not.

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	Both were developed with housing and service needs of the homeless. ARCH has provided direct response for the Strategic Plan.

Table 3 - Other local / regional / federal planning efforts

Narrative

In developing the FY 2026 Annual Action Plan, the City of Kingsport coordinated with federal, state, and local agencies, as well as nonprofit and for-profit organizations that provide housing, supportive services, and community development activities benefiting low- and very-low income persons. This coordination is essential to the effective implementation of the Community Development Block Grant (CDBG) program.

The City utilized its Community Development Advisory Committee to solicit input and actively encouraged participation from low- and moderate-income residents, persons with disabilities, and residents of public and assisted housing. Consultation efforts included outreach to community and faith-based organizations, health care providers, the Kingsport Housing and Redevelopment Authority (KHRA), the Appalachian Regional Coalition on Homelessness, City departments, and the local school system.

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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

The Citizens' Participation Plan that was developed for the City of Kingsport, Tennessee. There were several public meetings from the beginning stages of development of the Plan in order to gather information on community needs from citizens and local service providers. In compliance with the Citizen Participation Plan, a public meeting was held at a Community Development Advisory Committee (CDAC) meeting in Kingsport on September 11, 2025, for the CDBG program. A second public hearing was held on March 12, 2026. Draft copies of this Action Plan were made available to the public at the Kingsport Public Library, Kingsport City Hall, online, and at the Community Development Department. A final draft of the Annual Action Plan was presented to the BMA on May 19, 2026. A public comment period was held March 01-31, 2026.

All meetings were conducted in locations that were accessible to disabled persons and arrangements would be made for non-English speaking persons and for the hearing impaired.

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	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Ad was ran on 8/15/2025, no responses received	None	There were no comments 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 Meeting	Minorities Non-English Speaking - Specify other language: all Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	9/11/2025, no public in attendance	none	There were no comments 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)
3	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Ran Ad on 1/30/2026	none	There were no comments 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)
4	Public Meeting	Minorities Non-English Speaking - Specify other language: all Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public meeting held on 2/12/2026	none	There were no comments 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)
5	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public meeting held on 3/12/2026	none	There were no comments 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)
6	Newspaper Ad	Minorities Non-English Speaking - Specify other language: all Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	newspaper ad 6/20/2025	none	There were no comments 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)
7	Public Hearing	Minorities Non-English Speaking - Specify other language: all Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	BMA meeting 6/17/2025	none	There were no comments 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)
8	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	10 individuals were in attendance	programs mentioned are for LMI children feeding and back-to-school programs,homeless shelter services, food for lmi children, family self-sufficiency, and transportation for lmi residents	all comments were accepted.	

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	457,885.00	0.00	0.00	457,885.00	0.00	estimated \$457,885.00 in annual award

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.

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

To leverage funding for Safe, Decent, and Affordable Housing, the City of Kingsport will collaborate with local organizations such as Carpenters Helpers, Habitat for Humanity, FTAAAD, United Way, and Appalachian Service Project to offset housing repair costs using volunteer labor. CDBG program allocations are also leveraged through general funds dollars, partnerships with local service providers and in-kind contributions.

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

The City of Kingsport, Tennessee is a part of the Kingsport-Bristol-Bristol, Tennessee-Virginia Metropolitan Statistical Area and is a Department of Housing and Urban Development Community Development Block Grant Entitlement City. As such, Kingsport receives a formulated amount of

funds annually. The CDBG program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C.-5301 et seq. This year Kingsport expects to receive Community Development Block Grant (CDBG) funds.

The projected use of funds has been developed to give maximum priority to activities that will carry out one of the national objectives as follows:

1. Benefit low- and moderate-income (LMI) families.
2. Aid in the prevention or elimination of slums or blight.
3. Other community development areas which demonstrate a particular urgent need or because existing conditions pose a serious and immediate threat to the health or welfare of the community and where other financial resources are not available to meet such needs.

The City of Kingsport, Tennessee certifies that the following activities proposed for the coming year meet one of the three above-listed national objectives.

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	2020	2024	Affordable Housing	City-Wide	Decent, Safe and Affordable Housing	CDBG: \$35,000.00	Housing Code Enforcement/Foreclosed Property Care: 300 Household Housing Unit
2	Public Services	2015	2020	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
4	Decent, Safe and Affordable Housing	2020	2024	Affordable Housing	City-Wide	Decent, Safe and Affordable Housing	CDBG: \$177,625.00	Homeowner Housing Rehabilitated: 20 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Decent, Safe, Affordable Housing Code
	Goal Description	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.
2	Goal Name	Public Services
	Goal Description	The City of Kingsport will use Community Development Block Grant (CDBG) funds to support eligible public service activities that primarily benefit low- and moderate-income persons. CDBG-funded public services will address critical community needs by providing supportive services that enhance housing stability, access to essential resources, and overall quality of life. Eligible activities may include services for seniors, persons with disabilities, homeless and at-risk populations, and low-income families, and will be carried out by qualified nonprofit and public service providers. All public service activities will comply with HUD eligibility requirements, including the public service cap, and will be coordinated with other local, state, and federal resources to maximize community impact and advance the City's Consolidated Plan goals.
4	Goal Name	Decent, Safe and Affordable Housing
	Goal Description	The City of Kingsport's Kingsport Affordable Housing Rehabilitation (KAHR) Program uses Community Development Block Grant (CDBG) funds to assist low- and moderate-income owner-occupied households with necessary housing repairs that address health, safety, accessibility, and code deficiencies. The program focuses on preserving existing affordable housing by correcting substandard conditions, improving accessibility for persons with disabilities, and extending the useful life of eligible homes. Priority is given to households with the greatest need, including elderly and disabled homeowners, and all activities are carried out in compliance with HUD regulations and CDBG national objectives, supporting neighborhood stability and the availability of safe, decent, and affordable housing in Kingsport.

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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	Hope VI/108 Loan
3	Code Enforcement
4	KAHR-Kingsport Alliance for Housing Revitalization
5	Community Enrichment/Public Services

Table 7 – 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

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1	Project Name	CDBG Admin
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Admin expenses for CDBG program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Project Admin
	Location Description	City Wide
	Planned Activities	CDBG Admin
2	Project Name	Hope VI/108 Loan
	Target Area	
	Goals Supported	Decent, Safe and Affordable Housing
	Needs Addressed	Decent, Safe and Affordable Housing
	Funding	CDBG: \$70,000.00
	Description	Repayment of section 108 loan
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Repayment of Section 108 loan
	Location Description	city wide
	Planned Activities	Repayment of Section 108 loan
3	Project Name	Code Enforcement
	Target Area	
	Goals Supported	Decent, Safe, Affordable Housing Code
	Needs Addressed	Decent, Safe and Affordable Housing
	Funding	CDBG: \$50,000.00
	Description	Code Enforcement to help eliminate slum and blight
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	300 homes	
	Location Description	city wide in low income areas	
	Planned Activities	Code Enforcement to help eliminate slum and blight	
4	Project Name	KAHR-Kingsport Alliance for Housing Revitalization	
	Target Area		
	Goals Supported	Decent, Safe and Affordable Housing	
	Needs Addressed	Decent, Safe and Affordable Housing	
	Funding	:	
	Description	Emergency home repair program for LMI homeowners.	
	Target Date	6/30/2027	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 low income families will receive emergency home repairs.	
	Location Description	City Wide	
	Planned Activities	Emergency home repairs for low income families.	
	5	Project Name	Community Enrichment/Public Services
		Target Area	
Goals Supported		Public Services	
Needs Addressed		Public Services	
Funding		:	
Description		Funding awarded through a competitive grant to agencies serving the LMI community in various activities meeting national objectives.	
Target Date		6/30/2027	
Estimate the number and type of families that will benefit from the proposed activities		1500 LMI families should benefit from the proposed activities.	
Location Description		City Wide	
Planned Activities		Projects will concentrate on food insecurity, youth and elderly opportunities, services for the homeless and urgent medical needs.	

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

Most CDBG funds are not planned based on allocations to specific geographic areas within the City.

Housing rehabilitation funds are offered on a citywide basis, with a “first come-first served” priority.

The funds for community services are spread across the city. However, funds are awarded based on the strength of the program and its impacts and not prioritized based on geographic factors.

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

Target Area	Percentage of Funds
City-Wide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Housing needs and public services will be addressed citywide because of the nature of the projects themselves. They will serve income-eligible persons with the greatest need.

CDBG funds that assist with demolition and public facilities will prioritize allocating funding in the low-moderate income areas of the City.

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 citywide basis.

The City of Kingsport along with Kingsport Housing and Redevelopment Authority has identified the

following Redevelopment Districts: Downtown, Stonegate, Crown Point, Kingsport Mall District, East Stone Commons, Riverwalk, and Lynn Garden.

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

Introduction

Kingsport, Tennessee CDBG funds will be used to provide emergency repair/minor rehab 20 (20) single-family units.

The process for soliciting & funding applications is generally on a first come first served basis, unless the need is urgent. Homeowners who apply for this assistance do so voluntarily and with the understanding that they are not being displaced under HUD's Acquisition, Relocation, and Displacement Policy. They may be required to find alternative housing during the time period of the rehabilitation project. In some cases, a rehab project may not include the disturbance of lead paint surfaces; however, the City may still deem it in the best interests of the homeowner to find alternative housing with a family member or friend in order that the contractor may expedite the project. This program does not fund the expense of temporary housing for each family.

As a city, Kingsport has discovered 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 Codes
4. Unsafe building abatement codes
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.

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.

Discussion

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.

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.

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, either they are reviewed and, as appropriate, 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 that 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 is traditional points of contact with populations identified as particularly prone to fair housing concerns. The City will be attempting to strengthen and/or expand its cooperative relationship with local agencies. 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 homeowners in the City on a citywide basis. The City believes this program not only provides decent, safer, and more accessible housing for those families and individuals in need, but overall help maintain an affordable housing stock for the city. The City of Kingsport will continue to work with our Kingsport Housing and Redevelopment Authority in providing affordable housing opportunities to low-moderate income citizens of Kingsport

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. All households receiving home repair assistance will receive "Lead Based Paint" information booklet. 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. Additionally, we will coordinate with local agencies using Tennessee ESG funds to increase the amount and quality of emergency shelter accommodations for the homeless.

Community Development staff will continue to work with the City of Kingsport Planning and Economic Development Departments to increase economic development and opportunity for low-moderate income citizens of Kingsport.

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 2026/2027, 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 15% 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 solicit applications from public service organization in April 2026. The activities proposed by all agencies must meet basic eligibility criteria under CDBG regulations.

HOPE VI – For Program Year 2026, 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.

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Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The City of Kingsport remains committed to improving the lives of all citizens, particularly those who the CDBG program is designed to serve. The City of Kingsport anticipates spending approx. 80% or more on activities to address the needs of LMI persons in our city.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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.	80.00%

Discussion

The City of Kingsport remains committed to improving the lives of all citizens, particularly those who the CDBG program is designed to serve.

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