

City of Kingsport Community Development Block Grant

Amended 2025—2029 Consolidated Plan

The purpose of this Amendment is to revise the administration of the City of Kingsport CDBG grant. Under this amendment, the City will share responsibility for grant administration and associated administrative costs with the Kingsport Housing and Redevelopment Authority (KHRA). Described in section PR-05 Lead & Responsible Agencies

Executive Summary

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

1. Introduction

The City of Kingsport agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code."

"The City of Kingsport will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964."

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

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

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

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3. Evaluation of past performance

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

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

4. Summary of citizen participation process and consultation process

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

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

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

5. Summary of public comments

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

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

No comments were not accepted.

7. Summary

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

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The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	KINGSPORT	City of Kingsport & KHRA

Table 1 – Responsible Agencies

Narrative

The City of Kingsport and the Kingsport Housing and Redevelopment Authority (KHRA) operate in partnership to administer the City's U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program. The City remains the HUD CDBG entitlement grantee and retains ultimate responsibility for overall program administration, compliance, oversight, and monitoring. KHRA serves as a subrecipient and implementation partner, providing day-to-day administration and implementation of designated CDBG activities.

This partnership establishes a collaborative approach to CDBG administration that combines the City's grantee-level oversight with KHRA's experience and capacity in housing and community development. KHRA serves as the primary administrator for designated activities, including Home Repair and Community Services, while the City maintains overall responsibility for ensuring the CDBG program complies with HUD requirements and applicable federal regulations.

The City and KHRA work collaboratively to serve eligible low- and moderate-income residents and neighborhoods throughout Kingsport. CDBG-funded activities are administered in accordance with the City's Consolidated Plan, Annual Action Plan, applicable CDBG national objectives and eligibility requirements, HUD regulations, and other applicable federal requirements.

The partnership also provides for ongoing communication, coordination, accountability, and oversight between the City and KHRA. KHRA manages the day-to-day implementation of its designated activities, while the City provides program-level guidance, oversight, compliance monitoring, and support. Together, the City and KHRA utilize their respective roles and expertise to ensure CDBG resources are administered responsibly and effectively to address identified housing and community development needs.

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

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

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

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.

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

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

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

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

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

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	KHRA
	Agency/Group/Organization Type	PHA Services - Housing Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	KHRA and the City staff have regular meetings at which all areas of service and needs are discussed. Continuous improvements in services and outreach are discussed. Working together on lead-based paint and digital divide. KHRA provided insights concerning the persistent digital divide experienced by residents in our public housing communities. Also, KHRA continues to incorporate detailed assessments of LBP into all housing rehabilitation and modernization projects. Pre-1978 units are evaluated for both existing and potential LBP hazards. Abatement is performed wherever LBP is encountered.

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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 Service-Fair Housing Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and 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. The Appalachian Regional Coalition on Homelessness (ARCH) serves as the Collaborative Applicant (CA) for the TN-509 Continuum of Care (CoC) service area, which includes the Tennessee HOME Consortium area. In 2024, 688 individuals across the region were identified as homeless, with 415 living on the streets or in places not meant for human habitation. Among these unsheltered individuals, 99% reported experiencing serious mental illness, substance use disorder, and/or being survivors of domestic violence. This highlights that a vast majority remain unsheltered and on the streets.

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3	Agency/Group/Organization	City of Kingsport
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide 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 Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Work with the city staff which include Planning Department, Economic Development, Public Works, Building Department, Public Library, Senior Center, and Police Department. The City of Kingsport actively engages with private industry, local developers, business owners, and social service organizations to identify and address community priorities beyond housing. Through entities such as the Kingsport Chamber of Commerce, Kingsport Office of Small Business Development, and the Downtown Kingsport Association, we've facilitated discussions on downtown revitalization, infrastructure enhancements, workforce development, and access to essential services. Additionally, we are partners with Create Appalachia and the Kingsport Inventor Center, both of which are located in city-owned buildings. Our collaborations with these non-profits enhance our services aimed at small business growth and entrepreneurial training. They both provide services to entrepreneurs focused on the arts, trades, and the digital media space.

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4	Agency/Group/Organization	United Way of Greater Kingsport
	Agency/Group/Organization Type	Services-homeless Services-Employment Business and Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Kingsport is member and integral participant in United Way. Staff regularly consult concerning community needs. CDBG funding is provided to help employ a Homeless Liaison to tie in with area services.
5	Agency/Group/Organization	FRONTIER HEALTH
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Health Services-Education Services - Victims Health Agency Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-Homeless Special Needs Mental Health Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City Consults with frontier health as the area leader for mental health, counseling, and Lead-based paint initiatives.

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6	Agency/Group/Organization	Sullivan County Health Department
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through Frontier Health for data trends in blood lead levels.

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.
Consolidated Plan	Bristol, TN	The City of Kingsport collaborates with Bristol, Johnson City, Mt. Carmel, Church Hill and Colonial Heights on both housing and non-housing community needs. By addressing issues that go beyond our single jurisdiction.

Table 3 – Other local / regional / federal planning efforts

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

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

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implementation of the Consolidated Plan in order to maximize its funds and its services to the residents we all serve.

Kingsport has provided notification to adjacent jurisdictions, including Mount Carmel, Church Hill, and Colonial Heights, where applicable, particularly regarding shared infrastructure and service access along municipal borders. These communications promote awareness and identify opportunities for collaboration.

Narrative

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

The City remains an active participant in broader planning efforts coordinated by the First Tennessee Development District (FTDD) and the Kingsport Metropolitan Transportation Planning Organization (MTPO). These agencies provide essential regional perspective and coordination on transportation infrastructure, broadband access, industrial site development, and environmental planning—critical elements that often extend beyond Kingsport's municipal boundaries.

Through these partnerships, we continue to advance comprehensive economic and community development strategies that align with HUD objectives and enhance the quality of life for residents across the region.

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

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

As a member of the Northeast TN/Southwest VA HOME Consortium, the City of Kingsport participated in 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.

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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 Hearing	Non-targeted/broad community	This meeting was held on March 14, 2025, for the Community Development Advisory Committee. To receive public comments on the Consolidated and Annual Action Plan.	No comments were received	There were no comments not received	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	This was a public meeting held by the City's Board of Mayor and Alderman to approve the Consolidated Plan and Annual Action Plan. Public comments were welcomed at the April 15, 2025 meeting.	All comments will be accepted	N/A	
3	Newspaper Ad	Non-targeted/broad community	Newspaper ad for Public Hearing February 03, 2025	N/A	N/A	
4	Newspaper Ad	Non-targeted/broad community	Newspaper Ad for Public Hearing March 03, 2025	No comments were received.	No comments were received.	
5	Newspaper Ad	Non-targeted/broad community	Newspaper Ad for Public Hearing March 01, 2025	No comments were received.	No comments were received.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Non-targeted/broad community	Presented at the City of Kingsport Neighborhood Commission meeting 2/27/2025	No Comments were received	n/a	
7	Public Hearing	Non-targeted/broad community	Presented at the 6/16/2025 BMA Work session and 6/17/2025 BMA Business Meeting	No comments were received	n/a	

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

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NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Table 5 - Housing Needs Assessment Demographics

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *					
Small Family Households *					
Large Family Households *					
Household contains at least one person 62-74 years of age					
Household contains at least one person age 75 or older					
Households with one or more children 6 years old or younger *					

Table 6 - Total Households Table

Data 2016-2020 CHAS
Source:

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Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

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	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing – Lacking complete plumbing or kitchen facilities										
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)										
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)										
Housing cost burden greater than 50% of income (and none of the above problems)										
Housing cost burden greater than 30% of income (and none of the above problems)										

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)										

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems										
Having none of four housing problems										
Household has negative income, but none of the other housing problems										

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

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3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related								
Large Related								
Elderly								
Other								
Total need by income								

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related								
Large Related								
Elderly								
Other								
Total need by income								

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

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5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households										
Multiple, unrelated family households										
Other, non-family households										
Total need by income										

Table 11 – Crowding Information - 1/2

Data 2016-2020 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

Are any populations/household types more affected than others by these problems?

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the

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needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Discussion

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NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205

(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,545	925	0
White	2,215	660	0
Black / African American	155	180	0
Asian	30	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	115	10	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,910	1,575	0
White	1,775	1,365	0
Black / African American	45	63	0
Asian	4	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0

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Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	34	125	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,320	3,150	0
White	1,250	2,885	0
Black / African American	44	160	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	44	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	319	2,170	0

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Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	319	2,060	0
Black / African American	0	34	0
Asian	0	0	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

City of Kingsport Community Development Block Grant

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NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,760	1,700	0
White	1,515	1,375	0
Black / African American	105	230	0
Asian	30	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	100	25	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	760	2,715	0
White	745	2,395	0
Black / African American	0	104	0
Asian	4	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0

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Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	0	154	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	385	4,085	0
White	365	3,775	0
Black / African American	0	205	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	44	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

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80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	108	2,380	0
White	108	2,270	0
Black / African American	0	34	0
Asian	0	0	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

City of Kingsport Community Development Block Grant

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NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,650	3,440	2,699	210
White	16,300	3,200	2,425	174
Black / African American	644	140	105	25
Asian	115	0	34	0
American Indian, Alaska Native	10	0	0	0
Pacific Islander	0	0	0	0
Hispanic	239	69	100	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion

City of Kingsport Community Development Block Grant

Amended 2025—2029 Consolidated Plan

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

If they have needs not identified above, what are those needs?

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

City of Kingsport Community Development Block Grant

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NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers available									

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Data Source: PIC (PIH Information Center)

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Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White									
Black/African American									
Asian									
American Indian, Alaska Native									
Pacific Islander									
Other									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic									
Not Hispanic									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Ethnicity of Public Housing Residents by Program Type

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Data Source: PIC (PIH Information Center)

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Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

How do these needs compare to the housing needs of the population at large

Discussion

City of Kingsport Community Development Block Grant

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NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Describe the characteristics of special needs populations in your community:

What are the housing and supportive service needs of these populations and how are these needs determined?

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

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

Discussion:

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

Describe the jurisdiction's need for Public Facilities:

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

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

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

How were these needs determined?

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

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

Describe the jurisdiction's need for Public Improvements:

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

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

How were these needs determined?

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

Describe the jurisdiction's need for Public Services:

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

How were these needs determined?

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure		
1-unit, attached structure		
2-4 units		
5-19 units		
20 or more units		
Mobile Home, boat, RV, van, etc		
Total		

Table 25 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom				
1 bedroom				
2 bedrooms				
3 or more bedrooms				

Table 26 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Does the availability of housing units meet the needs of the population?

Describe the need for specific types of housing:

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

Cost of Housing

Table 27 – Cost of Housing

Rent Paid	Number	%
Less than \$500		
\$500-999		
\$1,000-1,499		
\$1,500-1,999		
\$2,000 or more		

Table 28 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI		No Data
50% HAMFI		
80% HAMFI		
100% HAMFI	No Data	

Table 29 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent					
High HOME Rent					
Low HOME Rent					

Table 30 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

How is affordability of housing likely to change considering changes to home values and/or rents?

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Discussion

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition				
With two selected Conditions				
With three selected Conditions				
With four selected Conditions				
No selected Conditions				
Total				

Table 31 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later				
1980-1999				
1950-1979				
Before 1950				
Total				

Table 32 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.				
Housing units built before 1980 with children present				

Table 33 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 34 - Vacant Units

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

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Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Discussion

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers available									
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 35 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 36 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Discussion:

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 37 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

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

Introduction

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

Economic Development Market Analysis

Business Activity

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

Table 38 - Business Activity

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

Labor Force

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

Table 39 - Labor Force

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

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

Table 40 – Occupations by Sector

Data Source Comments: ACSSTFY2023.S2401

Travel Time

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

Table 41 - Travel Time

Data Source Comments: ACSST5Y2023.s0801

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	735	97	1,626

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

Table 42 - Educational Attainment by Employment Status

Data Source Comments: acsst5y2023.b23006

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	29	78	194	493	602
9th to 12th grade, no diploma	337	241	439	1,013	686
High school graduate, GED, or alternative	1,787	2,091	1,640	3,664	4,684
Some college, no degree	1,271	1,447	1,695	2,545	2,182
Associate's degree	299	511	611	1,851	904
Bachelor's degree	386	1,508	1,393	2,388	2,259
Graduate or professional degree	109	724	925	1,631	1,538

Table 43 - Educational Attainment by Age

Data Source Comments: acsst5y2023.b15001

Educational Attainment – Median Earnings in the Past 12 Months

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

Table 44 – Median Earnings in the Past 12 Months

Data Source Comments: acsst5y2023.s1501

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

The major employment sectors within the City of Kingsport, and its urban region, include manufacturing, government/education, health services and retail trade. Some service industry employment shows as

well. The city is the world headquarters of several manufacturing interests, most significantly Eastman Chemical Corporation and its on-site contractors. Two major health care providers merged into one large corporation which did eliminate some jobs due to duplication. However, this company still employs thousands throughout Northeast Tennessee and Southwest Virginia.

Describe the workforce and infrastructure needs of the business community:

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

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

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

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

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

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

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

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

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

No

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

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Discussion

N/A

MA-50 Needs and Market Analysis Discussion

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

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

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

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

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

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

Are there any community assets in these areas/neighborhoods?

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

Are there other strategic opportunities in any of these areas?

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

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

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

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

Broadband internet services are a vital tool for the community. With recent events the need to communicate through virtual means has become a necessity. Public utility companies have expanded broadband access which has allowed these residents the option to subscribe.

As part of our contribution to this planning effort, KHRA provided insights concerning the persistent lack of internet experienced by residents in our public housing communities. It has become clear that limited access to internet-enabled devices and reliable Wi-Fi continues to hinder educational advancement, employment readiness, healthcare access, and civic engagement.

To begin addressing these barriers, KHRA secured grant funding to launch a Digital Access Initiative. Through this initiative, KHRA purchased and distributed Chromebooks to qualifying households. In tandem with this distribution, we also developed a series of digital literacy workshops in partnership with the Kingsport Public Library and local workforce agencies.

Our conversations with your department during the Consolidated Plan consultation were instrumental in aligning these efforts with the City's broader goals related to economic success, education access, and infrastructure. We recognize that addressing digital access is a key component of HUD's national objective to expand opportunities for low- and moderate-income residents.

Both Kingsport Senior Centers and the public library offer digital literacy classes and offer classes in the community centers located in LMI neighborhoods.

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

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

Brightspeed has recently entered the Kingsport Market. Along with Spectrum the largest internet provider. The jurisdiction is fully covered with internet access and hopefully competition will help lower prices.

Brightspeed officially launched its high-speed fiber buildout across the Tri-Cities region—including Kingsport, Johnson City, Elizabethton, Bristol, and surrounding areas. The long-term plan covers access to over 160,000 homes and small businesses, with more than 50,000 addresses already connected at

launchSpecifically for Kingsport, the planned coverage includes 26,500+ locations anticipated to gain Brightspeed fiber service as part of this rollout

By the end of their Tennessee buildout, Brightspeed expects to pass approximately 60,000 total locations in its initial phase—and beyond—across the state, including Sullivan County .

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

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

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

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

As part of our coordinated efforts to ensure responsible development and safeguard vulnerable areas in Kingsport, the Building Division and Development Services Department regularly collaborate with agencies whose primary responsibilities include the management of flood-prone areas, public land and water resources, and emergency response planning.

Floodplain Management and Resource Protection

In coordination with the City of Kingsport's Floodplain Administrator and the Stormwater Division, our office enforces FEMA-compliant floodplain development regulations and routinely reviews elevation certificates, site grading plans, and drainage reports. These reviews are required for all development activities located in or near Special Flood Hazard Areas (SFHAs) as designated by FEMA's Flood Insurance Rate Maps (FIRMs).

Emergency Management Coordination

The City actively coordinates with the Sullivan County Emergency Management Agency (EMA) and the Kingsport Fire Department's Emergency Services Division to review emergency access, shelter-in-place strategies, and risk mitigation planning for major developments or infrastructure upgrades. These agencies contribute critical input during site plan reviews, hazard mitigation planning, and grant applications aimed at resiliency.

Public Land and Infrastructure Projects

Our department works closely with Kingsport Parks and Recreation and Public Works when projects involve the use or improvement of public lands and natural assets. Examples include greenway expansions, ADA-accessible trail improvements in flood-prone parks, and stabilization of streambanks through bioengineering practices. This ongoing interdepartmental and interagency collaboration ensures that Kingsport's built environment remains resilient, responsive to environmental risk, and consistent with the goals of the City's Comprehensive Plan and HUD's Consolidated Planning process.

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

<p data-start="1444" data-end="1653">Some LMI households in Kingsport are vulnerable to the effects of these climate-related hazards due to a combination of factors related to housing quality, location, and financial resilience: Many LMI households reside in <span

older, pre-1978 housing stock, especially in flood-prone areas. Housing conditions in these areas often include inadequate stormwater infrastructure, aging foundations, and limited insulation, increasing the likelihood of structural damage and mold growth after flood events. FEMA flood maps and HUD AFFH data confirm a concentration of LMI populations in areas designated as Special Flood Hazard Areas (SFHAs).

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

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

Geographic Area

Table 45 - Geographic Priority Areas

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

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

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

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

Priority Needs

Table 46 – Priority Needs Summary

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

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

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

Narrative (Optional)

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

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	
Rehabilitation	
Acquisition, including preservation	

Table 47 – Influence of Market Conditions

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

Introduction

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	457,885	0	0	457,885	0	estimated \$457,885.00 in annual award

Table 48 - Anticipated Resources

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

CDBG funds will leverage other funds which address some of the housing and non-housing priority needs identified. CDBG funds will leverage local, private funds and volunteer efforts for the KAHR program which provides emergency repair for low income households. Public service

agencies receive various supports from the City government and pursue and receive significant amounts of grant money from federal, state governments and private foundations.

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

If appropriate, describe publically owned land or property located within the 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.

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

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

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

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Kingsport administers the CDBG funds for Kingsport.

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

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

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

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

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

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

Table 50 - Homeless Prevention Services Summary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent, Safe and Affordable Housing	2025	2029	Affordable Housing	City-Wide	Decent, Safe and Affordable Housing	CDBG: \$177,625	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Decent, Safe, Affordable Housing Code	2025	2029	Affordable Housing	City-Wide	Decent, Safe and Affordable Housing	CDBG: \$35,000	Housing Code Enforcement/Foreclosed Property Care: 300 Household Housing Unit
3	Public Services	2025	2029	Non-Housing Community Development	City-Wide	Public Services	CDBG: \$68,683	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
4	Section 108 Hope VI	2025	2029	Affordable Housing	City-Wide	Decent, Safe and Affordable Housing	CDBG: \$70,000	Other: 1 Other
5	Demolition	2025	2029	Delmolition	City-Wide	Decent, Safe and Affordable Housing	CDBG: \$15,000	Buildings Demolished: 1 Buildings
6	Admin	2025	2029	admin	City-Wide	Decent, Safe and Affordable Housing	CDBG: \$91,577	Other: 1 Other

Table 51 – Goals Summary

Goal Descriptions

1	Goal Name	Decent, Safe and Affordable Housing
	Goal Description	The City intends to address the needs of lower income households with structural and code rehabilitation and emergency repair. The goal is to maintain, if not increase, the number of affordable and accessible housing in the city.
2	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.
3	Goal Name	Public Services
	Goal Description	To provide services to extremely-low, low and moderate income persons and families which address their education, employability, food insecurity, health and safety needs.
4	Goal Name	Section 108 Hope VI
	Goal Description	Repayment of Loan
5	Goal Name	Demolition
	Goal Description	Demolition as an activity in the prevention or elimination of slums and blight. Either on a spot basis or an area basis.
6	Goal Name	Admin
	Goal Description	Administration of CDBG

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

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

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Activities to Increase Resident Involvements

Is the public housing agency designated as troubled under 24 CFR part 902?

Plan to remove the 'troubled' designation

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

Addressing the emergency and transitional housing needs of homeless persons

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

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

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

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

Housing rehabilitation programs and modernization of public housing units by the Kingsport Housing and Redevelopment Authority will continue to abate lead-based paint as it is encountered. Each unit rehabilitated by the City will be assessed for existing and potential lead-based paint hazards, which will be abated.

How are the actions listed above related to the extent of lead poisoning and hazards?

Because proper protocol has been used extensively in the rehabilitation and emergency repair program for a number of years (i.e. almost every project is “assumed” to contain lead and safe work practices followed), the City has not routinely gathered data on the number of actual lead occurrences in local housing. The extent of lead poisoning in the jurisdiction has also not been determined by the Community Development office. However, the City will work with the local health department to attempt to track some data and plan accordingly.

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

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

Collaboration

As part of KHRA’s collaborative role in the City’s 5-Year Consolidated Plan, this letter outlines our comprehensive efforts to address lead-based paint (LBP) hazards, consistent with Sections 91.415 and 91.215(i) of the HUD regulations.

KHRA continues to incorporate detailed assessments of LBP into all housing rehabilitation and modernization projects. Each pre-1978 unit targeted under CDBG or HOME funds is evaluated for both existing and potential LBP hazards. Abatement is performed wherever lead-based paint is encountered, either through encapsulation or removal by certified professionals.

For the upcoming program year, KHRA and the City plan to assess and rehabilitate housing units, inclusive of CDBG, HOME, and THDA-funded projects. Participants will receive rehabilitation or emergency repairs, each accompanied by HUD's Lead-Based Paint Information Booklet to ensure occupant awareness

The Sullivan County Health Department obtains data on blood lead level screenings and poisoning incidents in children under six. This dataset informs both the geographical targeting of rehabilitation efforts and the prioritization of high-risk properties. While precise incidence rates are maintained by health authorities, our coordinated strategy enables adaptive program adjustments to reflect areas of greatest need. All households benefiting from our rehabilitation programs receive HUD-approved lead hazard information. Our outreach includes the dissemination of educational materials and engagement with families during inspections and post-rehab follow-up, fostering long-term reduction in exposure risks.

Frontier Health appreciates the opportunity to contribute to the City of Kingsport's HUD 5-Year Consolidated Plan through our support of lead-based paint hazard reduction initiatives. Frontier Health serves as the leading behavioral and mental health service provider in East Tennessee and Southwest Virginia, and we recognize the critical public health implications of lead exposure and actively collaborate with relevant agencies to address this issue.

We maintain a close working relationship with the Tennessee Department of Health's Childhood Lead Poisoning Prevention Program (CLPPP) and the Sullivan County Health Department. These partnerships ensure Frontier Health staff are informed of current data trends in blood lead levels among children under six and can refer families for necessary screenings and follow-up care. Lead safety messaging is integrated into our wellness outreach efforts, leveraging resources such as EPA's "Protect Your Family from Lead in Your Home" brochure to educate clients on: The risks of lead dust and paint chips in older homes, Safe housekeeping and renovation practices, and drinking water precautions for homes built before 1988. These materials are provided to families in our School-Based Services and Building Abilities programs.

Data-Driven Targeting We receive county-level surveillance data from the CLPPP, allowing our staff to identify communities with elevated blood lead levels. This data-driven approach helps inform outreach, education, and referral efforts to align with HUD's requirement for targeting high-risk housing. Frontier Health remains dedicated to supporting a holistic community health strategy in partnership with the City of Kingsport.

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

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

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

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

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

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

SP-80 Monitoring - 91.230

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

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

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

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

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

Expected Resources

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

Introduction

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	457,885.00	0.00	0.00	457,885.00	0.00	estimated \$457,885.00 in annual award

Table 52 - 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 KAHHR program which provides emergency repair for low income households. Public service agencies receive various supports from the City government and pursue and receive significant amounts of grant money from federal, state governments and private foundations.

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

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

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

Discussion

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

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent, Safe 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
2	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
3	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
5	Demolition	2025	2030	Delmolition	City-Wide	Decent, Safe and Affordable Housing	CDBG: \$15,000.00	Buildings Demolished: 3 Buildings

Table 53 – Goals Summary

Goal Descriptions

1	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.

2	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.
3	Goal Name	Public Services
	Goal Description	Public service activities other than low/moderate income housing benefit.
5	Goal Name	Demolition
	Goal Description	Demolition of Blighted properties in LMI Communities.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This contains the listed projects that Kingsport wishes to fund:

CDBG Admin - Amendment #1 - The City of Kingsport and the Kingsport Housing and Redevelopment Authority (KHRA) operate in partnership to administer the City's U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program. The City remains the HUD CDBG entitlement grantee and retains ultimate responsibility for overall program administration, compliance, oversight, and monitoring. KHRA serves as a subrecipient and implementation partner, providing day-to-day administration and implementation of designated CDBG activities.

KAHR Program - Housing rehab continues to be a need in Kingsport, especially for the low-moderate income households. Due to the older housing stock combined with low income homeowners, there is a great need for emergency repairs. We will use a large amount of our CDBG funds for this purpose. We plan to partner with organizations such as Holston Habitat for Humanity, Kingsport Housing Redevelopment Authority, Carpenter's Helpers, Appalachia Service Project, and other housing providers in order to provide the maximum assistance possible to these homeowners.

Community Enrichment/Public Services - Community Development Block Grant to fund agencies that perform Public Service functions which serve low- and moderate-income persons in the City. The maximum amount available for Public Service funding is \$67,608.90 to be distributed to local non-profit agencies who apply for funding and meet funding criteria. Community Development will continue to support the United Way Homeless efforts by providing \$25,000 for a homeless liaison, who provides direct service and referrals to those experiencing or at-risk for homelessness in the City of Kingsport. The Community Development office will make \$42,608.90 available through a competitive application process to public service organizations in May 2025. The activities proposed by all agencies must meet basic eligibility criteria under CDBG regulations.

Code Enforcement - The CDBG program works with the City's office of Code Enforcement and local community-based organizations for the identification of housing that poses nuisances to neighborhoods by being severely deteriorated, dilapidated and/or chronically vacant. CDBG funds are also allocated to Code Enforcement efforts, "city-wide", in order to maintain decent, safe and affordable housing in Kingsport. Funding also includes program carryover from the Past Years (PY).

Demolition - Demolition of slum and blight as identified by Code Enforcement.

HOPE VI/Section 108 - Installment for 108 loan supporting the 2008 HOPE VI project. For Program Year 2025, the City proposes to set aside \$70,000 for payment of annual installments for a Section 108 Loan

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

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

Table 54 – Project Information

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

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

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

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Admin
	Target Area	City-Wide
	Goals Supported	Decent, Safe, Affordable Housing Code
	Needs Addressed	Decent, Safe and Affordable Housing
	Funding	CDBG: \$91,577.00
	Description	CDBG funds allocated for administrative costs to the City of Kingsport for the 2025-2026 program year.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	CDBG Admin
	Location Description	CDBG Admin

	Planned Activities	<i>Amendment #1 - The City of Kingsport and the Kingsport Housing and Redevelopment Authority (KHRA) operate in partnership to administer the City's U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program. The City remains the HUD CDBG entitlement grantee and retains ultimate responsibility for overall program administration, compliance, oversight, and monitoring. KHRA serves as a subrecipient and implementation partner, providing day-to-day administration and implementation of designated CDBG activities.</i> <i>This partnership establishes a collaborative approach to CDBG administration that combines the City's grantee-level oversight with KHRA's experience and capacity in housing and community development. KHRA serves as the primary administrator for designated activities, including Home Repair and Community Services, while the City maintains overall responsibility for ensuring the CDBG program complies with HUD requirements and applicable federal regulations.</i> <i>The City and KHRA work collaboratively to serve eligible low- and moderate-income residents and neighborhoods throughout Kingsport. CDBG-funded activities are administered in accordance with the City's Consolidated Plan, Annual Action Plan, applicable CDBG national objectives and eligibility requirements, HUD regulations, and other applicable federal requirements.</i> <i>The partnership also provides for ongoing communication, coordination, accountability, and oversight between the City and KHRA. KHRA manages the day-to-day implementation of its designated activities, while the City provides program-level guidance, oversight, compliance monitoring, and support. Together, the City and KHRA utilize their respective roles and expertise to ensure CDBG resources are administered responsibly and effectively to address identified housing and community development needs.</i>
2	Project Name	KAHR-Kingsport Alliance for Housing Revitalization
	Target Area	City-Wide
	Goals Supported	Decent, Safe and Affordable Housing
	Needs Addressed	Decent, Safe and Affordable Housing
	Funding	CDBG: \$177,625.25

	Description	Housing rehab continues to be a need in Kingsport, especially for the low-moderate income households. Due to the older housing stock combined with low income homeowners, there is a great need for emergency repairs. We will use a large amount of our CDBG funds for this purpose. We plan to partner with organizations such as Holston Habitat for Humanity, Kingsport Housing Redevelopment Authority, Carpenter's Helpers, Appalachia Service Project, and other housing providers in order to provide the maximum assistance possible to these homeowners.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Appx 15-20 LMI families will be served per year.
	Location Description	City Wide
	Planned Activities	Emergency home repairs for low income owner occupied houses.
3	Project Name	Community Enrichment/Public Services
	Target Area	City-Wide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$68,682.75
	Description	Community Development Block Grant to fund agencies that perform Public Service functions which serve low- and moderate-income persons in the City. The maximum amount available for Public Service funding is \$67,608.90 to be distributed to local non-profit agencies who apply for funding and meet funding criteria. Community Development will continue to support the United Way Homeless efforts by providing \$25,000 for a homeless liaison, who provides direct service and referrals to those experiencing or at-risk for homelessness in the City of Kingsport. The Community Development office will make \$42,608.90 available through a competitive application process to public service organizations in May 2025. The activities proposed by all agencies must meet basic eligibility criteria under CDBG regulations.
	Target Date	6/30/2026

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

	Estimate the number and type of families that will benefit from the proposed activities	15 LMI
	Location Description	Sherwood and Hiwassee
	Planned Activities	Installment for 108 loan supporting the 2008 HOPE VI project. For Program Year 2023, the City proposes to set aside \$70,000 for payment of annual installments for a Section 108 Loan in support of the HOPE VI Riverview/Sherwood/Hiwassee Improvement project. The City received approval for \$856,000 Section 108 Loan funds to provide support assistance in the Riverview and Sherwood/Hiwassee neighborhoods as part of the HOPE VI project. Section 108 requires that the local jurisdiction utilize its current and future CDBG funds as collateral for the loan. HUD has calculated that the City would need to set aside approximately \$70,000 CDBG funds per year for 20 years to support this proposal.
5	Project Name	Code Enforcement
	Target Area	City-Wide
	Goals Supported	Decent, Safe, Affordable Housing Code
	Needs Addressed	Decent, Safe and Affordable Housing
	Funding	CDBG: \$35,000.00
	Description	The CDBG program works with the City's office of Code Enforcement and local community-based organizations for the identification of housing that poses nuisances to neighborhoods by being severely deteriorated, dilapidated and/or chronically vacant. CDBG funds are also allocated to Code Enforcement efforts, "city-wide", in order to maintain decent, safe and affordable housing in Kingsport. Funding also includes program carryover from the Past Years (PY).
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	300
	Location Description	City Wide LMI Communities

	Planned Activities	The CDBG program works with the City's office of Code Enforcement and local community based organizations in the identification of housing that poses nuisances to neighborhoods by being severely deteriorated, dilapidated and/or chronically vacant. CDBG funds are also allocated to Code Enforcement efforts, "city-wide", in order to maintain decent, safe and affordable housing in Kingsport.
6	Project Name	Demolition
	Target Area	City-Wide
	Goals Supported	Demolition
	Needs Addressed	Decent, Safe and Affordable Housing
	Funding	CDBG: \$15,000.00
	Description	Demolition of blighted properties.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1-3 total blighted properties cleared
	Location Description	City Wide
	Planned Activities	Demolition of slum and blight as identified by Code Enforcement.

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

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

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

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

All other activities are city-wide.

Geographic Distribution

Target Area	Percentage of Funds
City-Wide	100

Table 55 - 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.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

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

Table 56 - One Year Goals for Affordable Housing by Support Requirement

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

Table 57 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

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

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

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

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

Discussion

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

Introduction

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

Discussion

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs

Actions Planned to address obstacles to meeting underserved needs:

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

Housing rights.

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

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

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

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

Actions planned to develop institutional structure

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

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

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

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

Discussion

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

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Appendix - Alternate/Local Data Sources

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