

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE
WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Name: Kingsport Housing &
Redevelopment Authority
HA Code: TN-006

5-Year Plan for Fiscal Years: 2005-2009

Annual Plan for FY 2005
OMB Approval No: 2577-0226
(exp. 02/28/2006)

PHA Plan Agency Identification

PHA Name: Kingsport Housing & Redevelopment Authority

PHA Number: TN-006

PHA Fiscal Year Beginning: (mm/yyyy) 04/2004

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

PHA Name: Kingsport Housing &
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5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

We affirm that shelter is a basic human necessity and we are dedicated to provide decent housing opportunities to those in need in the Greater Kingsport Area. We believe that blighted areas undermine the vibrancy of our community and therefore we are committed to acting as a catalyst for successful redevelopment efforts in the community.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
Work with Tennessee Association of Housing and Redevelopment Agencies (TAHRA) in their effort to create affordable assisted living facilities.

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) **94**
 - Improve voucher management: (SEMAP score) **96**
 - Increase customer satisfaction:
RASS Safety, Communications, Neighborhood Appearance
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
Tenant Accounts Receivable percent; turnaround time.
 - Renovate or modernize public housing units:
Complete renovation per 5 year plan.
 - Demolish or dispose of obsolete public housing:
Conduct Long-Term Asset Management Plan.
 - Provide replacement public housing:
If demolition takes place.
 - Provide replacement vouchers: if available
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling: Portability training
 - Conduct outreach efforts to potential voucher landlords
Landlord training at least annually
 - Increase voucher payment standards
Maintain success rate payment standard
 - Implement voucher homeownership program:
Would like 6-12 closings per year
 - Implement public housing or other homeownership programs:
Included above
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
Study benefits of preference for families with earned income
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
Currently, all developments are considered low income developments
 - Implement public housing security improvements:
Continue evaluation of criminal activity, lighting needs, security window screens, door locks and police patrols
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- Increase the number and percentage of employed persons in assisted families:
Increase families with earned income
 - Provide or attract supportive services to improve assistance recipients' employability: Work with WIA, SCKCDC and others on employment
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities. Work with Meals on Wheels, UETHDA, FTHDA, Senior Council and others to provide services to seniors and disabled.
 - Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
Work with Legal Services on training of staff, landlords and residents concerning fair housing issues.
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
Train KHRA management and maintenance staff on fair housing issues.
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
Funding for ADA and 504 need improvement and accommodation in Capital Fund Budget.
 - Other: (list below)

Other PHA Goals and Objectives: (list below) N/A

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

- N/A -

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration (tn006d01.pdf)
- FY 2005 Capital Fund Program Annual Statement (tn006a01.pdf)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (Page ##)
- FY 2005 Capital Fund Program 5 Year Action Plan (tn006e01.pdf)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (Page ##)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NONE	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1032	5	5	5	5	5	5
Income >30% but <=50% of AMI	545	5	5	5	5	5	5
Income >50% but <80% of AMI	294	5	5	5	5	5	5
Elderly	522	5	5	5	5	5	5
Families with Disabilities	Unknown	N/A	N/A	N/A	N/A	N/A	N/A
Black	127	5	5	5	5	5	5
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Northeast Tennessee/Virginia HOME Consortium
Indicate year: **2003**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	469		792
Extremely low income <=30% AMI	378	80.6%	
Very low income (>30% but <=50% AMI)	65	13.9%	
Low income (>50% but <80% AMI)	26	5.5%	
Families with children	189	40.3%	
Elderly families	10	2.1%	
Families with Disabilities	144	30.7%	
Race/ethnicity White	424	90.4%	
Race/ethnicity Black	42	9.0%	
Race/ethnicity Other	3	0.6%	
Race/ethnicity	-	-	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	236	50.3%	275
2 BR	182	38.8%	304
3 BR	47	10.0%	196
4 BR	4	0.9%	16
5 BR	0	0%	1
5+ BR	0	0%	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,112		531
Extremely low income <=30% AMI	873	78.5%	
Very low income (>30% but <=50% AMI)	202	18.2%	
Low income (>50% but <80% AMI)	37	3.3%	
Families with children	606	54.5%	
Elderly families	47	4.2%	
Families with Disabilities	353	31.7%	
Race/ethnicity White	1,013	91.1%	
Race/ethnicity Black	95	8.5%	
Race/ethnicity Other	4	0.4%	
Race/ethnicity	-	-	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	388	34.9%	238
2 BR	442	39.7%	169
3 BR	241	21.7%	112
4 BR	39	3.5%	12
5 BR	2	0.2%	0
5+ BR	0	0	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$1,335,790	
b) Public Housing Capital Fund	895,566	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,315,720	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	50,400	Community Learning Center
i) HOME	N/A	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	-0-	
3. Public Housing Dwelling Rental Income		
	755,312	Public Housing Operations
4. Other income (list below)		
Excess utilities and maintenance	39,327	Public Housing Operations
4. Non-federal sources (list below)		
Redevelopment from City of Kingsport	45,000	
Total resources	\$8,437,115	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
 When families are within a certain time of being offered a unit: (state time)
 Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
 Sub-jurisdictional lists
 Site-based waiting lists
 Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
 PHA development site management office
 Other (list below)
Neighborhood Service Center – Johnson County

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? -0-

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) **Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list) Resident Orientation

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
 - Other (list below) Neighborhood Service Center – Johnson County

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) **Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s) (list below)
1. Persons 62 or older
2. Residents of KHRA whose unit, because of disability, becomes substandard/obsolete
3. Residents of KHRA public housing who complete homeownership training and are creditworthy.
4. Johnson County (one time, up to total of 60 participants)
5. Unicoi County (one time, up to total of 50 participants)
6. Transitional Housing Program participants (up to 20 participants)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - 1. Persons 62 or older
 - 2. Residents of KHRA whose unit, because of disability, becomes substandard/obsolete
 - 3. Residents of KHRA public housing who complete homeownership training and are creditworthy.
 - 4. Johnson County (one time, up to total of 60 participants)
 - 5. Unicoi County (one time, up to total of 50 participants)
 - 6. Transitional Housing Program participants (up to 20 participants)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) N/A

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)
Any time the family experiences a change in family composition.

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
Flat Rent Analysis by NFC Consultants, October 2002

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)
Approved for Success Rate Payment Standards 11/25/02; extension requested 10/1/03.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
Current FMRs

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Hardship Requests for an Exception to Minimum Rent

The PHA recognizes that in some circumstances even the minimum rent may create a financial hardship for families. The PHA will review all relevant circumstances brought to the PHA's attention regarding financial hardship as it applies to the minimum rent. The following section states the PHA's procedures and policies in regard to minimum rent financial hardship as set forth by the Quality Housing and Work Responsibility Act of 1998. HUD has defined circumstances under which a hardship could be claimed. (24 CFR 5.630)

Criteria for Hardship Exception

In order for a family to qualify for a hardship exception the family's circumstances must fall under one of the following HUD hardship criteria:

The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance, including a family with a member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act, and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

The family would be evicted as a result of the imposition of the minimum rent requirement;

The income of the family has decreased because of changed circumstances, including loss of employment, death in the family, or other circumstances as determined by the PHA or HUD

PHA Notification to Families of Right to Hardship Exception

The PHA will notify all families subject to minimum rents of their right to request a minimum rent hardship exception. "Subject to minimum rent" means the minimum rent was the greatest figure in the calculation of the greatest of 30% of monthly adjusted income, 10% of monthly income, minimum rent or welfare rent.

The PHA notification will advise families that hardship exception determinations are subject to PHA review and hearing procedures.

The PHA will review all family requests for exception from the minimum rent due to financial hardships.

Suspension of Minimum Rent

The PHA will grant the minimum rent exception to all families who request it, effective the first of the following month.

The minimum rent will be suspended until the PHA determines whether the hardship is:

Covered by statute

Temporary or long term

"Suspension" means that the PHA must not use the minimum rent calculation until the PHA has made this decision.

During the minimum rent suspension period, the family will not be required to pay a minimum rent and the housing assistance payment will be increased accordingly.

If the PHA determines that the minimum rent is not covered by statute, the PHA will impose a minimum rent including payment for minimum rent from the time of suspension.

Temporary Hardship

If the PHA determines that the hardship is temporary, a minimum rent will not be imposed for a period of up to 90 days from the date of the family's request. At the end of the temporary suspension period, a minimum rent will be imposed retroactively to the time of suspension.

The PHA will offer a repayment agreement to the family for any such rent not paid during the temporary hardship period. (See "Owner and Family Debts to the PHA" chapter for Repayment agreement policy).

Long-Term Duration Hardships [24 CFR 5.616(c)(3)]

If the PHA determines that there is a qualifying long-term financial hardship, the PHA must exempt the family from the minimum rent requirements for as long as the hardship continues. The exemption from minimum rent shall apply from the first day of the month following the family's request for exemption.

Retroactive Determination

The PHA will reimburse the family for any minimum rent charges which took effect after October 21, 1998 that qualified for one of the mandatory exceptions.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

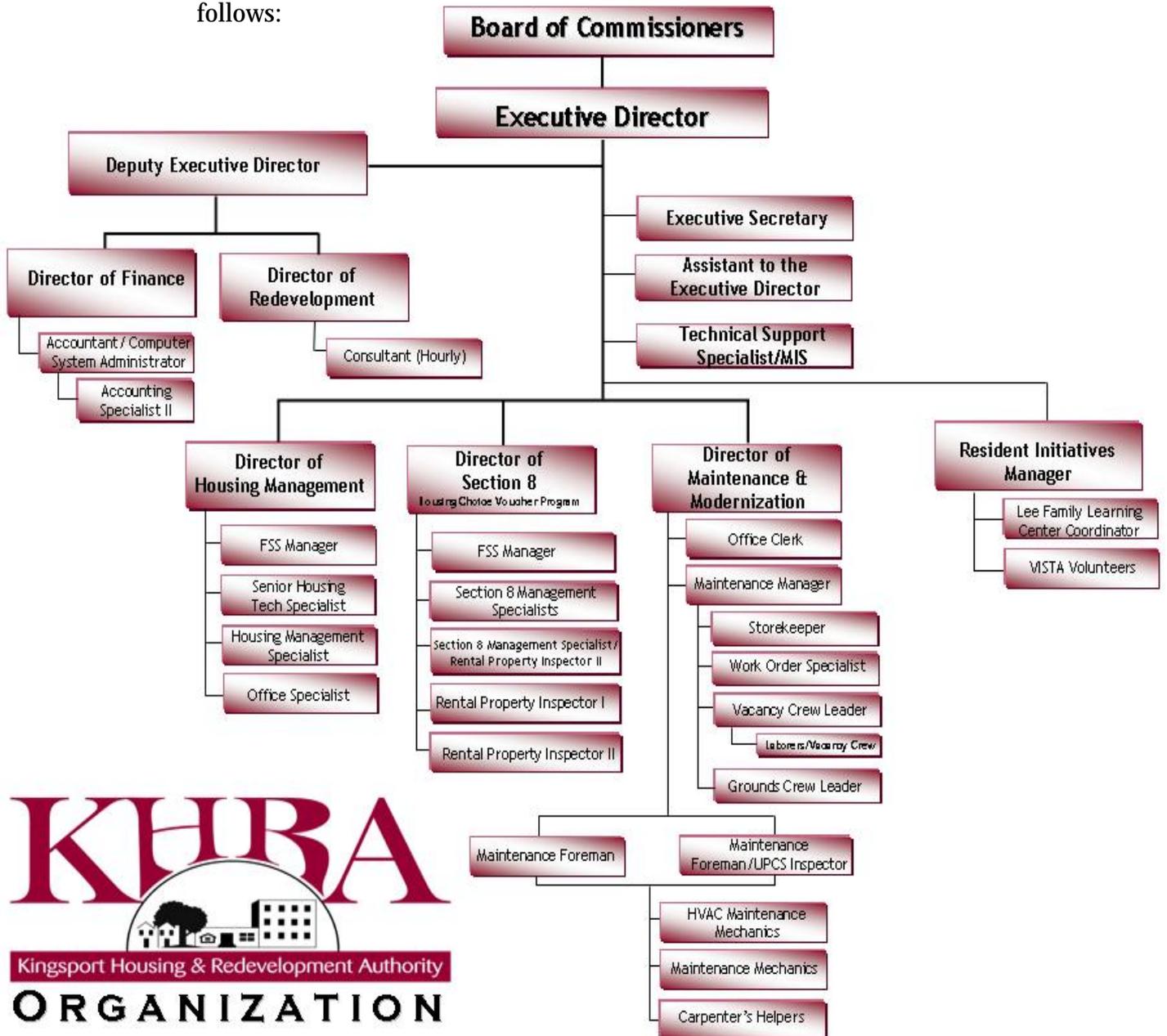
Exemptions from Component 5: **High performing and small PHAs are not required to complete this section.** Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. **(below)**
- A brief description of the management structure and organization of the PHA follows:



B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Exemptions from Component 5: **High performing and small PHAs are not required to complete this section.** Section 8 only PHAs must complete parts A, B, and C(2)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) **Public Housing Maintenance and Management: (list below)**
Admissions & Continued Occupancy Policy

- (2) **Section 8 Management: (list below)**
Section 8 Administrative Plan

- (3) **Maintenance & Modernization: (list below)**
Maintenance Operation Plan

6. PHA Grievance Procedures – N/A

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: **High performing PHAs are not required to complete component 6.** Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) (**A** - tn006a01.pdf)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) (**E** - tn006e01.pdf)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. N/A - **PHAs completing streamlined submissions may skip to component 11B.**)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status.
High performing PHAs may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: **High performing and small PHAs are not required to complete this component.** Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
 Jointly administer programs
 Partner to administer a HUD Welfare-to-Work voucher program
 Joint administration of other demonstration program
 Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
 Public housing admissions policies
 Section 8 admissions policies
 Preference in admission to section 8 for certain public housing families
 Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
 Preference/eligibility for public housing homeownership option participation
 Preference/eligibility for section 8 homeownership option participation
 Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the
U.S. Housing Act of 1937**

CONTINUED OCCUPANCY AND COMMUNITY SERVICE

General

In order to be eligible for continued occupancy, each adult family member must either (1) contribute eight hours per month of community service (not including political activities) within the community in which the public housing development is located or (2) participate in an economic self-sufficiency program unless they are exempt from this requirement.

Exemptions

The following adult family members of tenant families are exempt from this requirement.

- A. Family members who are 62 or older
- B. Family members who are blind or disabled
- C. Family members who are the primary care giver for someone who is blind or disabled
- D. Family members engaged in work activity
- E. Family members who are exempt from work activity under part A title IV of the Social Security Act or under any other State welfare program, including the welfare-to-work program
- F. Family members receiving assistance under a State program funded under part A title IV of the Social Security Act or under any other State welfare program, including welfare-to-work and who are in compliance with that program.

Notification of the Requirement

The Kingsport Housing & Redevelopment Authority shall identify all adult family members who are apparently not exempt from the community service requirement.

The Kingsport Housing & Redevelopment Authority shall notify all such family members of the community service requirement and of the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. The Kingsport Housing & Redevelopment Authority shall verify such claims.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexamination on or after 10/1/99. For family's paying a flat rent, the obligation begins on the date their annual reexamination would have been effective had an annual reexamination taken place. It will also advise them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

Volunteer Opportunities

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency and/or increase the self-responsibility of the resident within the community.

An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

The Kingsport Housing & Redevelopment Authority will coordinate with social service agencies, local schools and the Human Resources Office in identifying a list of volunteer community service positions.

Together with the resident advisory councils, the Kingsport Housing & Redevelopment Authority may create volunteer positions such as hall monitoring, litter patrols and supervising and record keeping for volunteers.

The Process

At the first annual reexamination on or after October 1, 1999, and each annual reexamination thereafter, the Kingsport Housing & Redevelopment Authority will do the following:

- A. Provide a list of volunteer opportunities to the family members.
- B. Provide information about obtaining suitable volunteer positions.
- C. Provide a volunteer time sheet to the family member. Instructions for the time sheet require the individual to complete the form and have a supervisor date and sign for each period of work.
- D. Assign family members to a volunteer coordinator who will assist the family members in identifying appropriate volunteer positions and in meeting their responsibilities. The volunteer coordinator will track the family member's progress monthly and will meet with the family member as needed to best encourage compliance.
- E. Thirty (30) days before the family's next lease anniversary date, the volunteer coordinator will advise the Kingsport Housing & Redevelopment Authority whether each applicable adult family member is in compliance with the community service requirement.

Notification of Non-Compliance with Community Service Requirement

The Kingsport Housing & Redevelopment Authority will notify any family found to be in noncompliance of the following:

- A. The family member(s) has been determined to be in noncompliance;
- B. That the determination is subject to the grievance procedure; and
- C. That, unless the family member(s) enters into an agreement to comply, the lease will not be renewed or will be terminated.

Opportunity for Cure

The Kingsport Housing & Redevelopment Authority will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agrees to enter into an economic self-sufficiency program or agrees to contribute to community service for as many hours as needed to comply with the requirement over the 12-month period beginning with the date of the agreement and the resident shall at the same time stay current with that year's community service requirement. The first hours a resident earns goes toward the current commitment until the current year's commitment is made.

The volunteer coordinator will assist the family member in identifying volunteer opportunities and will track compliance on a monthly basis.

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program or fails behind in their obligation under the agreement to perform community service by more than three (3) hours after three (3) months, the Kingsport Housing & Redevelopment Authority shall take action to terminate the lease.

13. PHA Safety and Crime Prevention Measures – N/A

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: **High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15.** High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

KINGSPORT HOUSING AND REDEVELOPMENT AUTHORITY PET RULES AND REGULATIONS

I. SELECTION CRITERIA:

A. APPROVAL

Prior to accepting a pet for residency, the pet owner and KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY must enter into a "Pet Agreement" (Exhibit A). In addition, the pet owner must provide to KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY proof of the pet's good health and suitability under the standards set forth under "Basic Guidelines" in criteria. In addition, for the case of dogs and cats, proof must be given, and renewed annually, of the animal's licensing and vaccination record, together with proof of spaying or neutering (Exhibit B).

B. Basic Guidelines

1. The following types of common household Pets will be permitted under the following criteria:

a. Dogs

- * Maximum number-one (1)
- * Maximum adult weight-25 lbs.
- * Must be housebroken
- * Must be spayed or neutered
- * Must have all required vaccinations
- * Must be licensed

b. Cats

- * Maximum number-one (1)
- * Must be trained to the litter box or other waste receptacle
- * Must be spayed or neutered
- * Must have all required vaccinations
- * Must be licensed
- * Must be de-clawed .

c. Birds

- * Maximum number-one (1)
- * Must be enclosed inside of cage at all times

d. Fish

- * One aquarium only-maximum size is 50 gallons
- * Must be maintained on approved stand

e. Rodent (Rabbit, guinea pig, hamster, or gerbil ONLY)

- * Maximum number 2
- * Must be enclosed inside of cage at all times
- * Must have any or all inoculations as specified now or in the future by State Law or local ordinance

f. Turtles

- * Maximum number 1
- * Must be enclosed in an acceptable cage or container at all times

2. **Pets Temporarily on the Premises**
 - * Pets which are not owned by a tenant will not be allowed *except* when the animal is necessary to assist, support or provide service to a person with disabilities.
 - * Residents are prohibited from feeding or harboring stray animals
3. The pet owner must supply Kingsport Housing & Redevelopment Authority a photo of the pet (cat, dog, bird, etc.) which will identify it.

II. PET DEPOSITS

- A. A **Pet deposit** of \$300 shall be required for all dogs and cats. Management reserves the right to change this deposit amount at any time.
- B. Resident's liability for damages and expenses caused by his/her pet is not limited to the amount of the pet deposit and the resident will be required to reimburse KHRA for the real cost of any and all damages caused by his/her pet where they exceed the amount of the pet deposit.
- C. All units occupied by a dog or cat will be fumigated upon being vacated by the animal. Infestation control in the unit by fleas, ticks, etc. shall be the responsibility of the pet owner. Infestation of adjacent units or common areas attributable to a specific pet shall be the responsibility of the pet owner, who shall be liable for the cost of correcting the infestation.

III. PET RULES

A. ALL PETS

1. Pet owners shall keep their pets under control at all times. Pet owners shall assume sole responsibility for liability arising from any injury sustained by any person attributable to their pet.
2. ANY PET WHO CAUSES BODILY INJURY TO ANY TENANT, GUEST OR STAFF MEMBER SHALL BE IMMEDIATELY AND PERMANENTLY REMOVED FROM THE PREMISES WITHOUT PRIOR NOTIFICATION.
3. Resident pet owners agree to control the noise of his/her pet such that it does not constitute a nuisance to other tenants. Failure to so control pet noises may result in the removal of the pet from the premises.
4. No pet (excluding fish) shall be left unattended in any unit for longer than 24 hours.
5. All resident pet owners shall provide adequate care, nutrition, exercise and medical attention for his/her pet. Pets which appear to be poorly cared for or which are left unattended for longer than 24 hours will be reported to the S.P.C.A. or other appropriate authority and will be removed from the premises at the pet owner's expense.
6. In the event of a resident's sudden illness the resident pet owner agrees that management shall have discretion with respect to the provision of care to the pet at the expense of the resident pet owner unless written instructions with respect to such area are provided in advance by the resident to, and accepted by, Management. All care shall be at the resident's expense.
7. In the event of the death of a resident, the resident pet owner agrees that Management shall have discretion to dispose of the pet unless written instructions with respect to such disposal are provided in advance by the resident to, and accepted, by Management.
8. Unwillingness on the part of named caretakers or pet per items #6 and #7 of this section to assume custody of the pet within 24 hours of notification shall relieve Management of any requirements to adhere to any written instructions with respect to the care or disposal of a pet

and shall be considered as authorization to Management to exercise discretion in such regard consistent with Federal guidelines. No other KHRA resident is acceptable as a caretaker.

9. Resident pet owners acknowledge that other residents may have chemical sensitivities or allergies related to pets or are easily frightened by such animals. The resident, therefore, agrees to exercise common sense and common courtesy with respect to such other resident's right to peaceful and quiet enjoyment of the premises.
10. Management may move to require the removal of a pet from the premises on a temporary or permanent basis for the following causes:
 - a. Creation of a nuisance
 - b. Excessive pet noise or odor
 - c. Unruly or dangerous behavior
 - d. Excessive damage to the resident's apartment unit and/or project common areas.
 - e. Repeated problems with vermin or flea infestation.
 - f. Failure of the resident to provide for adequate care of his/her pet.
 - g. Leaving pet unattended for more than 24 hours.
 - h. Failure of the resident to provide adequate and appropriate vaccination of the pet.
 - i. Resident death and/or illness.
 - j. Failure to observe any other rule contained in this section and not here listed.
 - k. Residents are not permitted to alter their unit, porch or yard to accommodate the pet.

B. DOGS AND CATS

1. Dogs, cats, rabbit, rodent, etc. shall be maintained within the resident pet owner's unit. When outside, the dog shall be on a leash and under the control of the resident or responsible individual AT ALL TIMES. Under no circumstances shall any pet be permitted to roam free or unrestrained in any common area. No animals shall be left unattended outside.
2. All animal waste or litter from cat litter boxes shall be picked up immediately by the owner and disposed of in sealed plastic trash bags and placed in a dumpster. Cat litter shall be changed at least weekly or as often as needed to maintain a sanitary and odor free apartment.
3. Cat litter shall not be disposed of by flushing down toilets. Charges for unclogging toilets required because of attributable pet nuisance shall be billed to and paid by the resident pet owner.
4. The pet owner is required to remove and properly dispose of all removable pet waste.
5. Pet owner shall be charged per occurrence for pet waste removal by Management.
6. Pet owner must be at home and in control of the dog or cat at all times of entry by Management. Cost to Management for later return to apartment will be charged to the resident who fails to be present when properly notified by Management of need to enter unit.

IV. NOTIFICATION POLICY

In the event that any pet owner violates these pet rules, Management shall provide notice of such violation as follows:

A. CREATION OF A NUISANCE

1. The owner of any pet which creates a nuisance upon the grounds or by excessive noise, odor or unruly behavior shall be notified of such nuisance in writing by Management and shall be given no more than five (5) days to correct such nuisance.
2. Consistent with local and state ordinance, Management shall take appropriate steps to remove a pet from the premises in the event that the pet owner fails to correct such a nuisance within the five (5) day compliance period.

B. DANGEROUS BEHAVIOR

1. Any pet which physically threatens a resident, guest, staff member or other authorized person present upon the project grounds shall be considered dangerous.
2. Management shall provide written notification to the pet owner of dangerous behavior and the time allowed--not to exceed five (5) days--to correct the animal's behavior or remove the pet from the premises.
3. Consistent with local and state ordinance, Management shall take appropriate steps to remove a pet from the premises in the event that the pet owner fails to correct the dangerous behavior or his/her pet within the compliance period.
4. **ANY PET WHICH CAUSES PHYSICAL HARM TO ANY RESIDENT, GUEST, STAFF MEMBER OR OTHER AUTHORIZED PERSON PRESENT UPON THE PROJECT GROUNDS SHALL BE IMMEDIATELY REMOVED FROM THE PREMISES BY MANAGEMENT WITHOUT PRIOR NOTIFICATION.** Such occurrence shall be deemed as an emergency for the Owner's right of immediate entry of unit.

"EXHIBIT AGREEMENT"

PET AGREEMENT

THIS AGREEMENT, entered into this _____ day of _____, 20____ by and between _____, Owner, and _____ Resident, in consideration of their mutual promises agree as follows:

1. Resident desires and has received permission from the Owner to keep the pet named _____ and described as: _____.
2. This Agreement is an Addendum to the Lease between Owner and Resident executed on _____ 20____. In the event of default by Resident of any of the terms of this Agreement, Resident agrees, upon proper written notice of default from Owner, to cure the default, remove the pet, or vacate the premises. Resident agrees that Owner may revoke permission to keep said Pet on the premises by giving Resident proper written notice. Prior notice of removal is not required where the animal causes bodily injury.
3. As a refundable deposit, Resident agrees to pay Owner the sum of \$_____, receipt of which is hereby acknowledged. Owner may use therefrom such amount as is reasonably necessary to take care of any damages, cleaning, fumigation or other costs caused by or in connection with said Pet. At the termination of this Agreement, any balance shall be disbursed to the Resident within 30 days. Resident agrees to pay Owner for any damages or costs caused by the Pet in excess of the pet and security deposits on demand by Owner.
4. Resident agrees to comply with:
 - a. This Agreement
 - b. All applicable governmental laws and regulations, such as, but not limited to licensing, etc.
 - c. PET POLICIES of the KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY
5. Resident represents that the pet is quiet and housebroken, and will not cause any damage or annoy other residents.
6. Resident agrees that the Pet will not be permitted outside the Resident's unit, unless restrained by a leash and under the full control of the owner or responsible individual AT ALL TIMES.
7. Resident shall not permit the Pet to cause any damage, discomfort, annoyance, nuisance or in any way to inconvenience or cause complaints from any other Resident. Any "mess" created by the Pet shall be immediately cleaned up by the Resident.
8. Resident agrees to remedy any emergency situation involving Pet (e.g., attack by Pet on Maintenance representative, another resident, or a guest) immediately and any nuisance situations within five (5) days.
9. Resident will be financially responsible for any fleas or other insect infestation that affect his/her own or adjacent units as a result of his/her pet.

10. Any pet left unattended for 24 hours or more or whose health is jeopardized by the Resident's neglect, mistreatment, or inability to care for the animal shall be reported to the SPCA or other appropriate authority. Such circumstances shall be deemed an emergency for the purposes of the Owner's right to enter the Resident's unit to allow such authority to remove the animal from the premises. The owner accepts no responsibility for any pet so removed.
11. Resident agrees to maintain Pet in healthy condition and to update PET INFORMATION CARD during reexamination each year.
12. Resident has read and agrees to comply with the Pet Rules and Regulations and Pet Agreement, which are herein incorporated to the Lease by reference, and agrees to comply with such rules and regulations as may be reasonably adapted from time to time by Owner. Resident understands that failure to comply with these provisions may constitute reason for removal of pet from the premises and agrees to effect such removal. Further, Resident understands that failure to do so shall constitute grounds for eviction in accordance with the Lease and grievance Procedures. Repeated or continuous problems with a Pet will constitute cause for eviction.

OWNER: KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY

RESIDENT: _____

BY: _____

RESIDENT: _____

TITLE: _____

DATE: _____

"EXHIBIT B"

PET INFORMATION

Phone Number _____

Resident's Name _____

Apt. No. _____

Pet's Name _____

Age _____

Description _____

Veterinarian's Name _____

Phone _____

Address _____

How long have you had this pet? _____

License No. _____

Date _____

Resident's signed statement regarding pet's disposition in case of resident's inability to care for pet is in Resident file _____.

Photo has been provided and is attached _____.

DATE AND EVIDENCE OF:

<u>TYPE</u>	<u>WEIGHT</u>	<u>VET'S. CERTIFICATE OF GOOD HEALTH</u>	<u>RABIES</u>
Dog	_____	_____	_____
Cat	_____	_____	_____

<u>TYPE</u>	<u>SPAYED/NEUTERED</u>
Dog	_____
Cat	_____

<u>TYPE</u>	<u>VET'S CERTIFICATE OF GOOD HEALTH</u>
Bird	_____

FISH AQUARIUM SIZE _____ gallons

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.

High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?

18. Other Information

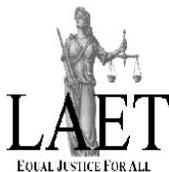
[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name)
 Provided below:

<begins next page>



LEGAL AID OF EAST TENNESSEE, INC. 
311 West Walnut Street, P.O. Drawer 360, Johnson City, TN 37605-0360
Telephone (423) 928-8311 Facsimile (423) 928-9488
Toll-free Telephone (800) 821-1312

Executive Director
David R. Yoder

Associate Director
Eric D. Miller

January 6, 2005

Board of Commissioners
Kingsport Housing and Redevelopment Authority
P.O. Box 44
906 E. Sevier Ave.
Kingsport, TN 37662-0044

Re: PHA Plan Comments

Dear Sir/Madam:

This year the Public Housing Resident Advisory Board (RAB) of the Kingsport Housing and Redevelopment Authority (KHRA) included many new individuals to the planning process. We were given an orientation by the Housing Authority and Legal Services concerning the issues that have been dealt with in the past, given a short history of how the planning process had worked, and then went through the various issues. It should be said that overall, we feel that the Housing Authority does a very good job of managing the affordable housing it brings to our area and we look forward to working with them in the future.

The following are our recommendations:

1. Creating Opportunities:

KHRA is very aggressive in obtaining whatever additional resources they can in the effort to create affordable housing in Kingsport and surrounding areas. Their commitment to apply for additional Section 8 units and other affordable housing resources in the community are to be applauded.

2. Waiting List Organization:

The transfer policy to allow for transfers over admissions for 1) emergencies, 2) those underhoused, 3) those with medical justifications, and 4) to permit modernization, etc. are felt to be good policies by the RAB. Preference for victims of domestic violence was also seen as appropriate.

Board of Commissioners
Kingsport Housing and Redevelopment Authority
January 6, 2005

3. Rent:

The process by which the Housing Authority initiates rent determinations allows tenants some leeway in gathering assets and serves the community at large.

4. Demolition and Disposition:

The RAB discussed the possible issue of demolition of some units in Riverview in the future as per the plan initiated last year. The RAB reiterates its statement that while removal of some individual units may be necessary to decrease concentration of individuals, there should be no net loss of affordable housing units managed by the KHRA. To accomplish this, the Housing Authority needs to replace one for one, any units that are taken away.

5. Capital Improvements:

The listing of proposed projects and capital improvements was discussed at great length and generally approved. We felt that the replacement of the front storm doors might warrant being moved forward on the schedule. Additionally, the individuals in Holly Hills felt that if counter tops were replaced, they would like to have double sinks like the other communities. They also felt that range hoods should be replaced.

6. Maintenance:

The RAB supports any efforts by the KHRA at aggressively addressing the yard cleanup issue. The tenant groups are willing to coordinate with the Housing Authority in any way possible. They feel that increased enforcement may be necessary in order to keep the grounds clean.

7. Eligibility Selection and Admissions:

The RAB felt that there are significant difficulties with young single individuals being included as families under HUD Regulations. It was felt that many of these individuals are too immature and lack sufficient grounding for an independent life. It was felt by the RAB that perhaps preferences for individuals over twenty-five (25) and families with children might better utilize the units available.

8. Safety:

It was felt by all RAB members that there has been a continuing decline in police presence and that having live-in police has proven very ineffective. We feel that there is no substitute for having a police officer on foot who participates and deals with the community at large. The tenants are willing to work in any way possible with the City of Kingsport and the Housing Authority to create a safer climate through the increase presence of police officers walking the Housing Authority premises. It is also felt that additional lighting would be helpful at the Riverview parking lot.

Board of Commissioners
Kingsport Housing and Redevelopment Authority
November 10, 2004

9. Rent:

The RAB was made aware of the continuing problem with late and non-payment of rent. They grappled with this issue last year and made recommendations that the Housing Authority adopted. From the statistics we were given this year, it seems that the policy adopted last year was ineffective. We recognize that the policy has not worked, have discussed it, and now propose a new policy: that the rent payment be allowed its ten (10) day grace period as previously, but a \$10.00 weekly fee accrue thereafter to create incentives to pay as soon as possible. We feel that incremental increases might cause households to juggle their finances to make sure that the Housing Authority was paid sooner. Through all of this, there needs to be an acceptance of hardship exceptions and arrangements made for families that are facing unusual circumstances.

10. Community Service:

We felt that overall community service was well thought out as run by the Housing Authority. The tenant groups appreciate some of the help they receive through volunteers doing their community service.

11. Pets:

Overall, the pet policy seems appropriate, but we would suggest that senior units have a reduced rate for deposits due to the fact of their limited income and the known companionship provided by pets.

Thank you for your time and attention to our comments. We look forward to working with the Housing Authority everywhere we can to make sure that safe and affordable housing is available to those of the greater Kingsport area.

Jay Reed 11-11-04
FAY REED
President KITE, (Lee)

Sincerely,
 John J. Ritchie 11/11/04
JOHNNY RITCHIE
Executive Director KITE, (Dogwood)

Willie Overbay 11-11-04
WILLIE OVERBAY
Vice President KITE, (Dogwood)

Arlena Lovin 11-11-2004
ARLENA LOVIN
Secretary/Treasurer KITE, (Holston Terrace)

Mary H. Beatty 11-11-04
MARY BEATTY
Member at Large KITE, (Riverview)

Deborah Cash 11-11-04
DEBORAH CASH
Member at Large KITE, (Holly Hills)

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KHRA 2005 Agency Plan Responses to Public Housing RAB Comments

1. Creating Opportunities.

RAB: KHRA is very aggressive in obtaining whatever additional resources they can in the effort to create affordable housing in Kingsport and surrounding areas. Their commitment to apply for additional Section 8 units and other affordable housing resources in the community are to be applauded.

KHRA: These comments are appreciated. During the year we have added 26 Section 8 Tenant-Based Vouchers for a total of 1,155 units. We started administering the Shelter Plus Care program, which will provide housing assistance for approximately 27 chronically homeless persons and families. We have applied for an additional amount of Shelter Plus Care funds, and should know soon if the application has been approved. Our not-for-profit Greater Kingsport Alliance for Development has been the sponsor on a Federal Home Loan Bank loan on a low income housing tax credit funded 72-unit development in Greene County. KHRA is working with the City of Kingsport and a private developer to determine the viability of developing the old Washington School into senior affordable housing.

2. Waiting List Organization.

RAB: The transfer policy to allow for transfers over admissions for 1) emergencies, 2) those underhoused, 3) those with medical justifications, and 4) to permit modernization, etc. are felt to be good policies by the RAB. Preference for victims of domestic violence was also seen as appropriate.

KHRA: We will continue to monitor waiting list preferences for appropriate needs.

3. Rent.

RAB: The process by which the Housing Authority initiates rent determinations allows tenants some leeway in gathering assets and serves the community at large.

KHRA: We work to establish rent policies that are practical and work to the benefit of our residents.

4. Demolition and Disposition.

RAB: The RAB discussed the possible issue of demolition of some units in Riverview in the future as per the plan initiated last year. The RAB reiterates its statement that while removal of some individual units may be necessary to decrease concentration of individuals, there should be no net loss of affordable housing units managed by the KHRA. To accomplish this, the Housing Authority needs to replace one for one, any units that are taken away.

KHRA: We agree with this statement. As we work on our long term asset management plan in early 2005, we will include one for one replacement in our plans.

5. Capital Improvements.

RAB: The listing of proposed projects and capital improvements was discussed at great length and generally approved. We felt that the replacement of the front storm doors might warrant being moved forward on the schedule. Additionally, the individuals in Holly Hills felt that if counter tops were replaced, they would like to have double sinks like the other communities. They also felt that range hoods should be replaced.

KHRA: We will work to move forward on the front storm door replacement. The double sink and range hoods will be considered as well. One aspect of Capital Improvements is that the Capital

Fund Program funds have been reduced by \$100,000 in each of the last two years, and it appears that 2005 will also experience a decrease.

6. **Maintenance.**

RAB: The RAB supports any efforts by the KHRA at aggressively addressing the yard cleanup issue. The tenant groups are willing to coordinate with the Housing Authority in any way possible. They feel that increased enforcement may be necessary in order to keep the grounds clean.

KHRA: The area of neighborhood appearance is one that requires action as indicated by the resident survey. We will be needing resident input on this item of how best to go about enforcing lease requirements. Thank you for stepping forward on this issue.

7. **Eligibility Selection and Admissions.**

RAB: The RAB felt that there are significant difficulties with young single individuals being included as families under HUD Regulations. It was felt that many of these individuals are too immature and lack sufficient grounding for an independent life. It was felt by the RAB that perhaps preferences for individuals over twenty-five (25) and families with children might better utilize the units available.

KHRA: We are also concerned about issues with persons whose behavior is not to a level commensurate with a peaceful neighborhood. The comments will be looked at carefully and we request assistance from Legal Aid of East Tennessee in developing an appropriate and fair lease and occupancy plan.

8. **Safety.**

RAB: It was felt by all RAB members that there has been a continuing decline in police presence and that having live-in police has proven very ineffective. We feel that there is no substitute for having a police officer on foot who participates and deals with the community at large. The tenants are willing to work in any way possible with the City of Kingsport and the Housing Authority to create a safer climate through the increase presence of police officers walking the Housing Authority premises. It is also felt that additional lighting would be helpful at the Riverview parking lot.

KHRA: We will communicate these concerns to the Kingsport Police Department about foot patrols. The usefulness of the police officers in residence may not be obvious; however, KHRA staff feels it is helping with criminal activity where officers reside. We are working with a community based effort to obtain funding for a Weed & Seed Grant that would bring two additional police officers to work in Lee and Riverview. Also, there is renewed interest in neighborhood watches. We will be contacting the resident associations concerning this.

9. **Rent.**

RAB: The RAB was made aware of the continuing problem with late and non-payment of rent. They grappled with this issue last year and made recommendations that the Housing Authority adopted. From the statistics we were given this year, it seems that the policy adopted last year was ineffective. We recognize that the policy has not worked, have discussed it, and now propose a new policy: that the rent payment be allowed its ten (10) day grace period as previously, but a \$10.00 weekly fee accrue thereafter to create incentives to pay as soon as possible. We feel that incremental increases might cause households to juggle their finances to make sure that the Housing Authority was paid sooner. Through all of this, there needs to be an acceptance of hardship exceptions and arrangements made for families that are facing unusual circumstances.

KHRA: These are very useful comments and suggestions. We will continue to review our accounts receivable collection policy with this specific suggestion.

10. **Community Service.**

RAB: We felt that overall community service was well thought out as run by the Housing Authority. The tenant groups appreciate some of the help they receive through volunteers doing their community service.

KHRA: Your comment is appreciated and the feedback on the contribution of the community service being performed in support of resident associations is good to know.

11. **Pets.**

RAB: Overall, the pet policy seems appropriate, but we would suggest that senior units have a reduced rate for deposits due to the fact of their limited income and the known companionship provided by pets.

KHRA: We will give this suggestion concerning a lower pet deposit consideration. Generally, pets of the seniors are smaller in size and better behaved which results in less damage to the unit. We will research regulations to see if it is allowed to establish pet security deposits at different levels.

Thank you for your comments. They are appropriate and valuable as we develop our plan of work, as documented in the Agency Plan.



LEGAL AID OF EAST TENNESSEE, INC.
311 West Walnut Street, P.O. Drawer 360, Johnson City, TN 37605-0360
Telephone (423) 928-8311 Facsimile (423) 928-9488
Toll-free Telephone (800) 821-1312



Executive Director
David R. Yoder

Associate Director
Eric D. Miller

January 6, 2005

Board of Commissioners
Kingsport Housing and Redevelopment Authority
P.O. Box 44
906 E. Sevier Ave.
Kingsport, TN 37662-0044

Re: Section 8 Voucher Comments

Dear Sir/Madam:

The Section 8 Resident Advisory Board (RAB) members met this year to look over KHRA's proposed Plan for its Voucher Program. The RAB is essentially the same individuals that served on the RAB in the past. We would like to thank the Board of Commissioners for their time and their considerations of our comments.

1. Rent:

It is our understanding that the Housing Authority is proposing a monthly minimum rent for voucher holders. It is our understanding that HUD is encouraging Housing Authorities to go to this minimum rent. While it may become necessary to require this, the RAB feels that it is very important that hardship exemptions be granted liberally. Given the fact that there is a preference (that we encouraged and thank the Housing Authority for adopting) for domestic violence victims, it would only seem natural that many of these would have no income upon arrival in the voucher program and be necessarily given a hardship exemptions due to the facts that they cannot pay the \$50.00 per month rent. We hope the Board of Commissioners will strongly consider this.

2. Preferences:

We thank the Board of Commissioners for adopting a victim's of domestic violence preference from our comments of previous years and hope that they will continue to provide that.

Board of Commissioners
Kingsport Housing and Redevelopment Authority
November 9, 2004

3. Waiting Lists:

Through our conversations with the Housing Authority Administrators and discovering that less than 1/3 of the waiting list actually ever receives a voucher we wondered if perhaps purging the waiting list more often than once per year might be more efficient. Therefore, we suggest that if the Housing Authority Administration thinks it would be more efficient, we, as the RAB, would have no problem having the waiting list purged more often than once per year in order to streamline the system.

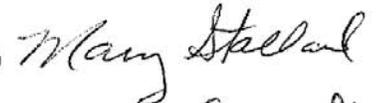
4. Homeownership:

Once again, we applaud the efforts of KHRA and the Board of Commissions in making homeownership a reality in the voucher program. KHRA should be proud that they are one of the only Housing Authorities in Northeast Tennessee participating in this. We understand the required effort, but know that it is a very worthwhile program and helps build equity in the homes of those less fortunate.

Thank you again for your time and consideration of our comments.

Sincerely,

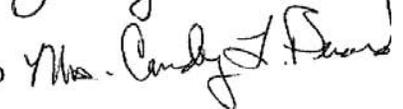
MARY STALLARD



JUDY SMITH



CANDY BERNARD



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KHRA 2005 Agency Plan Responses to Section 8 RAB Comments

1. Rent.

RAB: It is our understanding that the Housing Authority is proposing a monthly minimum rent for voucher holders. It is our understanding that HUD is encouraging Housing Authorities to go to this minimum rent. While it may become necessary to require this, the RAB feels that it is very important that hardship exemptions be granted liberally. Given the fact that there is a preference (that we encouraged and thank the Housing Authority for adopting) for domestic violence victims, it would only seem natural that many of these would have no income upon arrival in the voucher program and be necessarily given a hardship exemptions due to the facts that they cannot pay the \$50.00 per month rent. We hope the Board of Commissioners will strongly consider this.

KHRA: HUD Notice PIH 2005-1 includes under the Section 6 PHA Action to Reduce Costs a suggestion to "impose or raise the minimum rent for the voucher program." In reviewing this suggestion, we feel it would be responsible to request a minimum rent of \$31.00. This is the minimum rent paid by a TANF family with one adult and one child. Also, we would appreciate assistance in drafting the hardship provisions for Legal Aid of East Tennessee, Inc.

2. Preference.

RAB: We thank the Board of Commissioners for adopting a victim's of domestic violence preference from our comments of previous years and hope that they will continue to provide that.

KHRA: Thank you for your input and suggestions. This preference assists families facing domestic violence.

3. Waiting Lists.

RAB: Through our conversations with the Housing Authority Administrators and discovering that less than 1/3 of the waiting list actually ever receives a voucher we wondered if perhaps purging the waiting list more often than once per year might be more efficient. Therefore, we suggest that if the Housing Authority Administration thinks it would be more efficient, we, as the RAB, would have no problem having the waiting list purged more often than once per year in order to streamline the system.

KHRA: This is a suggestion that could be beneficial in increasing the viability of our waiting list.

4. Homeownership.

RAB: Once again, we applaud the efforts of KHRA and the Board of Commissions in making homeownership a reality in the voucher program. KHRA should be proud that they are one of the only Housing Authorities in Northeast Tennessee participating in this. We understand the required effort, but know that it is a very worthwhile program and helps build equity in the homes of those less fortunate.

KHRA: This is a suggestion that could be beneficial in increasing the viability of our waiting list. We have been successful in closing on four homes. We would like to increase that to twelve per year. Thank you for your comments.

We would like to thank the members of the Section 8 Resident Advisory Board and Tim Matheson of Legal Aid of East Tennessee, Inc. for their assistance with the Agency Plan.

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

See appropriate sections of the Consolidated Plan in Attachment C of this Plan (tn006c03.pdf).

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

	tn006v01.pdf	HUD-50075
A	tn006a01.pdf	CFP 501-04
B	tn006b01.pdf	Voluntary Conversion
C	tn006c01.pdf	Consolidated Plan
D	tn006d01.pdf	Deconcentration Plan
E	tn006e01.pdf	CFP Five-Year Plan
F	tn006f01.pdf	Follow-Up Plan
G	tn006g01.pdf	Section 8 Homeownership Statement
H	tn006h01.pdf	Substantial Deviation / Significant Amendment
I	tn006i01.pdf	Brief Progress Statement
J	tn006j01.pdf	Resident Advisory Boards (RABs)
K	tn006k01.pdf	Resident Membership / Board of Commissioners
L	tn006l01.pdf	CFP P&E 501-01
M	tn006m01.pdf	CFP P&E 501-02
N	tn006n01.pdf	CFP P&E 501-03
O	tn006o01.pdf	CFP P&E 502-03
P	tn006p01.pdf	CFP P&E 501-04

ACOP	Admissions & Continued Occupancy Policy
Admin	Section 8 Administrative Plan
MOP	Maintenance Operation Plan
FSS	FSS Action Plan

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP) Part I: Summary

**US Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Kingsport Housing & Redevelopment Authority

PO Box 44 Kingsport, TN 37662

Capital Fund Number
TN37P006501-05

FFY of Grant Approval
2005

- Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year Ending _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds	-	-		
2	1406 Operations	179,113	-		
3	1408 Management Improvements	185,000	-		
4	1410 Administration	63,000	-		
5	1411 Audit	-	-		
6	1415 Liquidated Damages	-	-		
7	1430 Fees and Costs	64,000	-		
8	1440 Site Acquisition	-	-		
9	1450 Site Improvement	42,000	-		
10	1460 Dwelling Structures	293,453	-		
11	1465.1 Dwelling Equipment - Nonexpendable	15,000	-		
12	1470 Nondwelling Structures	20,000	-		
13	1475 Nondwelling Equipment	34,000	-		
14	1485 Demolition	-	-		
15	1490 Replacement Reserve	-	-		
16	1492 Moving to Work Demonstration	-	-		
17	1495.1 Relocation Costs	-	-		
18	1498 Mod Used for Development	-	-		
19	1502 Contingency (may not exceed 8% of line 20)	-	-		
20	Amount of Annual Grant (Sum of lines 2-19)	\$895,566	-		
21	Amount of line 20 Related to LBP Activities	-	-		
22	Amount of line 20 Related to Section 504 Compliance	-	-		
23	Amount of line 20 Related to Security	-	-		
24	Amount of line 20 Related to Energy Conservation Measures	-	-		

Signature of Executive Director and Date

X

Terry W. Cunningham, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP) Part II: Supporting Pages

US Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Development Number / Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide Management Improvements	Operations	1406		179,113				
	Vista Workers	1408		50,000				
	Vista Office Supplies	1408		4,000				
	Resident Training	1408		5,000				
	Resident Initiatives Manager	1408		42,000				
	Resident Initiatives Supplies	1408		2,000				
	Mgt/Maint Training	1408		7,000				
	CFP/Clerical Assistant	1408		14,000				
	UPCS Inspection/Services	1408		38,000				
	Telecomm/Computer Upgrades	1408		2,000				
	Resident Business Development	1408		1,000				
	Long Term Asset Mgt Plan	1408		20,000				
				185,000				
PHA-Wide Administration	Mod Manager/Employee Benefits	1410		57,000				
	Sundry	1410		2,500				
	Telephone	1410		1,500				
	Local Travel	1410		2,000				
				\$63,000				
PHA-Wide Fees & Costs	A and E Fees PHA Wide	1430		25,000				
	Inspector / Employee Benefits	1430		25,000				
	A&E Mold Abatement Tech Serv	1430		4,000				
	Tech Serv Long Term Asset Mgt Plan	1430		10,000				
				\$64,000				
PHA Wide Non-Dwelling Equipment	Maint/Mgt Vehicle	1475	2	34,000				
				\$34,000				
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date					
X			X					
Terry W Cunningham, Executive Director								

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Development Number / Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Playground Improvements	1450		5,000				
	Neighborhood Appearance & Repairs	1450		35,000				
	Sidewalk Repairs	1450		1,000				
	Pest Control	1450		1,000				
				42,000				
PHA Wide Dwelling Equipment	Refrigerators	1465.1		7,000				
	Dumpster Repair	1465.1		2,000				
	ADA Modifications	1465.1		1,000				
	Emergency Mold Abatement	1465.1		5,000				
				15,000				
TN 37P006001 Lee	Bathroom Heat	1460		27,000				
	Ridge Vents	1460		20,000				
	Entrance Door Locks	1460		30,720				
					77,720			
TN 37P006002 Riverview	Entrance Door Locks	1460		14,000				
TN 37P006003 Riverview	Entrance Door Locks	1460		9,000				
TN 37P006004 Cloud	Bathroom Heat	1460		40,000				
	Entrance Door Locks	1460		45,360				
					85,360			
TN 37P006007 Dogwood	Entrance Door Locks	1460		18,000				
TN 37P006009 Holly Hills	Kitchen Cabinets/Countertops	1460		53,873				
	Entrance Door Locks	1460		20,000				
					73,873			
TN 37P006011 Tiffany Court	Replace Roof	1460		12,000				
	Entrance Door Locks	1460		3,500				
					15,500			
TN 37P006002 Riverview	Fence	1470		20,000				

Signature of Executive Director and Date

X

Terry W Cunningham, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP) Part III: Implementation Schedule**

US Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Development Number/Name HA-Wide Activities	All Funds Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
1406							Approved \$ Quarter ending Obligate 18 mos after available Expend 3 yrs after available
1408							
1410							
1430							
1450							
1460							
1465.1							
1470							
1475							
TN 37P006001							
TN 37P006002							
TN 37P006003							
TN 37P006004							
TN 37P006007							
TN 37P006009							
TN 37P006011							
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			
X Terry W Cunningham, Executive Director				X			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Voluntary Conversion of Public Housing Developments Required Initial Assessment

Kingsport Housing & Redevelopment Authority

As required by 24 CFR parts 972 – Conversion of Public Housing to Tenant-Based Assistance, we have:

1. Reviewed each development's operation as public housing;
2. Considered the implications of converting the public housing to tenant-based assistance; and
3. Concluded that the conversion of the development may be:
 - Inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion.

<i>Necessary conditions for voluntary conversion:</i>
<ul style="list-style-type: none"> • <i>Not be more expensive than continuing to operate the development (or portion of it) as public housing;</i> • <i>Principally benefit the residents of the public housing development to be converted and the community; and</i> • <i>Not adversely affect the availability of affordable housing in the community.</i>

Development Number	Development Name	Development Exempted?	Exemption Reason	Conversion Appropriate?
TN006-01	Robert E Lee Apartments	No	N/A	No
TN006-02	Riverview Apartments	No	N/A	No
TN006-03	Riverview Apartments	No	N/A	No
TN006-04	Frank L Cloud Apartments	No	N/A	No
TN006-07	Dogwood Terrace Apartments	No	N/A	No
TN006-09	Holly Hills Apartments	No	N/A	No
TN006-11	Tiffany Court Apartments	No	N/A	No

Attached is a short descriptive narrative as documentation of reasoning with respect to each covered development.

<signature on file>
 Terry W. Cunningham, Executive Director

 1/14/03
 Date

Voluntary Conversion of Public Housing Developments

Narrative

Kingsport Housing & Redevelopment Authority has assessed the viability of voluntary conversion of public housing developments to Section 8 Tenant-Based Assistance.

We have determined that this voluntary conversion does not meet the necessary conditions and would be inappropriate. Conversion to Section 8 would be more expensive to operate than public housing. These calculations are part of the documentation required for our agency plan for the year starting April 1, 2003.

Additionally, we feel the conversion of these units would not principally benefit the residents and community. Also, it would possibly negatively affect the availability of affordable housing in the community.



**THE NORTHEAST TENNESSEE/VIRGINIA
HOME CONSORTIUM
CONSOLIDATED PLAN**

**PREPARED FOR THE
U. S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT**

MAY 2003

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INTRODUCTION

A. BACKGROUND AND PURPOSE OF THE CONSOLIDATED PLAN

The Northeast Tennessee/Virginia HOME Consortium receives annual entitlements of federal funds under two programs administered by the U. S. Department of Housing and Urban Development (HUD). They are the Community Development Block Grant program (CDBG) and the HOME Investment Partnerships Act Program (HOME). These programs bring approximately \$2,700,000 a year of federal funds into our area to provide affordable housing, economic opportunities and other benefits for low/moderate income people in the Tri-Cities area.

Every five years, the Consortium will prepare a **Consolidated Plan**, with help from residents, other local agencies, and interested groups. The Plan identifies needs and priorities for housing and community development activities, strategies to be pursued, and goals to be achieved through CDBG and HOME-funded activities. Because this Consortium will receive HOME funding beginning with the 2003-2004 allocation, this Consolidated Plan will be in effect for two years, until June 30, 2005, at which time a new five-year plan will be completed.

In addition, the Consortium must prepare an annual **Consolidated Action Plan** describing in detail how funds are to be used over the next 12 months. The Action Plan for 2003-2004 is being submitted as part of this Consolidated Plan. CDBG Action Plans for the entitlement communities are also attached to this document.

The Community Development Block Grant Program

The CDBG program serves the **Cities of Bristol, Kingsport, and Johnson City, Tennessee, as well as the City of Bristol, Virginia**. CDBG funds can be used for a wide range of activities that provide “decent housing and a suitable living environment and expanding economic opportunities.” Every CDBG-funded activity must meet one of the following national objectives:

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

The Cities will receive about \$1.7 million a year in CDBG funding.

The HOME Program

HOME funds are allocated to the **Cities of Bluff City, Bristol, Kingsport, and Johnson City, Tennessee and Bristol, Virginia**. They can be used only to create or preserve affordable housing for low- or moderate-income persons. The program is managed by the City of Bristol, Tennessee, acting as Lead Agency. The Consortium receives about \$1 million each year in HOME funding.

Contents of the Plan

After an initial overview of the Community characteristics, the plan is divided into four main sections:

- (1) Housing & Homeless Needs Assessment
- (2) Housing Market Analysis
- (3) Strategic Plan
- (4) One-Year Action Plan

Each section describes existing needs, determines priorities for action, lists proposed strategies, and sets performance targets. Appendices deal with some additional specific details required by HUD, citizen participation process, tables and maps.

Impact of Census 2000 data

At the time of preparation of this plan, some data will be used from the 1990 census; however, where possible, 2000 census data will be reported.

Regulatory Citations

HUD's regulations are in Title 24 of the Code of Federal Regulations (CFR). CDBG regulations are in 24 CFR Part 570, and HOME regulations are in 24 CFR Part 92, and the regulations governing the Consolidated Planning process are in 24 CFR Part 91.

How we approached it

The Consolidated Plan is intended by HUD to be a community-wide process that shapes housing and community development processes into an effective and coordinated set of strategies. It creates an opportunity for citizens and government to review local community needs and assets in a comprehensive way, with linkages to the wider region, and to plan coordinated actions without duplication of efforts.

The Consortium has chosen to limit the scope of its Consolidated Plan to the core areas required by the HUD regulations: affordable housing, public housing, homelessness, and non-housing community development, with the greatest emphasis on affordable housing.

Within these areas, it has attempted to bring in the widest possible range of community input.

Formal Consultation and Plan Approval

Community Development staff have been researching the possibility of forming a HOME Consortium since January 2000. A visit was made to Hickory, North Carolina to confer with an existing consortium. This trip proved to be very worthwhile. Advisory groups in each of the entitlement cities were kept abreast of the progress made toward the formation of a consortium and some even solicited citizen input as early as September 2002. During the CDBG public hearings in the spring of 2003, community development staff reviewed current Consolidated Plans and created a Plan for the Consortium.

All members of the Consortium, along with assistance of the First Tennessee Development District, published the first draft of the Plan, which was presented at four public hearings, one in each locality. A Combined Public Hearing was also held on May 19, 2003 at the Library at Northeast State Community College. Additionally, copies of the draft Plan were submitted for formal comment to the governmental agencies at their meetings in June. A thirty-day comment period was held from May 4 through June 3, 2003.

B. COMMUNITY DESCRIPTION

1. The Consortium Area

Physical Characteristics

The Northeast Tennessee/Virginia HOME Consortium includes the Cities of Bluff City (TN), Bristol (TN), Bristol (VA), Johnson City (TN) and Kingsport (TN). The consortium land area is part of two physiographic sub-regions of the Appalachians, the Great Valley and the Ridge and Valley regions. The Great Valley, which includes most of the consortium land area, is characterized by rolling terrain interrupted occasionally by relatively low ridges. To the north and west of the Great Valley is the Ridge and Valley region. Here the land is characterized by a series of parallel ridges and valleys.

Elevations in the valley areas of the consortium area range from 1,500 to 1,800 feet above sea level. Prominent landmarks include Bays Mountain in Kingsport (Elev. 2,405), Buffalo Mountain near Johnson City (Elev. 3,217), Beaver Creek Knobs in Bristol (TN) and Bristol (VA), and the White Top Knobs between Bluff City and Bristol (TN). Major drainage basins in the region include the Holston and Watauga rivers.

Prior to the settlement, the area was a common hunting ground for Cherokee, Creek and other Indian tribes. As the early American colonists headed west across the Appalachians, explorers, hunters and traders passed through the territory. The first permanent settlers arrived in 1768. Bluff City and Kingsport are located on the Holston

River and their early economies developed due to trading on the river. The early economies of Bristol (TN), Bristol (VA) and Johnson City (TN) developed primarily due to the railroad.

Many of these early settlers were Scotch-Irish who came down the valley from Pennsylvania. In 1771, hundreds of additional settlers, primarily of English descent, arrived from North Carolina.

Economic History

The area's early economy was based upon agriculture. Settlements were limited to fertile valleys between the numerous mountain ranges. Due to the rough topography, farms were generally smaller in size; however, the favorable climate permitted the growth of tobacco, a labor-intensive crop well suited to production on small plots. Tobacco soon became the most financially profitable crop, while additional agricultural income was derived from dairy products and livestock.

Early industries in the area were small and devoted to the needs of a sparsely settled population. These industries included powder mills, woodworking shops, tanneries, gristmills and distilleries. The most prosperous industry was the production of iron, which was used to make firearms, utensils, implements and nails. The destruction of iron furnaces and other industries during the Civil War interrupted the development of these early industries, but the area recovered much sooner than many other regions. Much of this success was related to the rail connections between the area and large cities in the East. Bristol obtained its rail connection in 1856, and the line was extended to Johnson City soon thereafter. In the latter part of the nineteenth century, the Clinchfield Railroad was built through the area linking the Great Lakes region with the South Atlantic port cities. This railroad established its general offices and repair shops in Erwin in 1886.

The completion of the railroads hastened the end of the area's iron industry. A new grade of iron ore, which was more suitable for steel production, became available from the Great Lakes area. Rapid depletion of the northeast Tennessee iron deposits closed this phase of the area's industrial development.

Around the turn of the century, several large industries were established in the area. In 1887, S. E. Massengill Company, a maker of pharmaceuticals, was founded in Bristol (TN). S. E. Massengill became Beecham, which later merged with Smithkline. A successor company, King Pharmaceuticals now occupies the facility. The lumber resources of the area led to establishment of Harris Manufacturing (Harris-Tarkett), makers of hardwood flooring, in Johnson City in 1898. Shortly thereafter, several apparel industries began operating in both Bristol and Johnson City.

The important developments for Johnson City were related to its subsequent role as a service center; Mountain Home, a large Veterans Administration Hospital, was located in Johnson City in 1903, and in 1909, East Tennessee State University was established in

the southwest section of the city. From these beginnings, Johnson City became the medical and educational center in the area.

The next and most important wave of the area's industrial growth came with the founding of Kingsport in 1917. The Kingsport Improvement Company was formed to develop a new town and to create a diversified manufacturing economy. Over the years, this group was successful in attracting numerous large industries such as Mead Fiber Company (now Weyerhaeuser), Eastman Chemical Company, Kingsport Press (now Quebecor Printing Corporation), and Blue Ridge Glass (now AFG Corporation).

The success of early manufacturers helped create an atmosphere that resulted in the attraction of industry to the region. Some of the larger industries that located in the area during the late 1960's and early 1970's included American Water Heater in Johnson City, Bristol Compressors in Bristol (VA), and Texas Instruments (now Siemens Industrial Automation, Inc.) in the Johnson City portion of Carter County.

The decade of the 1980's was the advent of the service economy to the region. As industry added jobs and helped increase the standard of living, the demand for services increased significantly. The opening of the Quillen College of Medicine at East Tennessee State University in 1978 was a catalyst for the development of health services. The Johnson City Medical Center, the VA Medical Center and Holston Valley Hospital each undertook major expansions. Additionally, Sycamore Shoals Hospital (1986) in Elizabethton, the Johnson City Specialty Hospital (1990), and Bristol Regional Medical Center (1994) each opened new facilities. Many new restaurant and hotel chains came to the region, as well. During the 1980's, Johnson City led the growth in services by having available land, good infrastructure, and becoming the first municipality to allow liquor to be sold by the drink, which helped attract national restaurant chains.

During the last ten years, the service economy continued to expand. Information and tele-catalogue services have become a major source of employment with the expansion by SPS Payment Systems (now Citi Commerce Solutions) and the location of Fairfield Marketing (1994) and Cingular Wireless (2001). Sprint is the largest employer in Bristol, Virginia, and O'Charley's, Inc. is one of the largest employers in the region.

In order to support the area's changing economy, the population needed to obtain new skills. As a result, educational services continued to grow as both ETSU and Northeast State Technical Community College had record levels of enrollment. Private colleges such as King College, Milligan College, and Virginia Intermont College experienced increased enrollment during recent years.

The regional manufacturing base has changed greatly during the past ten years. World competition, mergers and more technologically advanced equipment have influenced operations and the skill requirements of industry. Eastman Chemical Company, headquartered in Kingsport, became independent from Kodak in 1993. Since that time, the company has been highly impacted by changes in the chemical industry. Employment declined from 11,800 in 1994 to 7,800 in 2002.

The location of automotive manufacturing facilities in the southeastern United States has resulted in several automotive suppliers and related industries locating in the region. Cooper Standard Automotive, formerly Siebe (1990), Superior Industries (1991), and Exide Corporation (1994) started the trend. More recently, automotive suppliers coming to the area include PMT, (1997), COFAP (1997) and Bush Hog (2001).

A local company, King Pharmaceuticals in Bristol, became publicly traded stock companies in the 1990s and experienced strong sales and employment growth.

Several plant closings and employment reductions occurred in the manufacturing sector. Many of these closings were in the apparel and furniture industries. Plant closings included Bristol Jeans (1997), Levi Strauss (1999), Burlington (2000), and Gordon Furniture (2001). Employment reductions and plant closures related to the downsizing of the defense industry has resulted in the loss of several thousand jobs in the 1990's. Employment reductions at Nuclear Fuel Services, Aerojet Ordnance, Holston Defense, Delfasco, and North American Rayon each fall into this 'Post Cold War' downsizing category, as does the closing of Greeneville Industries (1994) and Raytheon (1998).

Transportation infrastructure of the region received a major boost with the opening of an interstate through a mountainous area from Erwin to the North Carolina state line in 1995. When North Carolina completes its section of this highway in 2003, the new road will become part of Interstate 26 and open the region to markets in the Carolinas.

Two events that have a major economic impact on the Consortium area are the spring and fall NASCAR races at Bristol Motor Speedway. The Bristol Chamber of Commerce projects a direct economic impact of \$397,866.30 and an indirect impact of \$1,790,398,350

In 1998, Bristol, Virginia was designated as “The Birthplace of Country Music” and in June 1999, the first-ever regional All-America City Award was bestowed upon the Tri-Cities region.

Population

Population grew solidly at 11.7 percent in the Northeast Tennessee/Virginia HOME Consortium between 1990 and 2000. The pace nearly equaled the national increase of 13.1 percent. Economic conditions and annexation laws affected the population gains. The Tri-Cities TN/VA Metropolitan Statistical Area (MSA), a measure of the region's population, increased 10.1 percent between 1990 and 2000.

Bristol (VA), because of its status as an independent city, is limited to its existing land area. As a result, Bristol (VA) lost population from 1990 to 2000, even though the surrounding county, Washington County (VA), experienced an 11.4 percent population growth.

Because of its natural beauty, mild four-season climate, cultural assets, and accessibility, the region is very attractive to people seeking to relocate. In particular, many people who have worked or grew up in the region choose to retire here. In addition, it is seeing a net inflow of people at or near retirement age.

Population Growth of the Region

City	2000 Population	1990 Population	1990 – 2000 Number Change	1990 – 2000 Percent Change
Bluff City, TN	1,559	1,390	169	12.2%
Bristol, VA	17,367	18,426	-1,059	-5.7%
Bristol, TN	24,821	23,421	1,400	6.0%
Johnson City	55,469	49,381	6,088	12.3%
Kingsport	44,905	36,365	8,540	23.5%
Total	144,121	128,983	15,138	11.7%
Tri-Cities MSA	480,091	436,047	44,044	10.1%
Tennessee	5,689,283	4,877,203	812,080	16.7%
Virginia	6,872,912	6,189,197	683,715	11.0%
United States	281,421,906	248,765,170	32,656,736	13.1%

Composition by Race

Minority groups in the consortium area at the time of the 2000 census composed 7.6 percent of the total population. Minority populations are throughout the region with concentrations in the downtown and east areas of Johnson City and Riverview and southeast sections of Kingsport, as well as the eastern sections of both Bristols. The most numerous minority group in every community was African-American, but comparisons with 1990 showed very rapid increases in the small Hispanic population and the even smaller Asian population. The Hispanic population in the Home Consortium area was 1,869 persons in 2000 and represented 1.3 percent of the total population. The largest Hispanic population concentration was in Johnson City. As Hispanic is an ethnic group and not a race, it is not shown in the table below.

Racial Composition of the Region

Population by race: April, 2000 (census)						
City	Total	White Non-Hispanic	Black non-Hispanic	American Indian & Alaska Native	Asian	Other
Bluff City, TN	1,559	1,536	3	2	9	9
Bristol, VA	17,367	16,072	967	43	64	221
Bristol, TN	24,821	23,617	736	78	158	232
Johnson City	55,469	49,973	3,549	143	678	1,126
Kingsport	44,905	41,906	1,897	106	356	640
Total	144,121	133,104	7,152	372	1,265	2,228

Age Trends

The HOME Consortium area has a median age of 39.5 years compared to 35.3 years for the United States. The region’s population has historically been older than the nation. The elderly population, particularly the 65 years and over group, have greater need for housing with supportive services. The “oldest-old” population, 85 years and older increased substantially in all communities from 1990 to 2000.

Kingsport and Bristol (VA) had a population with a median age of 41.9 years and 41.3 years, respectively. Kingsport (20.3%) and Bristol (VA) (20.5%) both have over 20 percent of its population 65 years and older. Both communities have an aging housing stock as many of its residents have lived in their homes a long period of time. Bristol (TN) had a population with a median age of 39.9 years, close to the region’s median age.

Bluff City and Johnson City had a population with a median age of 35.4 years and 36.9 years, respectively. Bluff City has a higher percent of its population in the 19 & Under and 20-44 year age groups. Bluff City had 49.6 percent of its housing units built between 1995 and March 2000 compared to 9.7 percent for the U.S. This reflects several new subdivision developments in Bluff City and younger families moving into the community. Bluff City’s location between Johnson City and Bristol makes it an idea location for commuting to these cities.

Johnson City is the home of East Tennessee State University, which keeps the City’s median age below the region’s average. In addition, Johnson City has an available apartment stock that is idea for young people entering the workforce.

Age Composition of the Region

Population by age: April, 2000 (census)						
City	Total	19 & Under	20-44	45-64	65 & Over	Median Age
Bluff City, TN	1,559	398	620	355	186	35.4
Bristol, VA	17,367	3,952	5,618	4,230	3,567	41.3
Bristol, TN	24,821	5,928	8,320	6,121	4,452	39.9
Johnson City	55,469	13,153	21,021	12,495	8,800	36.9
Kingsport	44,905	10,629	13,795	11,364	9,117	41.9
Total	144,121	34,060	49,374	34,565	26,122	*39.5

* Median age data is not available for the total region. Thus, a weighted average median age was used for this calculation.

GENERAL (SECTION 91.200)

The following information comprises the Consolidated Plan for the Northeast Tennessee/Virginia HOME Consortium in accordance with Federal Regulations under 24 CFR, Subpart E – Consortia; Contents of Consolidated Plan by the U. S. Department of Housing & Urban Development. The components of the Plan are:

1. Introduction
2. General (Section 91.200)
3. Citizen Participation Process: An overview of the steps taken to arrive at a completed document and a list of individuals and agencies with whom coordination occurred. Also included is a summary of the citizen participation process, public comments and efforts made to broaden public participation in the development of the Consolidated Plan. (91.401/91.105)
4. Housing and Homeless Needs Assessment (91.405/91.205)
5. Housing Market Analysis (91.410/91.210)
6. Strategic Plan (91.415/91.215)
7. Action Plan (91.420/91.220)
8. Certifications (91.425/91.225)
9. Monitoring (91.430/91.230)
10. Citizen Participation Plan and Advertisements
11. Tables
12. Boundary Map
13. Entitlement Cities CDBG Action Plans

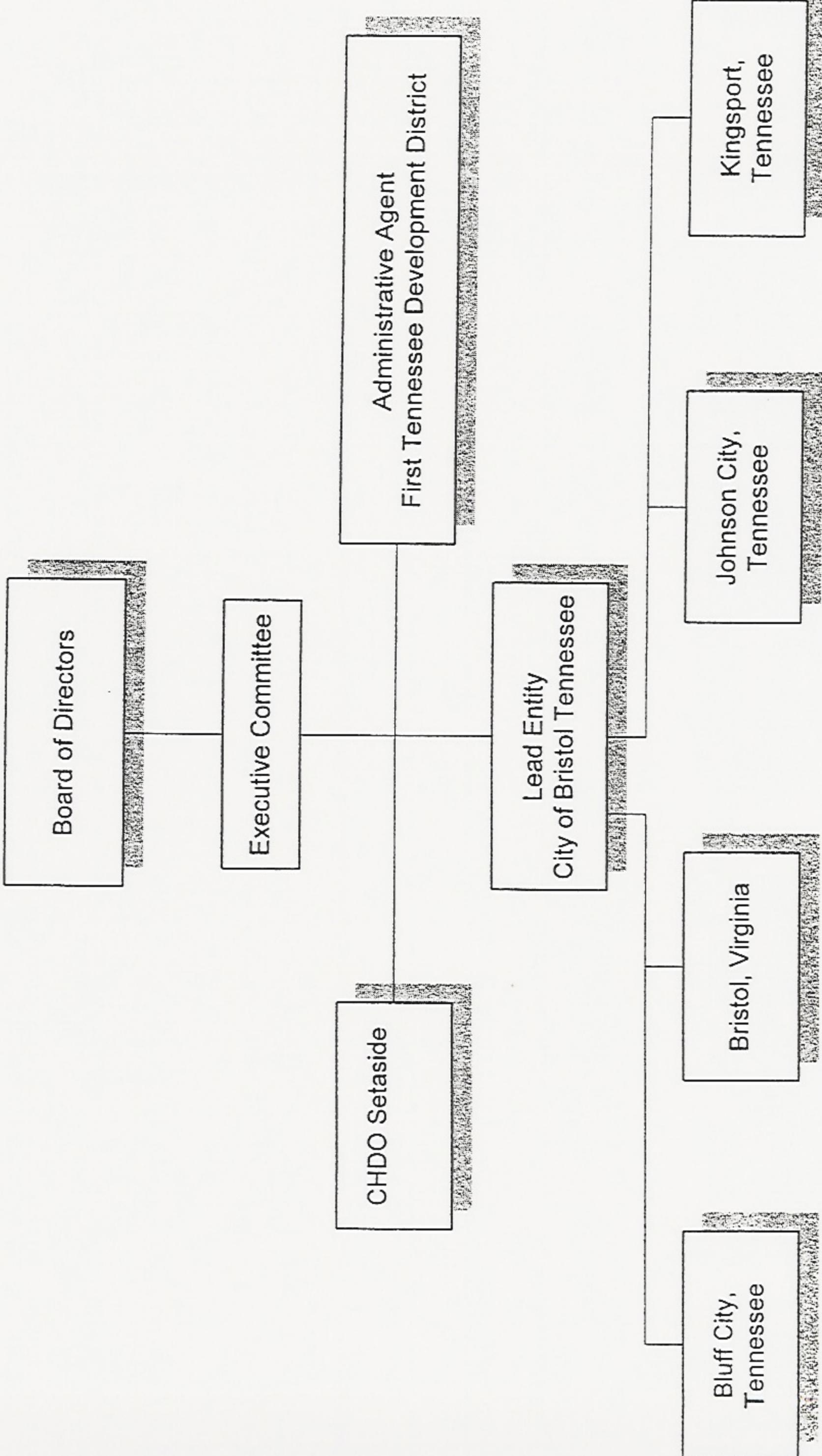
Northeast Tennessee/Virginia HOME Consortium

The members of the Northeast Tennessee/Virginia HOME Consortium are Bluff City, Bristol, Johnson City and Kingsport, Tennessee and Bristol, Virginia.

Lead Entity

The City of Bristol, Tennessee, Office of Community Development, serves as the Lead Entity for the Northeast Tennessee/Virginia HOME Consortium and is responsible for overseeing the development of the plan and the significant aspects of the process by which the Consolidated Plan was developed. Additionally, all members of the Consortium, as well as the First Tennessee Development District, were instrumental in providing information for the Plan.

NORTHEAST TENNESSEE/VIRGINIA HOME CONSORTIUM





CONSULTATION/ CITIZEN PARTICIPATION

CONSULTATION CITIZEN PARTICIPATION (SECTION 91.401/91.105)

A Joint Cooperation Agreement for HOME Investment Partnership Act, HOME Investment in Affordable Housing was approved individually by members of the Consortium as follows:

Bluff City Board of Mayor and Alderman – June 26, 2002
Bristol, Tennessee City Council – June 4, 2002
Bristol, Virginia City Council – June 13, 2002
Johnson City Commission – June 20, 2002
Kingsport Board of Mayor and Alderman – June 18, 2002

AGENCIES, GROUPS, ORGANIZATIONS AND OTHERS WHO PARTICIPATED IN THE PROCESS

Consultations were conducted for the following on number of clients served, programs offered and possible unmet needs, as well as proposals for addressing the needs:

Bristol, Tennessee

Steve Scyphers, Executive Director, Bristol Tennessee Housing Authority
Kathy Johnson, Director, Abuse Alternatives, Inc.
Wayne Sheridan, Executive Director, Haven of Rest Rescue Mission, Inc.
David Bowers, Frontier Health (Tennessee Community Support)
Major Mullins, The Salvation Army of Bristol
Cathy Muse, Area Manager 2, Sullivan County Department of Human Services
Laura Swanson, Holston Habitat for Humanity
Lisa Cofer, Director, United Way of Bristol
Dottie Havlik, American Red Cross
Harry Scanlan, Downtown Task Force
Teresa Ryans, Opportunities Unlimited
Margaret Feierabend, Believe In Bristol and Bristol's Promise
Becca Wright, Sullivan County Health Department
Rex Montgomery, Transportation Planner
Managers of Rental Apartments
Community Development Advisory Committee
Northeast Tennessee Association of Realtors, MLS Listing Service
Tennessee/Virginia Regional Multiple Listing Service
Rick Morris, Radon Mitigation, Incorporated.
Lonnie Barrett, Bristol, Tennessee Codes Enforcement Officer

Bristol, Virginia

Bristol Coalition
Children's Advocacy Center
Bristol Redevelopment & Housing Authority
Crisis Center
Mount Rogers Planning District
United Way of Bristol
Bristol Virginia Police Department
BRHA Residents' Advisory Board
Boys & Girls Club of Bristol
Abuse Alternatives
Area Churches
Bristol Virginia Health Department
Local civic organizations
People, Incorporated

Bristol Dept. of Social Services
Bristol Youth Services
BRHA Residents' Association
Bristol Employment Commission
Haven of Rest Rescue Mission
Bristol Chamber of Commerce
Bristol Virginia School System
Bristol Board of Realtors
Salvation Army
Appalachian Independence Center
City of Bristol, Tennessee
Healing Hands Health Center
Appalachian Coalition for Homeless

Kingsport, Tennessee

U. S. Department of Housing and Urban Development (Knoxville office)
Kingsport Housing and Redevelopment Authority
Salvation Army
Hope Haven Ministries
Safe House
United Way of Greater Kingsport
Link House
Frontier Health
Kingsport Tomorrow
Department of Human Services
Kingsport Ministries
Holston Habitat for Humanity
Kingsport Affordable Housing Coalition
American Red Cross
Sullivan County Health Department
UETHDA Neighborhood Service Center
Hunger Coalition for Northeast Tennessee
Behavioral Health Services
Homebuilders Association of Greater Kingsport
Downtown Kingsport Association
Kingsport Regional Planning Commission
Kingsport Citizens Advisory Committee
South Central CDC
21st Century Task Force

Johnson City

Appalachia Service Project, Inc.
Bank of America
Barge, Waggoner, Sumner & Cannon
Carnegie Neighborhood Association
Citizens Bank
Dawn of Hope Developmental Center
Douglas-Cherokee Economic Development Authority
Erwin Homes, Inc.
Elite Construction Company
Eastern Eight Community Development Corporation
Fairview Housing, Inc.
Federal Home Loan Bank of Cincinnati
Frontier Health
Genesis Homebuilders
Holston Habitat for Humanity
Johnson City Housing & Community Development Advisory Board
Johnson City Housing Authority
Johnson City Homebuilders Association
Johnson City Development Authority
Mitch Cox & Associates Realtors
Osborne Construction
Peoples Community Bank
Rodgers Enterprises
Salvation Army
State of Franklin Savings Bank
SunTrust Bank
Tysinger, Hampton and Partners
West End Neighborhood Association
Downtown Medical Clinic
ETSU School of Nursing
Fairview Housing, Inc.
First Tennessee Human Resources Agency
Frontier Health, Inc.
Haven of Mercy
Johnson City Homeless Coalition
Johnson City Interfaith Hospitality Network
Manna House
Safe Passage, Inc.
Tennessee Department of Human Services
Upper East Tennessee Human Development Agency
Veterans Medical Center/Domiciliary at Mountain Home
East Tennessee State University Center for Outreach Partnerships
First Tennessee Bank
Johnson City Area Chamber of Commerce

Johnson City Area Economic Development Board
Johnson City Public Building Authority
Roan Hill Neighborhood Association
Southside Neighborhood Organization
West Davis Park neighborhood Organization
West End Neighborhood Organization
ETSU Families First Program
Family Resource Center
First Tennessee Human Resources Agency
Good Samaritan Ministries
Legal Services of Upper East Tennessee
Washington County Health Advisory Council

All entitlement cities within the Consortium maintain close communication with their respective Housing Authorities, Holston Habitat for Humanity, Salvation Armies and area service providers.

SUMMARY OF CITIZEN PARTICIPATION PROCESS (INCLUDING PUBLIC COMMENTS)

The Northeast Tennessee/Virginia HOME Consortium conducted public Hearings as follows:

Bluff City: March 6, 2003 Board of Mayor and Alderman Meeting

A Joint Public Hearing by all members of the Consortium was held on May 19, 2003, 6:30 p.m. at the Library at Northeast State Community College. The Consolidated Plan for the Northeast Tennessee/Virginia Consortium was presented to the Board of Mayor and Alderman on June 5, 2003.

Bristol, Tennessee: Public Hearings were held at the CDAC meeting in September 2002 and at the City Council meeting on May 6, 2003 for CDBG. In September, the application of HOME funds for the Consortium was discussed; and in May, the announcement was made of the official formation and allocation to the Consortium. A Joint Public Hearing by all members of the Consortium was held on May 19, 2003, 6:30 p.m. at the Library at Northeast State Community College. The Consolidated Plan for the Northeast Tennessee/Virginia HOME Consortium was presented at the June 3, 2003 City Council meeting.

Bristol, Virginia: Public Hearings were held on March 11, 2003 and April 8, 2003 on CDBG and HOME and May 13, 2003 on HOME. A Joint Public Hearing by all members of the Consortium was held on May 19, 2003, 6:30 p.m. at the Library at Northeast State Community College. The Consolidated Plan for the Northeast Tennessee/Virginia Consortium was presented at the June 10, 2003 City Council meeting.

Johnson City, Tennessee: Public Hearings were held March 13, 2003 and April 24, 2003 on CDBG with discussion on the HOME Consortium. A Joint Public Hearing by all members of the Consortium was held on May 19, 2003, 6:30 p.m. at the Library at Northeast State Community College. The Consolidated Plan for the Northeast Tennessee/Virginia Consortium was presented at the, June 5, 2003 City Commission meeting.

Kingsport, Tennessee: Public Hearings were held March 10, 2003 and April 1, 2003 for CDBG and the HOME Consortium. A Joint Public Hearing by all members of the Consortium was held on May 19, 6:30 p.m. at the Library at Northeast State Community College. The Consolidated Plan for the Northeast Tennessee/Virginia Consortium was presented at the June 3, 2003 Board of Mayor and Alderman meeting.

The approved Citizen Participation Plan encourages and provides avenues for public input in the planning, implementation and evaluation of both the CDBG and HOME Programs. The principles of the Citizen Participation Plan include:

1. Citizen access to all available information pertaining to the HOME Investment Partnership Grant and the Community Development Block Grant Program so that they may effectively join in the citizen participation process.
2. Public hearings are conducted to solicit input from citizens, particularly LMI persons residing in proposed project areas.
3. The development of all programs and plans will reflect the suggestions and views of concerned citizens, governmental departments, Citizen Advisory Groups and nonprofits within the Consortium boundaries.

The Citizen Participation Plan for the Northeast Tennessee/Virginia HOME Consortium was approved by the individual participants as follows:

Bluff City Board of Mayor and Alderman – March 6, 2003
 Bristol, Tennessee City Council – April 1, 2003
 Bristol, Virginia City Council – March 11, 2003
 Johnson City Commission – March 6, 2003
 Kingsport Board of Mayor and Alderman – June 3, 2003

PUBLIC COMMENTS:

NORTHEAST TENNESSEE/VIRGINIA HOME CONSORTIUM FY 2003-2005 CONSOLIDATED PLAN PUBLIC HEARING MINUTES

Present: John Goah, Johnson City
 Dan Rutherford, Community Housing Coalition
 Chris Ford, Appalachian Regional Coalition on Homelessness
 Michael Woods, Community Housing Coalition

Adrienne Murray, Johnson City
Ken Rea, First Tennessee Development District
Steve Seifried, Eastern Eight Community Development Corporation
Judy Dulaney, City of Bluff City
Steve Baldwin, City of Johnson City
Jan Detrick, City of Bristol, Tennessee

A Regional Public Hearing/Forum concerning the Northeast Tennessee/Virginia's HOME Consortium's proposed FY 2003-2005 Consolidated Plan was conducted at the Library Building on the campus of Northeast State Community College, Room L-106 located adjacent to Tri-Cities Regional Airport on Route 75 in Blountville, Tennessee on Monday May 19, 2003.

The Public Hearing was opened at 6:45 PM by Jan Detrick, Community Development Specialist for the City of Bristol, Tennessee. Ms. Detrick gave a brief overview of the development of the Consortium and discussed the process concerning the five jurisdictions involved and the overall program proposed by the Consortium.

After her overview concerning the overall Consortium program and the parts of the Consolidated Plan, there were some questions from several people that were present concerning the two primary programs to be implemented by the Consortium, those being the Homeownership Assistance program and the Homeowner Rehabilitation program. The discussion involved how the programs would work, and it was explained that the programs work similar to the local programs currently being operated in most of the jurisdictions that comprise the Consortium. The Homeownership Assistance program will involve a down payment and closing cost assistance program to qualified first-time homebuyers. The maximum amount of the assistance under this program will be \$7,500 per eligible program client. Local participating lenders will make the permanent mortgages to the qualified buyers and the Consortium will use funds to make a second mortgage in the form of a 0% loan that is due upon sale of the home by the homeowner receiving assistance.

The Homeowner Rehabilitation will be a program that makes a forgivable grant to the qualified homeowner and the affordability period on the grant will be five years.

There was also a discussion concerning the structure of the program and what role different entities would play in the program. It was explained that the First Tennessee Development District will be the administering agent for the Consortium program and that they will process clients for the programs and work with local lenders on behalf of qualified clients. They will also keep client files for the program. The City of Bristol, Tennessee will be the lead entity for the Consortium and will be responsible for processing funding requests from the administering agent on behalf of the program clients.

The Eastern Eight Community Development Corporation, the certified CHDO in the Northeast Tennessee/Virginia HOME jurisdiction area will also be a part of the program and will provide homeownership counseling to qualified clients in the program.

There was a discussion that this is an initial three-year program and that it could be renewed if the jurisdictions choose to reapply under HOME Consortium program regulations.

There was a question concerning the local jurisdictions' role in the program with clients. It was explained that the local communities in the Consortium will still be a point of contact for clients in their jurisdiction. They may do some preliminary screening to determine income eligibility and then the client will be referred to the Development District for further information and to be taken through the steps of the program.

There was discussion concerning the creation of a program checklist for clients to help expedite the process both for clients and for contractors, lenders and realtors involved in the program. It is hoped that the average processing for a client in the program will take approximately forty-five days. Each client will be required to provide a \$500 investment as their fair share of the cost of being able to acquire a home under the program guidelines established by the Consortium.

There was some discussion on income and sales price limits under the program, and it was explained that there are limits for both income (serving 80% and below of the median income for the HOME jurisdiction area) and also housing price limits. The incomes of the clients and the housing and debt ratios will determine the actual price of the homes that the clients can afford to purchase. We do not anticipate that the clients eligible under our program will exceed the housing price limits.

Ms. Detrick asked if there were any further questions or comments. Several people in attendance expressed thank you's to those that were present involved in the development of the Consortium and said they looked forward to the beginning of the program later this year.

There being no further questions or comments, the Public Hearing was closed by Ms. Detrick at 8:00 p.m.

PUBLIC HEARING NORTHEAST TENNESSEE/VIRGINIA HOME CONSORTIUM

The Northeast Tennessee/Virginia Home Consortium will conduct a public hearing at the library building at Northeast State Community College, Room L-106 on Monday, May 19, 2003, at 6:30 p.m. to review the consolidated plan for The Home Consortium. Members of The Consortium are Bristol, Virginia & Tennessee, Bluff City, Kingsport and Johnson City. The plan will be submitted to HUD by June 15, 2003. A thirty-day public comment period runs from May 4 through June 3, 2003. Homeownership and rehabilitation activities will benefit low and moderate-income persons.

The proposed allocation of funds is as follows:

Administration (10%)	\$101,732
CHDO Set-Aside	\$152,597
Bluff City	\$40,000
Bristol, Tennessee	\$102,000
Bristol, Virginia	\$112,000
Johnson City	\$272,993
Kingsport	\$235,993
 Total Allocation	 \$1,017,315

Copies of the proposed plan summary will be available during the comment period and may be reviewed by the public at The Johnson City Community Development Office, Keystone Community Center, 603 Bert Street, Johnson City, Tennessee; Johnson City Public Library, 103 South Roan Street; Johnson City Housing Authority Office, 901 Pardee Street.

Citizens may participate by providing written or oral comments concerning proposed programs. Individuals with mobility, visual or hearing impairment will be provided adequate assistance, upon request to fully participate in the process. Further information may be obtained by contacting the Johnson City Community Development Office at (423) 434-6291 or by writing Steve Baldwin at The Johnson City Community Development Office, Keystone Community Center, 603 Bert Street, Johnson City, Tennessee 37601



HOUSING AND HOMELESS NEEDS ASSESSMENT

HOUSING & HOMELESS NEEDS ASSESSMENT (91.405/91.205)

HOUSING NEEDS ASSESSMENT

WHAT IS “AFFORDABLE HOUSING?”

The widely used term “affordable housing” begs the question “affordable to whom.” For the purposes of this plan, the term is generally used to mean “housing which a person or family at 80% of median income could occupy without spending more than 30% of their gross income on housing costs”. Median income is determined by HUD for the Tri-Cities metropolitan statistical area (MSA) and is adjusted for family size (see table below). Housing costs consist of rent plus utilities (for renters), or mortgage principal and income payments plus property taxes, insurance, and utilities (for homeowners).

Median Household Incomes (HUD) FY 2003

Family size (persons)	Tri-Cities MSA
1	23,850
2	27,250
3	30,650
4	34,100
5	36,800
6	39,550
7	42,250
8	45,000

This Housing and Homeless Needs Assessment describes the Consortium’s housing needs for the next two years. It estimates the number and type of families in need of housing assistance and describes those needs as they relate to cost burden, overcrowding and housing problems. It also describes the nature and extent of homelessness, including the characteristics of individuals and families with children currently housed but threatened with homelessness.

Consultations have been conducted with representatives of all area service agencies that provide shelter services. Public participation has been encouraged throughout the Consolidated Plan development process with numerous contacts with service providers who supplied the major portion of information necessary for the Consolidated Plan. Advisory Committees provided input at their meetings, as well as citizens who attended a community meeting on May 19, 2003.

To summarize the current housing assistance needs, information provided by available sources indicates that:

1. Moderately priced family-size units are in most demand and least available, both to purchase and to rent.
2. Demand for elderly and disabled public housing units is being met through the Housing & Redevelopment Authorities within the Consortium boundaries. However, in Bristol, Virginia there remains a need for units to serve elderly and disabled.
3. Homeless shelters are meeting the current needs in the Consortium area.
4. There is a need for more semi-independent living units for disabled individuals.
5. There is a need for rehabilitation of single-family owner-occupied homes.
6. There is a need for housing to address emergency situations immediately, i.e., fire, other natural disasters.

The Consortium will encourage and support any appropriate activities that increase affordable housing opportunities for LMI families.

CATEGORIES OF PERSONS AFFECTED

The categories of persons affected, as defined by the Department of Housing & Urban Development (HUD) are based on the HUD Adjusted Median Family Income (HAMFI). These categories include extremely low income (0-30% HAMFI), very low income (31-50% HAMFI), low income (51-80% HAMFI) and middle income (81-95% HAMFI).

HUD further separates categories into elderly household, in which the head of the household or spouse is at least 62 years of age, small household, consisting of 1-4 persons and large households, consisting of 5 or more persons. Current HUD adjusted median family income for the Metropolitan Statistical Area (MSA) is \$42,200. Income breakdown provided by HUD for very low and low-income households is shown as follows:

1 Prsn	2 Prsn	3 Prsn	4 Prsn	5 Prsn	6 Prsn	7 Prsn	8 Prsn
\$14,900	\$17,050	\$19,150	\$21,300	\$23,000	\$24,700	\$26,400	\$28,100
\$23,850	\$27,250	\$30,650	\$34,100	\$36,800	\$39,550	\$42,250	\$45,000

Median Household Income (dollars) for the members of the Consortium is as follows:

Bluff City, Tennessee	\$31,587
Bristol, Tennessee	\$30,039
Bristol, Virginia	\$27,389
Johnson City, Tennessee	\$30,835
Kingsport, Tennessee	\$30,524

It should be pointed out that the Median Family Income figure computed by HUD for the Tri-Cities area has increased considerably since 1990. As of 12/95 the MFI was \$31,700 and has increased to \$42,200 in 2000.

HOUSING STOCK

Occupied Housing Inventory, Consortium Cities, 2000

	Bluff City	Bristol, TN	Bristol, VA	Johnson City	Kingsport	Total
Owner Units	469	7,265	4,997	13,556	12,740	39,027
Renter Units	193	3,383	2,681	10,164	6,922	23,343
Total Units	662	10,648	7,678	23,720	19,662	62,370

The Northeast Tennessee/Virginia HOME Consortium has 62,370 occupied housing units in the 2000 Census. Of the 62,370 occupied units, 62.6 percent are owner occupied and 37.4 percent are renter occupied. The U.S. has 66.2 percent of housing units being owner occupied and 33.8 being renter occupied. Bluff City had the highest percentage of occupied housing units being owner occupied at 70.8 percent while Johnson City had the lowest percentage with 57.2 percent. Several factors contributed to Johnson City having fewer owner-occupied units and more renter-occupied units. Johnson City is home of East Tennessee State University with over 12,000 students, many living in rental units. Johnson City had the highest median home value in the region at \$99,600 according to the 2000 Census. Affordable housing is harder to find in Johnson City and renting is an alternative solution.

VACANCY RATES

Vacancy Rates, Percentage, Consortium Cities, 2000

	Bluff City	Bristol, TN	Bristol, VA	Johnson City	Kingsport	Total
Owner Units	3.1%	2.2%	2.2%	2.9%	3.5%	2.9%
Renter Units	13.1%	10.5%	12.5%	8.5%	12.8%	10.6%
Total Vacant Units	66	863	791	2,010	2,134	5,864

The HOME Consortium region had 5,864 vacant units in 2000. Several of these units are vacant due to a change in the owner or renter or due to seasonal use. However, many units are vacant due to the poor condition of the structure and are not marketable.

The homeowner vacancy rate was 1.7 percent in the U.S. compared to 2.9 percent for the region. While the vacancy rate for the region was higher than the nation, the percentage was relatively low. Kingsport had the highest homeowner vacancy rate at 3.5 percent. Kingsport has a relatively older housing stock as 44.3 percent of the housing units were built before 1960 compared to 35.0 percent for the U.S. As Kingsport has a relatively older housing stock with repair needs, the homes are more difficult to sell resulting in a higher vacancy rate.

The rental vacancy rate was 6.8 percent for the U.S. compared to 10.6 percent for the region. The vacancy rate for the region increased in all of the HOME Consortium communities from 1990 to 2000. Bluff City had its rental vacancy rate increase from 7.9 percent in 1990 to 13.1 percent in 2000. Kingsport had its rental vacancy rate increase from 7.1 percent in 1990 to 12.8 percent in 2000. Demographics were a contributing factor as the baby boom generation, born 1946 to 1964, were of an age where homeownership was preferred over renting. In addition, young persons are living at their parents home longer and delay entering the rental housing market.

AGE OF HOUSING STOCK

Year Structure Built, Number & Percent of Total Structures Consortium Cities, 2000

Year Structure Built	Bluff City	Bristol, TN	Bristol, VA	Johnson City	Kingsport	Total
1999 to March 2000	7 (1.0%)	201 (1.7%)	41 (0.5%)	748 (2.9%)	568 (2.6%)	1,565 (2.3%)
1995-1998	89 (12.3%)	671 (5.8%)	253 (3.0%)	2,144 (8.4%)	1,343 (6.2%)	4,500 (6.6%)
1990-1994	40 (5.5%)	503 (4.4%)	277 (3.3%)	2,049 (8.0%)	1,486 (6.8%)	4,355 (6.4%)
1980-1989	95 (13.2%)	1,181 (10.3%)	746 (8.8%)	3,643 (14.2%)	2,888 (13.2%)	8,553 (12.6%)
1970-1979	139 (19.3%)	1,679 (14.6%)	1,538 (18.2%)	4,820 (18.8%)	2,964 (13.6%)	11,140 (16.4%)
1960-1969	83 (11.5%)	1,824 (15.8%)	1,316 (15.5%)	4,104 (16.0%)	2,889 (13.2%)	10,216 (15.0%)
1940-1959	171 (23.7%)	3,716 (32.3%)	2,964 (35.0%)	5,190 (20.3%)	7,403 (33.9%)	19,444 (28.5%)
Before 1940	98 (13.6%)	1,745 (15.1%)	1,334 (15.8%)	2,901 (11.3%)	2,276 (10.4%)	8,354 (12.3%)
Total	722	11,520	8,469	25,599	21,817	68,127

The age of the housing stock in the region is older than the nation as 55.8 percent of the region's housing structures were built before 1970 compared to 48.7 percent for the U.S. Bristol,

Virginia had over 66.3 percent of its housing structures built before 1970. Bristol (VA), because of its status as an independent city, is limited to its existing land area and cannot annex. Thus, undeveloped land for new housing units is limited and residential land is sometimes converted to commercial use. Other communities with a higher percent of its housing structures built before 1970 were Bristol, Tennessee (63.2%) and Kingsport (57.5%).

Johnson City and Bluff City were the only communities in the region that had more of its housing stock built from 1990 to March 2000 than the nation. During that period, 19.3 percent of the housing units were built in Johnson City and 18.8 percent in Bluff City compared to 17.0 percent for the nation. Both Johnson City and Bluff City had a solid demand for new housing structures and available land.

CHARACTERISTICS OF HOUSEHOLDS

HOUSEHOLDS AND FAMILY CHARACTERISTICS, NUMBER & PERCENT

	Bluff City	Bristol, TN	Bristol, VA	Johnson City	Kingsport	Total
Total Households	662	10,648	7,678	23,720	19,662	62,370
Family Households	451 (68.1%)	6,829 (64.1%)	4,795 (62.5%)	14,013 (59.1%)	12,638 (64.3%)	38,726 (62.1%)
Non-Family Households *	211 (31.9%)	3,819 (35.9%)	2,883 (37.5%)	9,707 (40.9%)	7,024 (35.7%)	23,644 (37.9%)
Household Subcategory:						
Married Couple Family w/ own Children < 18 Present	131 (19.8%)	1,992 (18.7%)	1,903 (24.8%)	5,921 (25.0%)	5,215 (26.5%)	15,162 (24.3%)
Female Headed H.H. w/ own Children < 18 Present	48 (7.3%)	623 (5.9%)	550 (7.2%)	2,747 (11.6%)	1,391 (7.1%)	5,359 (8.6%)
Households w/ Individuals Under 18 years	220 (33.2%)	3,070 (28.8%)	2,110 (27.5%)	6,463 (27.2%)	5,705 (29.0%)	17,568 (28.2%)
Households with Individuals 65 years +	148 (22.4%)	3,213 (30.2%)	2,665 (34.7%)	6,035 (25.4%)	6,220 (31.6%)	18,281 (29.3%)
Householder Living Alone 65 years +	73 (11.0%)	1,499 (14.1%)	1,339 (17.4%)	2,725 (11.5%)	2,888 (14.7%)	8,524 (13.7%)
Persons Per Household	2.35	2.26	2.18	2.20	2.22	2.22
Persons Per Family	2.84	2.84	2.78	2.82	2.80	2.81
In Group Quarters:						
Institutionalized Persons	0	232	298	1,176	923	2,629
Others in Group Quarters	0	564	334	2,197	244	3,339

* Non-family households include persons living alone or a group of unrelated persons living in the same household.

In the region, 62.1 percent of households were in family households compared to 68.1 percent for the nation. Thus, the region had 37.9 percent of households in non-family households compared to 31.9 percent for the U.S.

Several factors contributed to the trend of a lower percentage of family households. The presence of East Tennessee State University (ETSU) in Johnson City contributed to a higher percent of non-family households in the region. Non-family households include persons living alone or a group of unrelated persons living in the same household. ETSU has several students who are located in rental housing living alone or with unrelated persons. A second factor is that the region has 13.7 percent of its householders 65 years and older living alone compared to 9.2 percent for the U.S.

As the region has an older population than the nation, households with elderly persons are more common. In 2000, 29.3 percent of the region's households had persons with individuals 65 years and older compared to 23.4 percent of households in the U.S. These households include elderly persons living alone, empty-nest couples and households where a grandparent is living with a son or daughter. Many elderly persons live in housing stock over 30 years of age and in need of repair. The lower income elderly households often lack the physical ability and funds to properly maintain their home.

Married couple families with children under 18 years of age make up the largest household subcategory comprising 24.3 percent of all households in the region. While this number is below the U.S., the 15,162 families in this category are a large segment of the region's households.

The region has 8.6 percent of its households that are female head of household with their own children under 18 years of age present compared to 7.2 percent of households for the U. S. As many of these households are low income, finding affordable housing solutions is a need.

The following information regarding Cost Burdens, Overcrowding and Housing Problems is compiled from the 2000 Consolidated Plans of the four entitlement cities within the Consortium. This data is derived from 1990 Census figures. Current information is not available from the U. S Department of Housing & Urban Development and 2000 Census data. The Consolidated Plan will be updated in these areas when the Plan is completed again in two years.

COST BURDEN:

A Cost Burden is defined as the extent to which gross housing costs, including utility costs, exceed 30% of a family's gross income. The following information reviews the cost burdens of renters and owners by income group. Rent or house payment in excess of 50% of household income is considered a severe cost burden.

BRISTOL, TENNESSEE:**COST BURDEN**

	0-30%		31-50%		51-80%		81-95%	
	30%	50%	30%	50%	30%	50%	30%	50%
Renters								
Elderly 1 & 2	171	112	102	25	49	10	0	0
Small Related	90	74	146	28	132	0	15	0
Large Related	44	32	25	6	6	0	0	0
All Other	91	113	112	25	64	10	5	0
Subtotal	309	418	385	84	251	20	20	0
Owners								
Elderly 1 & 2	127	263	125	37	86	35	0	0
All Other	109	130	119	41	130	109	46	9
Subtotal	236	393	224	78	216	144	46	9
Total	545	811	609	162	467	160	66	9
% Total HH	5.6%	8.3%	6.2%	1.7%	4.8%	1.6%	.7%	.1%

Data for the 0-30% (extremely low income households) shows a cost burden in excess of 50% for 70% of total renter households and 86% for all owner households.

Of households in the 31-50% (very low income) category, a very small percentage have cost burdens in excess of 50% (14% of renters and 13% of owners). However, many households have a cost burden in excess of 30% (66% of renters and 36% of owners). This suggests that housing difficulties are concentrated around the rental market and may directly reflect the waiting list that exists for Section 8 homes.

The results of cost burdens in the 51-80% (low income) category are diverse. There is a definite difference in the type of household having a cost burden problem compared to the former income group. For the low-income households, homeowners are experiencing a higher cost burden than renters. Two percent of the renters and 24% of the owners have cost burdens in excess of 50%. The percentage of families having a cost burden greater than 30% is almost equally divided between renters and owners (33% of the renters and 36% of homeowners).

The 81-95% (moderate income) group is not experiencing a cost burden problem.

BRISTOL, VIRGINIA:

There are a total of 8,174 residential units in Bristol, Virginia. Approximately 2,781 of these are rental units. The Census shows 7,591 of these housing units are occupied. The approximate overall vacancy rate is 8%. There are 1,404 renter households in the City that are considered extremely low-income. This number comprises slightly less than 19% percent of all City renter households. HUD has determined households experience an excessive cost burden if their gross housing costs, including utilities, exceed 30% (overburdened housing cost) or 50% (severe cost

burden) of gross income. The following table shows the number of renters in Bristol, Virginia who meet the criteria. The information in the table was taken from the CHAS, Table 1C.

Excessive Cost Burden - Extremely Low-Income Renters			
Household Type	Total Households	Cost Burden Greater than 30%	Cost Burden Greater than 50%
Elderly (1 and 2 persons)	757	345	181
Small, Related (2-4 persons)	1,323	479	279
Large Related (5 or more)	172	91	47
All Other Renters	529	147	89
TOTAL:	2,781	1,062	596

In addition to very low-income renters, Bristol has 1,497 very low-income homeowners. The following information was also taken from CHAS Table 1C and represents the numbers of extremely low-income owners who experience a cost burden in excess of 30 and 50 percent of income in gross housing costs.

Excessive Cost Burden - Extremely Low-Income Owners			
Household Type	Total Households	Cost Burden Greater than 30%	Cost Burden Greater than 50%
Elderly (1 and 2 persons)	721	333	76
All Other Owners	776	56	34
TOTAL:	1,497	389	110

There are 460 renter households in the City that are considered moderate-income (between 51 to 80% of area median income). Two hundred thirty of these are small households and 120 are elderly. A total of 5% of this group report a cost burden greater than 50% of their income while 36% have cost burdens greater than 30% of their income. Sixty-two percent of these renters report housing problems.

There are 750 moderate-income homeowners in Bristol. Three hundred forty-three of these are elderly. Eighteen percent claim a cost burden of greater than 30%. Only 4% report a cost burden of greater than 50%. Twenty-six percent of this population claims problems with housing. As stated previously, the major problem is the cost burden and/or physical deficiencies.

According to information found in the CHAS Databook, housing needs are greatest among the severely cost burdened elderly and small families of extremely low income whether renters or owners.

JOHNSON CITY:

An analysis of the housing market indicates the greatest areas of need for existing residents are single-family units in more affordable price ranges (\$50,000 - \$130,000) and considerably greater development of rental units. On the homeownership side, there are a total of 1,297 or six percent (6%) of households with housing problems. Of these, 518 are elderly households and 779 are small and large families. Severe cost burden accounted for approximately 60% of the need for elderly

homeowners, with substandard conditions present in 15% of the households. For families, substandard conditions were at about 10% and severe cost burden at 65% to 70%.

In renter households, cost burden represents a substantial part of the need in each category with severe cost burden accounting for fifty-five percent (55%) of the need among elderly renter households, forty-five percent (45%) among small families, and thirty-seven percent (37%) among large families. Overcrowding represents approximately ten percent (10%) of the need among small and large families, while substandard conditions account for approximately fifteen percent (15%) of the need in renter households. There is currently a severe shortage of one and two bedroom rental units in the local market. This makes for a significant impact on elderly and small household need.

Based upon the information available to us in the 1990 Special HUD Census Tables, we have determined that there is a significant housing need among extremely low, very low, low, and moderate income households in Johnson City. These tables show that there are currently 20,780 households in Johnson City. Of these, 8,728 are renter households and 12,052 are owner households. Of the renter households, some 2,008 or 23% are currently experiencing housing problems, comprised of 803 elderly households, 621 small related households, 108 large related households, and 476 single person households.

KINGSPORT:

Housing needs may be understood through an examination of cost burdens. The cost burden experienced by households is defined by HUD as the extent to which gross housing costs, including utility costs, exceed gross income. Severe cost burden is the extent to which housing costs exceed 50% of the gross income. The following chart shows the numbers of households experiencing housing costs which fall into these categories.

	COST BURDEN							
	<u>0-30%</u>		<u>31-50%</u>		<u>51-80%</u>		<u>81-95%</u>	
<u>Renters</u>	<u>30%</u>	<u>50%</u>	<u>30%</u>	<u>50%</u>	<u>30%</u>	<u>50%</u>	<u>30%</u>	<u>50%</u>
Total	995	707	519	92	273	0	8	0
Elderly	263	171	174	32	79	0	8	0
Small Family	466	356	143	42	85	0	0	0
Large Family	82	49	52	0	13	0	0	0
<u>Owners</u>								
Total	405	245	305	98	204	54	31	0
Elderly	239	120	167	28	74	19	6	0
Small Family	97	71	80	49	90	21	10	0
Large Family	12	7	20	6	0	0	8	0
<u>TOTAL</u>	1400	952	824	190	477	84	39	0
<u>% Total Households</u>	8.9%	6%	5.2%	1.2%	3%	.5%	.2%	0

These figures show that for all categories the largest number of households with the greatest housing needs are those with very low income and a cost burden of thirty percent. This accounts for almost nine percent of the total households in the community.

OVERCROWDING

Overcrowding occurs when a housing unit contains more than one person per room, as defined by the U. S. Census Bureau. A large household is defined as one with five or more persons, and households of less than five are categorized as small families.

1990 Census data reports that overcrowding is most severe for those with incomes below 50% of the area median income which, together with apparent shortages of existing affordable rental housing, encourages conditions of overcrowding among some LMI families.

BRISTOL, TENNESSEE:

OVERCROWDING

Tenancy & Income	% Incidence of Overcrowding
All Renters: 0-30% MFI	0.7
All Renters: 31-50% MFI	1.0
All Renters: 51-80% MFI	1.6
Total All Renters	1.4
Large Related Renters: 0-30% MFI	7.7
Large Related Renters: 31-50% MFI	16.7
Large Related Renters: 51-80% MFI	0.0
Total Large Related Renters	17.1
All Owners: 0-30% MFI	2.0
All Owners: 31-50% MFI	0.0
All Owners: 51-80% MFI	0.7
Total All Owners	0.7
Owners Other Than Elderly: 0-30% MFI	5.8
Owners Other Than Elderly: 31-50% MFI	0.0
Owners Other Than Elderly: 51-80% MFI	1.4
Total Owners Other Than Elderly	0.8

This information shows that the highest percentage of overcrowding (16.7%) is found among renters with over five family members (large household) who have a household income between 31 and 50 percent MFI.

BRISTOL, VIRGINIA:

Bristol, Virginia does not have a major problem with overcrowding. In Bristol, overcrowding is experienced more by renters than owners. When the last Census was taken, for renters, 2.5% of all in the 0 - 30% income group experienced overcrowding, compared to 26.9% for large related families. In the 51-80-% income group, 1.1% experienced overcrowding compared to 23.8% of

large related families. We are certain the numbers are much less at this time, but due to unavailability of current information, we cannot make an accurate “guesstimate” of the overcrowding percentage.

While we do not have major problems with overcrowding, we do have a 70% percent incident rate of extremely low-income rental housing considered to have other problems. Great cost burden and/or physical deficiencies are the major causes of these problems.

KINGSPORT:

The extent to which households are experiencing overcrowding or containing more than one person per room is shown as follows:

HOUSEHOLDS WITH OVERCROWDING

	<u>0-30%</u>	<u>31-50%</u>	<u>51-80%</u>	<u>81-95%</u>
<u>Renters</u>				
Total	58	45	21	5
Elderly	0	0	0	0
Small Family	0	5	0	5
Large Family	58	40	17	0
<u>Owners</u>				
Total	9	19	18	7
Elderly	0	0	0	0
Small Family	0	11	0	26
Large Family	9	8	18	0
<u>TOTAL</u>	67	64	39	12
% Total Households	0.43%	0.41%	0.25%	0.08%

Overcrowding for very low-income and low income renters illustrates the greatest need. But currently this is not a major need in the city. The number of substandard units, or those experiencing housing problems, are shown below. This includes physical defects, overcrowding, or occupants who are experiencing cost burden or severe cost burden.

SUBSTANDARD HOUSING

Substandard housing, as defined by jurisdiction, is any unit that does not meet Southern Building Code or Building Officials & Code Administrator’s Handbook (BOCA) standards due to one or more serious defects. A serious defect is defined as any housing condition that poses a potential health hazard to the occupants and/or contributes to a significantly reduced quality of life due to shelter-cost burdens. Such defects include conditions that permit infiltration of natural elements,

pests and vermin and/or major defects or nonexistent systems including electrical systems, mechanical systems, plumbing systems or structural systems.

HOUSING PROBLEMS

BRISTOL, TENNESSEE:

Approximately 10% of the total housing stock is substandard of which half (approximately 520 units) are suitable for rehabilitation. Suitable for rehabilitation is defined as a unit in which the rehab cost represents 50% or less of the estimated or projected value of the unit after the rehabilitation. A substantial portion of substandard housing is located in target areas composed of low to moderate-income families.

The rehab program was expanded to a citywide status when an environmental review was conducted in 1998. Currently the City's Rehab program expends up to a maximum of \$25,000 per unit. Of the 3,290 renter-occupied units, approximately 66 (2%) are substandard and 39 are too seriously deteriorated for rehabilitation. The majority of the owner-occupied units considered substandard are found primarily in the city's low-income target areas.

Housing problems include physical defects, overcrowding or occupants experiencing cost burden or severe cost burden.

Extremely Low Income (0-30% MFI)*

There are 1,055 households in Bristol with extremely low income. The following table represents those households with "housing problems":

<u>Renter Households</u>	<u># With Housing Problem</u>	<u>Total Households</u>	<u>%</u>
Elderly 1 & 2 Member	171	232	74
Small Related Hhld.	90	122	74
Large Related Hhld.	44	52	85
All Other Renter	113	191	59
Total Households	418	597	70
<u>Owner Households</u>	<u># With Housing Problem</u>	<u>Total Households</u>	<u>%</u>
Elderly	263	303	88
All Other Owners	130	155	84
Total Households	393	458	87

Of those households with extremely low income, 70% of the renters and 86% of the owners have cost burdens in excess of 30% of their income. This represents a need for safe, sanitary and standard housing for both renters and owners who are extremely low income.

Very Low Income (31-50% MFI)*

There are 1,195 households in Bristol with very low income. The following table represents those households with "housing problems":

<u>Renter Households</u>	<u># With Housing Problem</u>	<u>Total Households</u>	<u>%</u>
Elderly 1 & 2 Member	114	198	58
Small Related Hhld.	146	196	74
Large Related Hhld	25	36	69
All Other Renter	112	150	75
Total Households	397	580	68

<u>Owner Households</u>	<u># With Housing Problems</u>	<u>Total Households</u>	<u>%</u>
Elderly	139	391	36
All Other Owner	119	224	53
Total Households	258	615	42

Of those with very low income, 68% of the renters and 42% of the owners have cost burdens in excess of 30%. This represents a need for safe, sanitary and standard housing for very low-income persons, especially renters.

Low Income (51-80% MFI)*

There are 1,697 households in Bristol with low income. The following table represents those households with cost burdens in excess of 30% of their income:

<u>Renter Households</u>	<u># With Housing Problems</u>	<u>Total Households</u>	<u>%</u>
Elderly 1 & 2 Member	49	131	37
Small Related Hhld.	153	351	44
Large Related Hhld.	6	18	33
All Other Renter	64	257	25
Total Households	272	757	36

<u>Owner Households</u>	<u># With Housing Problems</u>	<u>Total Households</u>	<u>%</u>
Elderly	86	445	19
All Other Owner	165	495	33
Total Households	251	940	27

Of the low-income households in Bristol, 36% of the renters and 27% of the owners have cost burdens in excess of 30% of their income. While these percentages represent a need, they are not as severe as for extremely low and very low-income persons.

Moderate Income*

There are 2,892 households in Bristol with moderate income. The following table represents those households with cost burdens in excess of 30% of their income:

<u>Renter Households</u>	<u># With Housing Problems</u>	<u>Total Households</u>	<u>%</u>
Elderly 1 & 2 Member	163	329	50
Small Related Hhld.	299	547	55
Large Related Hhld.	31	54	57
All Other Renter	176	407	43
Total Households	669	337	50

<u>Owner Households</u>	<u>Cost Burden/Exceeds 30%</u>	<u>Total Households</u>	<u>%</u>
Elderly	225	836	27
All Other Owner	284	719	39
Total Households	509	1555	33

Of those moderate-income households in Bristol, 50% of the renters and 33% of the owners have cost burdens in excess of 30% of their income. This indicates the need for rental units is greater than for homeownership.

BRISTOL, VIRGINIA:

According to the Department of Environmental Control, approximately 10% of housing units in Bristol are substandard. The majority of these are suitable for rehabilitation (cost of rehab would be 50% or less of estimated or projected value of the unit after rehabilitation) with at least 10 on the “condemn” list. A large number of this substandard housing is located in a low-income target area the City designated last year for rehabilitation and neighborhood revitalization.

Rental units comprise 2,781 of the total housing units in Bristol. Of this number there are approximately 96 considered substandard. Forty-nine of these are too deteriorated for rehabilitation.

JOHNSON CITY:

Extremely low income: Extremely low-income households make up 10% of the total households within the city; being a total of 2,078. There are 1,288 extremely low-income renter households, and 75% or 966 of these households have housing problems. There are 790 extremely low-income owner households and of these 70% or 553 have housing problems.

Very low income: Extremely low and very low-income households make up 15% of the total household within the City, being a total of 3,117. There are 2,431 very low-income renter households, and 65% or 1,580 of these have housing problems. There are 851 very low-income owner households and of these 60%, or 511 have housing problems.

Low Income: Low-income households comprise 13% of the total households within the City, being a total of 2,701 households. There are 958 low-income renter households, with 671 or 70% of these having housing problems. There are 850 low-income owner households, with 281 of these having housing problems.

Moderate Income: Moderate-income households comprise 9% of the total households within the City, being a total of 1,870 households. Of these, 860 are renter households and 1010 are owner households. In the renter households, 129 or 15% are experiencing housing problems. In the owner households, 131 or 13% are experiencing housing problems.

The estimated 2000 population reveals the City has a resident base of 56,120 which constitutes 20,780 households for an average of 2.49 persons per household. Current housing units are estimated at 22,514 with 20,780 units currently occupied. Approximately 11,845 units, or 57%, are owner-occupied, while 8,935 units, or 43% are renter-occupied.

RACIAL AND ETHNIC DISPROPORTIONATE NEEDS ANALYSIS

Minority groups in the consortium area at the time of the 2000 census composed 7.6 percent of the total population. Minority populations are throughout the region with concentrations in the downtown and east areas of Johnson City and Riverview and southeast sections of Kingsport, as well as the eastern sections of both Bristol, Tennessee and Virginia. The most numerous minority group in every community was African-American, but comparisons with 1990 showed very rapid increases in the small Hispanic population and the even smaller Asian population. The Hispanic population in the Home Consortium area was 1,869 persons in 2000 and represented 1.3 percent of the total population. The largest Hispanic population concentration was in Johnson City. As Hispanic is an ethnic group and not a race, it is not shown in the table below.

Racial Composition of the Region

Population by race: April, 2000 (census)						
City	Total	White Non-Hispanic	Black Non-Hispanic	American Indian & Alaska Native	Asian	Other
Bluff City, TN	1,559	1,536	3	2	9	9
Bristol, VA	17,367	16,072	967	43	64	221
Bristol, TN	24,821	23,617	736	78	158	232
Johnson City	55,469	49,973	3,549	143	678	1,126
Kingsport	44,905	41,906	1,897	106	356	640
Total	144,121	133,104	7,152	372	1,265	2,228

personal counseling. The Johnson City Interfaith Hospitality Network accommodates up to 16 persons at any given time through a network of local churches.

KINGSPORT

Homelessness in Kingsport seems to be a growing category. This assessment is derived from consultation with the Salvation Army, Haven of Mercy, the Upper East Tennessee Human Development Agency, and other service providers. The needs of the homeless extend beyond the primary needs of food, shelter and clothing. Service Providers emphasize the need for intensive supportive services in combination with shelter. Accurate quantitative data does not exist for homelessness of families with children and homeless subpopulations (severe mental illness, alcohol/drug addiction, fleeing domestic violence, AIDS and related diseases, other). The City Planning Department in conjunction with homeless service providers did a homeless count as part of the City-wide Special Census in April 1995. This count showed 7 visible, 16 sheltered, and 27 in some type of transient housing. Behavioral Services reported 2 homeless in Alcohol/Drug Inpatient with 23 open files on homeless individuals.

Kingsport's Director of the Haven of Mercy provided the following assessment of homelessness. Homelessness can be divided into two major categories (chronic homeless and temporary homeless). Chronic homelessness constitutes almost 90% of those found in shelters. Although they have economic problems, these are not the main reasons they are homeless. The reasons for chronic homelessness are:

Substance Abuse	46.5%
Dysfunctional Personality	25.0%
Economic Problems	12.5%
Severe Mental Illness	10.2%
Physical Disability	5.6%
Other	.2%

More money, services, handouts, etc. will not solve chronic homelessness. In order to be effective, programs must be directed at solving the real problems. Programs that address only the physical needs are largely a waste of time and money. They are a Band-Aid solution. It is necessary to address both the physical and mental/emotional needs by providing:

- Rehabilitation programs for those addicted to alcohol or drugs, including aftercare;
- Employment training and job search assistance; and
- Life skills training and case management.

Temporary homelessness constitutes about 10% of the homeless and is generally caused by loss of income or an unusual group of expenses resulting in the loss of housing. Usually this group has family or friends who take them in until they can find a new job and housing. These groups seldom ended up in homeless shelters, although the need for family shelter is becoming apparent. Temporary homelessness appears to be experienced more by families now than in the past.

The persons most threatened with homelessness are very low-income families (0 to 30% HAMFI) with children, who are paying over 30% of their income on shelter. These families most at risk are not only the traditional family, but are many times single female heads of household which resulted from divorce, death, abandonment by spouse, etc. These families could benefit mostly from:

- Housing counseling to assist families facing foreclosure/eviction;
- Programs offering temporary financial assistance;
- Shelters which keep families together;
- Job training, counseling, placement, and follow-up;
- Payment of deposits and first month rent for permanent housing;
- Educational services such as GED preparation;
- Child care at shelters or accessible to shelters;
- Financial and budgetary training;
- Transportation;
- Programs to help very low-income households pay rent and utility bills that exceed their ability to pay; and
- Job placement and retraining programs for laid-off workers, or adults entering the workforce for the first time.

One group of homeless subpopulations that constitutes temporary homeless is those fleeing domestic violence. Nationwide, 50% of the homeless women and children are due to physical violence. Safe House currently provides temporary shelter in these cases. Special needs of domestic violence are:

- Comprehensive services to move the families through the system;
- Support groups and outreach programs;
- Job training;
- Affordable daycare;
- Court advocacy; and
- Transportation.

The nature and extent of homelessness by race and ethnic group is unknown. A primary need in the development of homeless programs is a need for cultural and racial sensitivity. The existing delivery system for homeless shelter and services is largely all white and Christian oriented. This may alienate homeless individuals of different racial or religious backgrounds. In addition, the increase of foreign population, mainly Latin American, may result in a language barrier between service providers and this group.

It is accurate to say that the following identified needs apply to the entire Consortium area.

- Transitional housing facilities for men, women, and families.
- More permanent housing particularly for single male homeless persons.
- An alternative shelter facility to serve those who do not want to be in a regular shelter.
- A detoxification treatment facility.

- More satellite medical clinic facilities.
- Higher level case management services, particularly job opportunities.
- Better prevention programs, particularly involving families with children.
- More comprehensive mental health services.
- A Safe Haven/Day Shelter facility.
- More comprehensive drug/alcohol counseling and treatment.
- More community awareness programs.
- More directed legal services particularly in the areas of housing and benefit discrimination.
- Pre-eviction and preventive counseling.
- More permanent supportive housing.
- Homeless shelter for families.

TRANSITIONAL HOUSING

BRISTOL, TENNESSEE/VIRGINIA

Frontier Health has eight beds on Windsor Avenue in Bristol, Tennessee. People, Incorporated provide eight units at the Housing Authority in Bristol, Virginia to serve people returning from institutions.

JOHNSON CITY

There are currently three transitional housing facilities available to the homeless. These are the Manna House and the Downtown Apartments operated by Fairview Housing and Magnolia Place, operated by Frontier Health. The Manna House is a 22-bed facility that offers males food, clothing, housing and utility deposits, personal counseling and vocational counseling. The Downtown Apartments is a 24-unit rental facility that offers housing, counseling and job and medical referral through Fairview Housing, a non-profit housing ministry based in Johnson City. Magnolia Place has offers 16 beds, a full residential service for veterans and other males with certified diagnosis for alcohol and other co-dependencies. Their program seeks to provide planned case management resulting in the clients return to the community to live independently.

KINGSPORT

The John Hay House provides transitional housing for 18 persons. It is a residential program for men who can benefit from an alternative to prison. Eligible clients include nonviolent youthful and/or first-time offenders and are often court ordered referrals for probationers.

PERMANENT SUPPORTIVE HOUSING

The most permanent supportive housing throughout the Consortium area is being supplied by the Housing Authorities in Bristol, Johnson City and Kingsport. Other examples of supportive housing include State Department of Health and Human Services facilities which provide permanent support

HOMELESS NEEDS ASSESSMENT

BLUFF CITY

Bluff City's close proximity to both Bristol, Tennessee and Johnson City allow homeless individuals to be served by the facilities in those areas. In addition, area churches assist with many homeless needs such as through their Community Chest.

BRISTOL, TENNESSEE/VIRGINIA

Although the actual number of homeless is very difficult to quantify, area homeless shelter providers submitted estimates that, taken together with some attempt to eliminate duplication, indicates that approximately 120 persons are chronically homeless. Over the past year an average of twenty-eight individuals were provided emergency overnight shelter assistance nightly in Bristol's shelters. The 120 figure is an average according to an analysis of estimates by shelter providers.

Abuse Alternatives sheltered 96 women and 81 children in 1999 for a total bed nights of 1,520. They receive donations of clothing and household items which they distribute to their clients. The Salvation Army of Bristol assisted a total of 1,022 persons in 1999. They served 16,888 meals, provided 3,235 lodgings, distributed clothing to 154 families and furniture to 54 families. They also sell clothing and household items at affordable prices from their thrift shop. In 1999, the Haven of Rest provided a total of 40,830 meals, 6,808 beds and 644 three-day food boxes. They also issued 992 vouchers for clothing and furniture.

JOHNSON CITY

Unlike many communities, the nature and extent of the homelessness in Johnson City has been well documented. Two landmark studies commissioned by the City of Johnson City in 1992 and updated in 1997 by the Johnson City Homeless Coalition firmly identify the number of chronic street homeless at 175. These figures were compiled using several surveys which included: surveys of existing shelters, Department of Human Services records, other social service agency case files, Veterans Administration case records, and two separate surveys conducted in conjunction with the Johnson City Police Department on a 24 hour surveillance search for street homeless. We feel that this statistical base from the surveys is a verifiable one for use in our analysis of the extent and needs of our homeless population.

There are currently three full service homeless shelters in Johnson City--the Shelter of Hope operated by the Salvation Army, the Haven of Mercy Rescue Mission Shelter, and the Safe Passage Domestic Violence Shelter. The current capacity of the three shelters is 120 with sixty-four beds at the Shelter of Hope, 40 beds at the Haven of Mercy Rescue Mission Shelter, and 16 beds at the Safe Passage Domestic Violence Shelter. In the way of services, the Shelter of Hope provides food, clothing, personal counseling, vocational counseling, and health screening and some treatment through the medical clinic operated by the Nursing School of East Tennessee State University. The Haven of Mercy Rescue Mission Shelter provides food, clothing, and personal counseling. Safe Passage Domestic Violence Shelter provides food, clothing, housing deposits, utility deposits and

housing for some forty mentally handicapped persons; six units which are operated by the Association for Retarded Citizens of Washington County for developmentally disabled persons; and eighteen units which are operated by Frontier Health for their chronically mentally ill patients which need long term housing and support care. The Dawn of Hope also operates a residential program for thirty-two clients through the lease of fifteen single-family residential units.

NEED FOR A HOUSING CONTINUUM

A regional group, the Appalachian Regional Coalition for the Homeless, has worked for the past few years, along with Frontier Health, to investigate the possibilities of forming a regional continuum of care. Additional efforts to be funded through Buffalo Valley have been unsuccessful. Currently, efforts are underway to fill in.

There is an overwhelming need for coordination of existing services and an advocacy group for the homeless. Development of a Homeless Coalition in 1998 has attempted to meet this need.

NEED FOR AFFORDABLE PERMANENT HOUSING

There is a need in the Consortium area for affordable permanent housing. 1990 Census data shows that a cost burden in excess of 50% for 70% of the renter households and 86% of all owners may account for the housing problems noted by persons in the extremely low income group. However, the percentage of homeowners with a cost burden in excess of 50% is less than the percentage of homeowners with a cost burden in excess of 30%. This may directly correlate with a Bristol housing problem—the lack of affordable housing units for persons with incomes below 50% MFI. No one type of householder has a significantly higher cost burden than another suggesting that affordable housing is a problem for all individuals in this income group.

Of households in the very low-income group, a very small percentage have cost burdens in excess of 50% (14% of renters and 13% of owners). However, many households have a cost burden in excess of 30% (66% of renters and 36% of owners). This suggests that housing difficulties for those in this income group are concentrated around the rental market. This may directly reflect the waiting list that exists for Section 8 houses.

The results of a review of cost burdens for households in the low-income range are diverse. There is a definite difference in the type of household having a cost burden problem compared to the former income group. For the low-income households, homeowners are experiencing a higher cost burden than renters. Two percent of the renters and 24% of the owners have cost burdens in excess of 50%. The percentage of families having a cost burden greater than 30% is almost equally divided between renters and owners (33% of the renters and 36% of homeowners). This information suggests that the lack of affordable housing for purchase is the most pressing housing problem for this income group.

A review of the information regarding cost burdens for households in the 51-80% MFI group suggests that cost burdens are not a housing problem.

SPECIAL NEEDS OF HOMELESS FAMILIES WITH CHILDREN

In Bristol, The Salvation Army does not have facilities to house women with children in all areas of the Consortium and must refer them to other agencies; however, they also report a decrease in the number of such referrals. It is believed that this trend may be the result, in the case of an abusive home situation, where the courts have stepped in and removed the abuser from the household so that the family may remain. The Haven of Rest also reports that area churches are assisting homeless families more often than in the past.

Both Johnson City and Kingsport have active Interfaith Hospitality networks which work through a network of local churches to house up to sixteen persons in families at any given time. Most of the families served are female-headed households, although many families do have both parents present.

HOMELESS SINGLE INDIVIDUALS

At present the only SRO in the Consortium area is 16 units at the Manna House in Johnson City. All homeless persons are directed to the shelters. The majority of persons arriving at shelters are single individuals, and they are receiving services.

NEED FOR CULTURAL AND RACIAL SENSITIVITY

There is little cultural or racial diversity in the Consortium area. The minority population average is approximately 7.6%. There are no cited housing assessments, which reflect a lack of cultural or racial sensitivity as a housing problem.

HOMELESS SUBPOPULATIONS

There is no information concerning rural homelessness—racial breakdown or homeless families with children because most service providers do not keep records (i.e. numerous churches serve homeless to some degree). Generally, there are adequate shelter services available in the Consortium area; therefore, no area homeless should endure homelessness indefinitely. However, all shelter providers report that their agencies' rules and regulations are a barrier to some homeless who represent a permanent or chronic homeless subsociety because of their periodic unwillingness to abide by those rules and regulations applicable to the local shelters.

SEVERELY MENTALLY ILL ONLY

According to Frontier Health case workers, it is estimated that as many as 175-200 individuals in this category are living with families that are overburdened due to the specialized care that is needed. In addition, the special needs frequently involve expenses that are impossible for families who are already near or below 80% of the MFI, and additional permanent and transitional shelters could help these individuals become more independent while relieving some of the burden on their families.

ALCOHOL/OTHER DRUG ADDICTED ONLY

There are no shelters available in Bristol or Johnson City for alcohol and drug treatment. The Bristol Regional Medical Center operates a very limited detox program in conjunction with required medical services on an individual basis. Respondents involved in drug and alcohol counseling indicate a need for approximately 25-bed transitional detox and sheltered treatment unit. Shelter services are needed to provide more detox and transitional sheltered counseling and dry-out services.

There is no accurate estimate of the number of persons in need of transitional shelters that treat these problems. Holston Counseling Services and Highlands Community Services treats hundreds of cases on an outpatient basis. It has been estimated by a United Way of Bristol survey conducted in 1997 that a 25-30 bed detox treatment unit is needed to address the problem.

SEVERELY MENTALLY ILL AND ALCOHOL/OTHER DRUG ADDICTED

There are no transitional or permanent shelters or services that specifically address this category of persons. This need would likely be combined with the needed services noted above. No other information is available.

INDIVIDUALS FLEEING DOMESTIC VIOLENCE

Domestic violence shelters in the Consortium area report that they seem to be meeting the current needs. Seldom do they have to turn away individuals fleeing domestic violence. Abuse Alternatives shelters an average of six/night. Haven Home reports that just a few weeks a year they will receive 2-3 calls from victims of domestic violence. Safe Passage in Johnson City serves victims of domestic violence and Safe House in Kingsport serves victims. Additionally, when shelters are full, Bristol Faith In Action provides temporary lodging assistance for victims of abuse.

HOMELESS YOUTHS

The Janie Hammit home currently shelters up to 14 youths who are homeless/runaway/abandoned. Their average occupancy rate is 11/month. They are physically located in Bristol, Virginia, and rarely serve the Bristol, Tennessee area. Placements from Nashville are made elsewhere in the state. Link House in Kingsport serves homeless teenagers at two facilities – an emergency shelter/group home and an independent living home.

HOMELESS INDIVIDUALS DIAGNOSED WITH AIDS AND RELATED DISEASES

Transitional shelters such as group homes with some medical-response arrangements are needed for local victims of AIDS. There are no facilities that currently address this issue with shelter support services. The Sullivan County Health Department reports that in 1999 there were 8 HIV Positive cases and 8 AIDS cases treated in our area; two cases were reported by the Bristol, Virginia Health Department. The Johnson City/Washington County Regional Health Department reported 23 cases of HIV and 7 active AIDS cases in 2002.

VETERANS

A regional facility, Mountain Home, is located in Johnson City and serves the Tri-Cities. They serve 40 with permanent supportive housing.

ELDERLY

The needs of the elderly are met in several ways:

- Housing rehabilitation projects which rehab homes to enable the elderly person to be independent longer;
- Housing Authority is capable of providing housing without a waiting list to elderly except in Bristol, Virginia;
- Elderly in need of assisted living are provided housing in nursing/retirement homes
- Senior Citizen Centers.

OTHER SPECIAL NEEDS

ELDERLY AND FRAIL ELDERLY

Indications are that there is an unmet need for more independent living shelters that include limited services and medical response systems for the elderly and frail elderly in the Consortium area.

In Bristol, Tennessee, the Housing Authority subsidized apartment units give first priority to elderly persons with disabilities. There is no waiting list for elderly and handicapped units. Bristol, Virginia's Housing Authority does have a need for elderly units. To address this need, three obsolete three-bedroom units are scheduled to be demolished and will be replaced with approximately 20 ground-level units for the elderly and disabled. In addition, an old school in Bristol, Virginia has been renovated and houses the Thomas Jefferson Senior Apartments. There are 31 units at this facility.

The Central Presbyterian Church in Bristol, Virginia operates a Respite Care Center two days a week from 9:30 a.m. - 2:30 p.m. and serves approximately ten individuals. This relieves and assists the primary caregiver in the home. The YWCA of Bristol is in the process of instituting an Adult Day Care Program. The church serves clients from both sides of the state line in Bristol. Nursing homes/assisted living homes include Bristol Nursing Home; The Cambridge House; Outlook Pointe at Bristol, Fort Shelby Manor, Freda and Friends, NHC Healthcare of Bristol, Broadmore and Steele's Creek Manor. These agencies serve both Virginia and Tennessee.

Johnson City is served by Appalachian Christian Village, Colonial Hills, and Asbury Center that are all full-service permanent housing with nursing care.

Kingsport has Holston Terrace and Kiwanis Towers which together total 144 units. The units are all occupied and have a waiting list of prospective applicants. There are 20 units (10 each) available for mentally challenged at Rainbow (Eldreth) Home and for the physically challenged at Roller-Russ Home. In addition, Link House, Holston Methodist Home, and Sullivan County Youth Center provide assistance for approximately 250 young people per year.

Kingsport has endeavored to assist people with special needs. One area in which it has been successful is with the Madison House project which provides day care for its frail, elderly citizens. The Center provides a planned therapeutic day program of restorative care, socialization, and rehabilitative therapy for its participants. Madison House has set many goals for the facility, including:

- Furnish help during the day, allowing the participant to continue living at home, thereby preventing premature institutionalization.
- Decrease the severity of physical disability.
- Promote health maintenance through an ongoing health education program.
- Minimize social isolation by providing a safe environment which stimulates peer interaction.
- Assist families caring for a disabled participant.

PERSONS WITH DISABILITIES (MENTAL, PHYSICAL AND DEVELOPMENTAL

Frontier Health houses special needs persons in group homes and semi-independent living apartments as follows: Kingsport (20 beds), Johnson City (18 beds), Bristol (10 beds) and Opportunities Unlimited (Bristol) (50 beds) special needs persons. An inventory of housing

units for the nonspecial needs population indicates the possibility of an unmet need for more semi-independent living quarters for those with severe mental and physical disabilities. Dawn of Hope also serves Johnson City with 15 residential units to serve up to a total of 37 developmentally disabled clients. They also operate a day center and a vocational workshop for higher functioning developmentally disabled clients.

Existing shelter-care services house about half of those in need. The remaining are under the care of their families who often are elderly or have incomes that are overtaxed by the special needs of caring for these individuals.

There is a need in the Consortium area for a clearinghouse agency to advise individuals with disabilities regarding available resources and services.

PERSONS DIAGNOSED WITH AIDS

There is no facility in the Consortium area that houses persons with AIDS. Frontier Health operates Project Hope to serve patients with AIDS. Wellmont sponsors an AIDS-awareness education program. The American Red Cross also operates an AIDS awareness/prevention program.

PERSONS RETURNING FROM INSTITUTIONS

There are no housing services for persons returning from institutions in the Bristol area. Those needs are met by Link House in Kingsport that serves the entire region. Counseling services for these individuals, however, is available through The Bristol Crisis Center and Highlands Community Services.

PUBLIC HOUSING NEEDS

Housing Authorities within the Consortium area are addressing one main objective – to strengthen demand by continuing the efforts to improve dwellings, sites and social environments. Improvements have been noted by local, state and federal officials as well as residents.

In regard to the Section 8 program, sometime there is a lack of cooperation on the part of private owners because they are reluctant to make necessary repairs required to meet current Section 8 criteria preferring to rent units in an "as is condition" in a demanding market that is short on vacancies. Subsequently, Section 8 cannot compete with the open market that continues to be out of range for many LMI families.

In Bristol, Tennessee, the demand for small family LMI units continues to exceed availability and may represent an area of need that will continue to be unmet. The need for development of additional family-size rental units to meet the demand may even become critical as more of the same population become homeless. Previous developments of small-family units are privately

administered under financing agreements with HUD and it appears that opportunities for additional developments for small families are needed. Households most severely in need are given priority for assistance.

In Bristol, Virginia, the supply of units for which there is no demand are being reduced. Two, three and four-bedroom units are being demolished and being replaced with one-bedroom units for which present demand exceeds supply.

In Johnson City, there is still a high demand and a lengthy waiting list for elderly and small family LMI units. The HUD Section 8 program in Johnson City also has demands that exceed the supply of available qualified units.

In Kingsport, public housing units have been updated and modernized in the last few years and provide decent housing to residents. Adequate facilities are available to families of most sizes. Vacancy and turnover rates are within acceptable levels. KHRA is monitoring public housing needs and developing plans to address them.

LEAD-BASED PAINT HAZARD

2000 Census data reports that of a total 68,127 housing units in the Consortium area, 49,154 were constructed in 1979 and earlier, which indicates a potential for lead poisoning; however, the local Health Departments report very few cases requiring remedial intervention. Private physicians are not required to report on cases of lead poisoning.

HUD regulations on lead-based paint hazards have been issued to protect young children. The regulations set hazard reduction requirements that give much greater emphasis to reducing lead in house dust. The Consortium will meet these requirements by taking the necessary steps outlined in the law to work with certified lead-based paint inspectors to ensure that all projects undertaken will be properly inspected, assessed and the problem addressed.

Visual assessments will be conducted for homeownership assistance and risk assessments and clearances will be conducted for rehabilitation projects.

Housing Authorities within the Consortium area take appropriate measures to abide by the HUD regulations on lead-based paint hazards as well.

Radon Mitigation, Inc. reports that an estimated 34% of houses in the East Tennessee region have potential radon problems. During the winter months, homes test above the action level called for by the EPA; however, in an overall annual rating, they are within EPA limits.

NONHOUSING COMMUNITY DEVELOPMENT AND ANTI-POVERTY NEEDS

- **Economic Development** represents a major need for the entire Consortium area. Per capita income of \$22,203 in the Johnson City-Kingsport-Bristol TN/VA Metropolitan Statistical

Area (MSA) was 75.3 percent of of U.S. in 2000. In addition, per capita income growth from 1990 to 2000 was 47.4 percent compared to 50.6 percent for the U.S. Thus, the income gap between the MSA and U.S. is widening. The average unemployment rate of the MSA was 5.7 percent in 2002, slightly lower than the national unemployment rate of 5.8 percent.

The region has been successful in adding jobs with several major employment expansions, especially in service producing sectors. Employment growth was very solid in health services, as the area became the preferred medical center for a multi-state area. Employment gains have also been recorded by telecommunication centers. Unfortunately there have been several major employment reductions and plant closings in the manufacturing sector, particularly the apparel and textile industries. Manufacturing employment gains have been recorded in the transportation equipment and pharmaceutical industries

An economic need in the region is the upgrade of infrastructure including water, sewer, and telecommunications. Other needs include job skills training, especially of displaced workers, and an upgrade of the region's education level through wider spread post secondary education opportunities. The Tri-Cities MSA had 74.1 percent of its population with a high school education or higher compared to 80.4 percent for the nation in 2000. The region had 17.2 percent of the population with a bachelor's degree or higher compared to 24.4 percent for the nation.

- **Child Care:** Census data reports that of families living below the poverty level in 1999, 1,763 have children below five years of age. Of this number, 1,089 are female-headed households, no husband present. Area childcare providers, especially those who offer services on a sliding-scale basis, report long waiting lists due to the high demand.
- **Infrastructure Improvements** are needed within low-income areas of the Consortium boundaries. Sewer, water, street and sidewalk repairs/replacement is needed throughout the area.

AGENCIES FUNDED UNDER CDBG PUBLIC SERVICES

The entitlement cities within the Consortium provide public services funding for the following agencies:

BRISTOL, TENNESSEE

YWCA Day Care Center, Eastern Eight Community Development Corporation.

BRISTOL, VIRGINIA

CASA of Bristol/Washington County, Children's Advocacy Center of Bristol/Washington County, Appalachian Independence Center, Literacy Academy, DARE, Healing Hands Health Center, Bristol Faith In Action, Bristol Family Resource Center and Crossroads Medical Mission.

JOHNSON CITY

Salvation Army, Johnson City Schools Foundation/Communities in Schools, Family Resource Center, First Tennessee Human Resources Agency, Downtown Medical Clinic, Coalition for Kids and Good Samaritan Ministries.

KINGSPORT

Lee Family Learning Center and CASA of Sullivan County.



HOUSING MARKET ANALYSIS

HOUSING MARKET ANALYSIS (SECTION 91.410/91.210)

GENERAL CHARACTERISTICS

The Housing Market Analysis looks at the supply, demand, condition and cost of the existing housing stock within the Consortium boundaries. The analysis evaluates existing public and assisted housing facilities, inventories homeless facilities and explains the impact that public policies may have upon affordable housing.

The Consortium is situated in the northeast Tennessee/Southwest Virginia portions of the two states in an area referred to as the Tri-Cities. Population grew solidly at 11.7 percent in the Northeast Tennessee/Virginia HOME Consortium between 1990 and 2000. The pace nearly equaled the national increase of 13.1 percent. Economic conditions and annexation laws affected the population gains. The Tri-Cities TN/VA Metropolitan Statistical Area (MSA), a measure of the region's population, increased 10.1 percent between 1990 and 2000.

The municipalities in Tennessee can annex property in its growth area. Bristol (VA), because of its status as an independent city, is limited to its existing land area. As a result, Bristol (VA) lost population from 1990 to 2000, even though the surrounding county, Washington County (VA), experienced an 11.4 percent population growth.

HOUSING INVENTORY

Housing Inventory, Consortium Cities, 2000

	Bluff City	Bristol, TN	Bristol, VA	Johnson City	Kingsport	Total
Owner Units	469	7,265	4,997	13,556	12,740	39,027
Renter Units	193	3,383	2,681	10,164	6,922	23,343
Total Units	662	10,648	7,678	23,720	19,662	62,370

*Includes estimated vacant units.

Data provided by the Tennessee/Virginia Regional Multiple Listing Service on current housing needs indicates that there has not been a significant adjustment in the relative availability of affordable housing. The following table shows residential home sales in each of the cities of the Consortium for a three-year period. Separate data is not available for Bluff City because it is combined with Sullivan County. The information is based on home sales in the \$35,000 to \$80,000 price range. Homes in this price range do not stay on the market long.

The following home sales price information is based on Multiple Listing Service data. Many

home sales do not occur through MLS, and the lowest-priced homes are most frequently sold outside MLS. This means the average prices may be inaccurate, but they are the best available.

City	2000	Average Sales Price	2001	Average Sales Price	2002	Average Sales Price
Bristol, TN	116	\$59,478	107	\$58,593	126	\$60,791
Bristol, VA	83	\$60,136	79	\$60,904	81	\$61,641
Johnson City	159	\$60,833	172	\$61,842	182	\$62,036
Kingsport	104	\$59,672	205	\$61,679	206	\$59,519

The demand for moderately priced units has exceeded the supply, and there has continued to be a shortage of rental housing. This is particularly true in terms of family-sized units that meet Section 8 standards. A real estate management firm has indicated that moderately-priced rental units continue to be in short supply and are characterized by a very short turnaround or vacancy period that is usually no more than one or two days for presentable units. There is a very high level of median gross rent as a percentage of household income.

The following table represents new residential construction (includes single-family homes and condominiums).

Total Building Permits & Valuation of Work 2000-2002

Location	2000	2001	2002
Bluff City	2 Units \$165,000	5 Units \$287,000	15 Units \$969,000
Bristol, TN	94 Units \$7,104,375	119 Units \$8,327,599	99 Units \$7,622,172
Bristol, VA	37 Units \$2,821,425	49 Units \$2,736,000	86 Units \$4,614,856
Johnson City	195 Units \$28,700,845	210 Units \$34,667,732	259 Units \$45,929,153
Kingsport	91 Units \$9,869,313	90 Units \$11,093,649	101 Units \$16,100,596

HOUSING FOR THE DISABLED

The rental housing supply in the Consortium for disabled persons is provided primarily by the Housing & Redevelopment Authorities. Homeowners receive assistance from various service agencies as well as through CDBG emergency rehab programs to assist with the cost of installation of ramps, handrails, etc.

CONCENTRATION OF RACIAL GROUPS

An area of racial/ethnic minority concentration is a block group exhibiting a total percentage of minority households more than the total percentage for the City. Refer to the Introduction chapter for the racial composition of the region.

PUBLIC AND ASSISTED HOUSING

Bristol, Tennessee: The public housing agency in Bristol is the Bristol Tennessee Housing & Redevelopment Authority. The Housing Authority manages 372 public housing units. Those units include Edgemont Towers which is a multi-story facility with 118 units for elderly, handicapped, and/or disabled persons. Fort Shelby, also a multi-story facility, has 110 units for elderly, handicapped, and/or disabled persons. The remainder of the public housing units are 144 "scattered site" units and consist of single family, duplex, and townhouse units. These units are known as the family units. These numbers have not changed since 1995.

There are 191 zero bedroom units, 87 one-bedroom units, 40 two-bedroom units, 37 three-bedroom units, 13 four-bedroom units, and 4 five-bedroom units in the total Bristol Tennessee Housing Authority stock. Of those units, all of the three to five-bedroom units are family units, 20 are one bedroom, and 36 are two bedroom. None of the family units are available and the waiting list contained requests for over 100 units throughout the year. Units are available at both of the multi-story facilities so there is no waiting list.

Families with children represent one category that has been identified by the BTH&RA as representing a significant unmet needs population. Generally, the frail or disabled elderly population has been served with a relatively small waiting list or no waiting list. The evidence suggests that the present facilities are adequate to meet the demand for services.

Bristol, Virginia: All public housing in Bristol, Virginia is located in census tract 202, block group 3. There are a total of 430 units managed by Bristol Redevelopment and Housing Authority (BRHA) in 7 developments. Of this number 50 are efficiencies; 130 are one-bedroom; 115 are two-bedroom; 76 are three-bedroom; 27 are four-bedroom; and 4 are five-bedroom. Some were constructed as long ago as 1939 and the newest was constructed in 1973. In the last two years 39 of the older, most deteriorated larger units were demolished. BRHA has exceeded its requirements for handicap accessible units.

There is usually between a 27 to 31% vacancy rate. Factors that may contribute to the high vacancy rate include the area's reputation for being a high-crime and disturbance area (although for the last several years, this area has had one of the lowest crime rates in the City); the fact that people can live cheaper in Tennessee because they do not have an income tax; the lengthy application process that requires criminal checks, credit checks, etc.; the lack of adequate paying jobs that draw residents to this area.

The agency confronts the interrelated problems of declining demand for much of its public

housing units and declining investment and maintenance in the privately owned housing adjacent to that public housing. To move public supply into balance with demand, it must reduce its total number of units; provide more one-bedroom units for an aging population; and make qualitative improvements to its existing units, site, and surrounding neighborhoods.

The BRHA has made significant qualitative improvements to its units and sites since 1990. It has comprehensively renovated 241 of its units. These renovated units are in the older developments and are primarily for families with children. The remaining 240 units of the BRHA include 36 with lead abatement; 100 with limited improvements of heat pumps, windows, and showers; and 39 that are approved for or have been demolished.

Johnson City: The overall condition of the public housing in Johnson City is very good. Most of the units are at least thirty years old, with some units over forty. Over the years, the housing authority has done a good job of maintenance and inside, as well as outside unit renovation. There is a total of 755 public housing units under the management of the Johnson City Housing Authority:

0 Bedroom = 44	3 Bedroom - 190
1 Bedroom = 196	4 Bedroom = 53
2 Bedroom = 263	5 Bedroom = 10

The housing authority has continued on a multi-year renovation program under the Comprehensive Improvements Action Grant Program. Under this program, they have, with the direct input of the housing residents, identified several restoration and revitalization needs. These include:

- Exterior renovations of new vinyl siding.
- New, more energy efficient windows and doors
- Upgraded kitchen fans and appliances
- Upgraded bath fixtures and in some cases bathtubs and sinks.
- Upgrades of play areas at selected project areas.

Kingsport: The Kingsport Housing and Redevelopment Authority has a total of 633 households assisted through its public housing units and 1,129 through Section 8 certificates and vouchers. Latest statistics showed 254 families on a waiting list to receive housing assistance. In order to be on the Federal Preference List, applications must meet one of these conditions:

- Live in overcrowded conditions which must be verified either by an agency or minister;
- Spend 50% or more of income on rent and utilities;
- Live in substandard housing, i.e., housing not meeting Housing Quality Standards set forth by HUD;
- Be a victim of domestic violence which must be verified by police reports, agencies, social services, etc.; or
- Be homeless due to no fault of their own.

Kingsport Housing and Redevelopment Authority utilizes the Federal Preference only, and does not have a local preference.

The waiting list for Section 8 never closes and consists of non-preference and preference. The only way a non-preference household can be placed on preference is if they can provide documentation that they are homeless. The non-preference households could wait for years for a vacancy. Even preference households may have to wait up to a year, but seldom under three to four months.

Johnson City: There are a total of 1,040 Section 8 units in Johnson City. Of these, 608 are project based units including 334 elderly units and 432 are tenant based units and are predominantly small family units, and 150 units of the Section 8 total are substantial rehab units. There are 17 unused tenant based certificates for the Section 8 program, consisting of 12 two bedroom certificates, and five one bedroom certificates. In addition, there are currently seven unused tenant based rental vouchers in the Section 8 program, consisting of six two bedroom vouchers and a single one-bedroom voucher. There are currently no vacant units in the Section 8 program. No losses in units are anticipated due to any reasons, including through prepayment or voluntary termination of a Federally assisted mortgage.

Kingsport: There are 1,129 Section 8 certificates and vouchers issued in Kingsport.

HOUSING AUTHORITY SUPPORTIVE SERVICES

Services offered to residents of **Bristol, Tennessee** include:

- BTH&RA has converted one five-bedroom unit into a Clothes Closet. The items available range from apparel (children-adult sizes) to furniture that has been donated by residents, staff and members of the community. Anyone in the community is welcome to take advantage of this service at no charge.
- BTH&RA sponsors a Vista Volunteer Program working in the public housing communities. The two Vista volunteers administer several programs whose goal is to enrich the lives of all residents in public housing and the surrounding community through educational improvement, nutrition, public awareness issues, and gang/drug/parenting classes. Various types of activities are scheduled monthly such as dances, gospel singing, bingo and day trips. It has been proven that there is a reduction in crime in all communities that support a Vista program. By improving the living standards of residents, they become better citizens and enrich the community at large.
- The Boys & Girls Club of Bristol is operating a branch of their facility from one of the BTH&RA's five-bedroom units. Through their Smart Moves Program, they are educating the young people on the perils of drug abuse. They also have a violence/gang prevention program whose goal is to assist children win the battle against gang activity and recruitment of Housing Authority kids, as well as their friends in the community. The Boys & Girls Club strives to reach as many young people as possible and have a positive impact.
- Title V Program – This program was created as a result of the Older Americans Act of 1965. BTH&RA works in conjunction with the Upper East Tennessee Human

Development Agency, Inc. to place older individuals in a part-time job status while they obtain training and on-the-job experience necessary to move on to a full-time quality position in the private sector.

- Probation/Community Service Program – Several citizens who have been in trouble with law enforcement, are granted probation instead of incarceration, as long as they complete their designated number of community service hours. By utilizing these community service workers, the Housing Authority has been able to complete several building repair and grounds-keeping projects that their Maintenance Department did not have time to address.
- BTH&RA provides the facilities for the First Tennessee Human Resource Agency Nutrition Program to supply noon meals 250 days a year to eligible senior, handicapped and disabled adults. These meals are essential to the continued well being of a large number of residents.
- BTH&RA is a part of the Welfare-to-Work Program administered by the Alliance for Business and Training.
- Tennessee Nutrition & Consumer Education Program (TNCEP) works with Vista volunteers by supplying residents with written materials in addition to monthly training workshops held at the Housing Authority. TNCEP is the best resource for keeping handicapped, disabled and senior residents up to date on the beneficial programs that are available to assist them on a daily basis.
- A Boy Scout troop was chartered to the BTH&RA in 1998. At present, there is a Cub Scout pack for boys ages 7-10 who meet twice monthly. Through a special gift from King Pharmaceuticals, the Cub Pack will assist any boy who cannot afford to purchase his uniform and booklets. Through Scouts our youth have an opportunity to build friendships and learn how to work with others as a team.
- The Bristol Tennessee Housing & Redevelopment Authority has a separate Resident Council in Edgemont Towers, Fort Shelby and in the family units. A Resident Advisory Board has been formed from representatives of each of these areas as well as from Section 8 tenants. The Resident Advisory Board will elect officers. The Board will have input and will make recommendations to the Housing Authority on the required elements of the Housing Authority Plan that is submitted to HUD.

Services offered to all public housing residents in **Bristol, Virginia** include:

- Adult education (GED) preparation through Mt. Rogers is available on-site for all residents who wish to participate.
- Appalachian Independence Center operates a satellite office in the neighborhood center located on BRHA property.
- The Crisis Center offers self-defense classes to female residents and a special class for elderly women.
- People, Inc. provides computer/internet instruction at the on-site computer lab at the neighborhood center. The lab was funded with CDBG funds. People, Inc. pays for the instruction, and Appalachian Independence Center provides computer software for persons with various disabilities.
- Bristol Family Resource Center provides classes in life skills for BRHA residents with

special emphasis on families with children.

- A resource packet is distributed to every new resident upon signing a lease. The packet includes fair housing information, brochures with phone numbers and addresses of local service providers, etc.
- Neighborhood Watch groups have been established in three of the public housing “neighborhoods.”
- The U.S.D.A. summer food program is available on-site at strategic locations through the housing authority and is available to all children during summer months.
- BRHA participates in the Welfare-to-Work Program through the Department of Social Services.
- Big Brothers/Big Sisters is on-site every weekday after school. They offer tutoring, arts and crafts, and mentoring to all children wishing to attend.
- Boys and Girls Club of Bristol is located adjacent to the Housing Authority. A large number of their members live in BRHA. Through their Smart Moves Program, they are educating children on drug resistance, teach classes in anger management, violence/gang prevention, offer tutoring, team sports activities, and many positive programs and activities.
- BRHA provides counseling services to families through Highlands Community Services. This may either be in-home, or at Highlands’ offices - depending on the family’s needs.
- A food pantry is operated by BRHA residents for BRHA residents who may be short of funds and need short-term assistance.

Services offered to residents of **Johnson City, Tennessee** include:

- The Children’s First Daycare Center continues to expand their hours of operation and services to serve a more diverse daycare need in the community. They recently received the prestigious Three-Star Rating Award from the Tennessee Department of Human Services.
- An After-School Snack Program available to any child who comes to any one of the seven resident centers on school day afternoons. During the past year, approximately 16,500 snacks were served to school children at the seven resident centers.
- A Service Learning Program for social service students at East Tennessee State University allows relationship building among the students, children and the elderly residents. The program is also involved in creating a new interactive database of information on elderly residents’ needs and also provides a school literacy and performance program for elementary and middle school children. Approximately 36 ETSU students are involved at the seven resident centers.
- A Senior Options Services Program involving the development and coordination of services to the Housing Authority’s 300+ elderly and disabled residents is offered on a monthly basis. The program involves education and health screening. There is a service for the pickup of USDA food commodities and a Call Because You Care program that provides daily reassurance calls to the elderly and disabled residents who request the program. Work is underway with the ETSU College of Nursing to determine needs of the elderly and disabled to allow them to live independently at home rather than to go to

Apartments Managed by Kingsport Housing and Redevelopment Authority

<u>Apartments</u>	<u>Units</u>
Cloud	189
Dogwood Terrace	76
Holly Hills	84
Holston Terrace	48 (Elderly/Disabled)
Lee	128
Riverview	92
Tiffany Court	16

Subsidized Apartments Managed by Developers and Others

<u>Apartments</u>	<u>Units</u>
Hickory Hills	48
Kingsport Manor	100
Kingsport West	103
Kiwanis Towers	94
Maple Oak	175
Miller Village	153
Model City	256
One Wilcox Place	72

It is not anticipated that any subsidized units will be lost over the time frame of this Plan.

SECTION 8 HOUSING

Bristol, Tennessee: As of March 2000, the Bristol Tennessee Housing & Redevelopment Authority administered 136 vouchers and certificates to subsidize rental housing for qualified families through the Section 8 Program. These units are family units and are scattered throughout the community. All of the Section 8 units are occupied and demand is such that no new applications are being accepted for the waiting list. Most families who are unassisted remain so because prospective rental units are substandard and; therefore, turned down by the Inspector. Subsequently, the landlord refuses to expend the money necessary to bring the unit up to standards. Because of demand for rental units, landlords are typically able to keep units rented at going prices without investing significant capital for rehabilitation.

Bristol, Virginia: There are a total of 605 Section 8 units. BRHA administers 254 that are scattered throughout the City. One hundred thirty-six are located in the Springdale Village complex; 65 are in the Eastridge complex; and 150 are located in Leisure Park Towers. All are existing units (no new construction, etc.) And there are no TBA certificates or vouchers. None are expected to be lost from inventory as the demand exceeds the supply and vacancies are filled almost immediately.

nursing homes.

- The Food Pantry Program began in January 2001 in a cooperative effort with the Second Harvest Food Bank and the Church of the Glad Tidings. Boxes of food and personal hygiene products are distributed each month to approximately 325 public housing households. From April 1, 2002 to March 31, 2003, 3,830 boxes of food worth an estimated \$95,000 were delivered.
- The Keystone Recreation Center offers recreation and other enrichment activities to children and families in Keystone and surrounding neighborhoods.
- Free tax help as a VITA site.
- Referrals to homeownership and IDA programs.
- Host quarterly commodities distribution at Keystone Recreation Center.
- Annual flower giveaway to residents who sign up – Spread A Little Sunshine – that has helped JCHA developments win Chamber of Commerce Clean Team awards every year since 1999.

Services offered to residents of **Kingsport, Tennessee** include:

- Lee Family Learning Center's mission is to break the cycle of undereducation and poverty by providing encouragement to connect with lifelong learning opportunities. GED preparation is offered; work with the Literacy Council; after-school tutoring; computer lab among other things.
- Cloud Apartments offers a one-room drop-in school for residents – their focus is to provide healthy lifestyles for women and families through a walking club, nutrition program, clothes closet and food pantry. They focus on instilling the importance of education to the children (attendance, promptness, homework completion).
- Boys and Girls Club facilities are located at the Cloud Apartments and Holly Hills Apartments. Sixty-plus children are served on daily basis.
- Girls, Inc. provides a mobile bus – the Challenger – a computer lab on wheels for both boys and girls.
- Frontier Health provides counseling for youth and families.
- The Riverview Learning Center offers similar activities similar to Lee Family.
- Kingsport Parks and Recreation provides programs for children during the summer to supplement year round programs.
- UT Agricultural Extension Service (4-H) operates The Tennessee Consumer Education Program for all family members—nutrition and lifestyle training—budgeting, gardening, sewing.
- Resident associations are active in all public housing locations.
- Six VISTA workers are available to work with resident associations on capacity building and leadership training. Emphasis is placed on the needs of the elderly and disabled.
- Police substations are located at Cloud and Riverview Apartments. Also, three police officers are in residence in Lee, Dogwood and Holly Hills.
- ETSU School of Nursing provides health awareness (blood pressure checks, blood sugar level checks, prescription management, healthy lifestyle seminars).
- Riverview Employment Office provides employment referrals and job preparation.

In summary, it can be said that the Public Housing facilities within the Consortium boundaries are meeting a vital housing need. They offer many services to the residents who are housed within their facilities.

OTHER HOUSING

The Holston Habitat for Humanity office is located in Kingsport, Tennessee and serves the Tri-Cities region. A Family Selection Committee evaluates applicants on the basis of:

1. Need – the applicant must currently live in substandard housing.
2. Ability to Pay – the applicant must be able to afford house payments of \$250 to \$300 per month plus house maintenance expenses. Applicants must have a good credit rating and be unable to qualify for a conventional loan.
3. Willingness to Partner – the applicant must be willing to contribute 500 hours of sweat equity and participate in the Habitat Homeowner Education Program.

Holston Habitat for Humanity was founded in 1985. To date, 116 new homes have been dedicated, with eight homes being sold back to Habitat and rehabilitated for new families, resulting in a grand total of 124. Accomplishments as of April 2003 are as follows:

Kingsport:	82 new + 6 Rehabs, 5 under construction
Johnson City:	9 new + 2 Rehabs, 1 under construction
Bristol, TN:	13 new, 1 under construction
Bristol, VA:	3 new
Bluff City:	1 new
Piney Flats:	1 new
Elizabethton:	5 new, 1 under construction
Unicoi County:	2 new
Gray:	1 under construction

HOMELESS FACILITIES

NATURE AND EXTENT OF HOMELESS

The nature and extent of homelessness in the Consortium area is difficult to define. Many of the homeless persons are served by the facilities noted below. Many others are transient and are still served by the facilities noted below; however, their stay is short-term. These homeless persons move from town to town by way of the interstate and stay at a shelter only long enough to obtain food, clothing and a bed. Many of the homeless are homeless by choice. That is, local shelters with the assistance of the police have made efforts to take these persons to available shelters and they refuse. Many times their refusal is based upon rules which must be followed at the shelters (i.e. no alcohol).

HOMELESS AND EMERGENCY SHELTERS

BLUFF CITY, TENNESSEE:

The Community Chest and Department of Human Resources provide Meals on Wheels and transportation services to homeless individuals and families.

BRISTOL, TENNESSEE/VIRGINIA:

Abuse Alternatives, Inc. - (maximum capacity 24 women plus children for a maximum total of approximately 54 persons). has twenty+ years of experience in providing services to clients involved in domestic violence situations. This agency's mission is to interrupt and/or eradicate the cycle of violence in the lives of those served in residence in an emergency shelter, as well as participants of a support group and Intervention Programs. Abuse Alternatives' goal is to serve all abused women and their children by providing safe, temporary shelter, meeting their immediate physical needs and providing a strong support system to address their emotional and psychological needs through counseling and referral to specialized agencies, i.e., mental health, DHS, legal aid, medical services, etc. and to assist those with the desire to establish independence with referral to housing agencies, employment agencies, and job training agencies. Intervention with those who batter is provided to break the cycle of violence at its cause and provide support to victims.

The Salvation Army - (maximum capacity 40 with some additional capacity for women with children on an emergency basis) is a well-known and well-respected organization that has operated in the United States, as well as other parts of the world, since 1865. They have operated in Bristol for more than sixty years. The Bristol Salvation Army seeks to meet the needs of the homeless through various programs. The services offered are guided by the Army's priority of serving basic human needs, i.e., food, shelter and clothing. Areas of service in the Office of Emergency Social Services include assistance with rent/mortgage, utilities, food, clothing, prescriptions and emergency travel and food baskets at Christmastime. The Salvation Army offers support and encouragement to individuals, building their character, and giving them an opportunity to serve their community. Group activities at the Army include the Ladies Home League, the Men's Fellowship Club, the Senior Citizens Club, the Boy's Adventure Corps, the Girl Guards, the Sunbeams, the Young People's Legion and the Corps Cadets. The most visible reminder of The Salvation Army is the Red Kettle seen around the world during Christmastime.

The Haven of Rest - (single women, 6); Haven Shelter (women with children, 14-16); Haven of Rest Men's Mission (32 men) has been ministering to the homeless and hungry in the Tri-Cities since New Year's Eve 1955. Beginning in a leased pool hall on State Street in downtown Bristol and continuing with its main campus now located at 624 Anderson Street, the ministries of the Haven of Rest include the Rescue Mission, a men's shelter; Haven Home, a women's shelter; Haven Shelter, a shelter for women with children; Haven Outlet, a thrift store; Housing Projects Ministry, a program for children at the Boys and Girls Club; and a Kids Kafe that serves snacks to children after school and the noon meal during the summer school break. Chapel services are held in the Haven chapel nightly at 7:30 p.m. Future plans for ministry include utilization of two newly purchased houses on Seventh Street, adjacent to the main campus, for expansion of the

men's program and a family ministry.

Bristol Faith In Action - This agency can help persons who need lodging, food, etc. if the shelters are full.

Crossroads Medical Mission - This organization makes monthly visits to the Haven of Rest, Douglass Community Center and BRHA property and provides healthcare free of charge to persons who have no medical insurance or other means of payment.

Many local churches provide emergency services such as shelter and food. Additionally, a church-sponsored weekend soup kitchen is open to anyone in need. There is a mobile soup kitchen that travels throughout Bristol on weekdays.

Although a majority of homeless men are alcoholic or drug dependent, there are no sheltered treatment programs for alcohol and drug abuse.

JOHNSON CITY:

There are currently three full service homeless shelters in Johnson City, these being the **Shelter of Hope operated by the Salvation Army, the Haven of Mercy Rescue Mission Shelter, and the Safe Passage Domestic Violence Shelter**. The current capacity of the three shelters is 120. Sixty-four beds at the Shelter of Hope, 40 beds at the Haven of Mercy Rescue Mission Shelter, and 16 beds at the Safe Passage Domestic Violence Shelter.

In the way of services, the Shelter of Hope provides food, clothing, personal counseling, vocational counseling, and health screening and some treatment through the medical clinic operated by the Nursing School of East Tennessee State University. The Haven of Mercy Rescue Mission Shelter provides food, clothing, and personal counseling. Safe Passage Domestic Violence Shelter provides food, clothing, housing deposits, utility deposits and personal counseling.

KINGSPORT:

Salvation Army Transient Lodge - Provides emergency shelter with 54 beds. The Salvation Army also uses Model City Motel to temporarily house families and single women. This facility contains 20 rooms and 2 apartments for emergency situations in conjunction with the Upper East TN. Human Development Agency. The Salvation Army also provides hot meals each day at Noon, and at 4:00 p.m. on Sunday.

Hope Haven Ministries - A Christian halfway house that provides a supportive living environment and counseling for up to 18 men. More of a rehabilitative type of organization which offers programs for drug and alcohol rehabilitation, they also offer a job search program for those lacking training and education.

Link House, Inc. - A not-for-profit corporation that currently has 2 facilities for homeless teenagers. Emergency Shelter-Group Home is licensed for a short-term stay for 8 residents (4 males, 4 females) and up to 20 in an emergency. An Independent Living For Boys facility houses 4 male clients for long-term stays.

Safe House - A shelter for abused women and children which can provide 9 beds and 3 cribs.

John Hay House - Provides transitional housing for 18 persons. It is a residential program for men who can benefit from an alternative to prison. Eligible clients include non-violent youthful and/or first time offenders, and are often court ordered referrals for probationers. The Hay House program is designed around a six-month structured residency during which time the resident receives professional counseling, educational or vocational opportunities, job placement, and after-care services.

Emergency Relief Agency - Provides short-term crisis assistance to permanent residents of the Kingsport area who are having temporary financial emergencies as a result of loss of employment, illness, desertion, and domestic violence.

Department of Human Services - Refers individuals and families to agencies that can provide housing or emergency assistance.

United Way of Greater Kingsport - Provides funding to Salvation Army, Red Cross, Link House, and Safe House so these agencies can give emergency relief to individuals and families in need.

American Red Cross, Kingsport Area-Hawkins County Chapter - Provides planning for community disasters, assistance to fire and disaster victims, and case work for an emergency fuel assistance program.

Upper East Tennessee Human Development Agency - Provides temporary shelter, education and job assistance for the homeless. Sometimes UETHDA works in conjunction with the local housing authority to provide temporary housing and assistance through the Alliance of Business and Training.

Contact Concern - Provides an answering and referral service to agencies for those looking for assistance.

TRANSITIONAL HOUSING

There is very little transitional housing offered within the Consortium. However, in Johnson City, there are 24 units at the Downtown Apartments, 22 at the Manna House (both operated by Fairview Housing) and 16 at Magnolia Ridge (operated by Frontier Health).

SPECIAL NEEDS FACILITIES AND SERVICES

Persons in this category include the elderly and frail elderly, disabled (mentally, physically and/or developmentally), those returning from institutions, and persons with AIDS and related

diseases. This population is principally addressed by Opportunities Unlimited (38). Their breakdown is Grant Widner (10), Fairmount (16) and Bachman (12). Rainbow Homes maintain group homes (38) and semi-independent living units (20) that house a total of 58 persons. Rainbow Homes reported that many of their clientele would likely be homeless were it not for their services. Both service providers have pointed out that there is a need for more of their services with estimates of approximately one hundred persons who may be in danger of homelessness due to unstable homes, severe disabilities that tax parents who are often elderly and unable to provide the necessary care for special needs persons, and the financial burden their families who are frequently LMI families with cost burdens exceeding 30% of income.

ELDERLY AND FRAIL ELDERLY

Bristol, Tennessee/Virginia: Bristol, Tennessee Housing Authority, Central Presbyterian Church, Bristol Nursing Home, the Cambridge House, Outlook Pointe, Fort Shelby Manor, Freda and Friends, NHC Healthcare of Bristol, and Broadmore.

Johnson City: Appalachian Christian Village, Colonial Hills and Asbury Center.

Kingsport: Holston Terrace, Kiwanis Towers, Eldreth Home, and Roller-Russ Home.

These agencies reported that several of their clients would be homeless except that the agency subsidizes some portion of the cost of their care. It is estimated that one in ten individuals currently served through these private organizations would be homeless if not for the present level of service.

DISABLED (MENTAL, PHYSICAL AND/OR DEVELOPMENTAL)

Mentally disabled citizens of Bristol are primarily served through existing outpatient services. Currently, however, there are 75-80 persons housed in semi-independent living quarters administered through Opportunities Unlimited and Rainbow Homes. These agencies have indicated a need for additional semi-independent living units in order to help relieve the burden of "in-home" care. Opportunities Unlimited offers employment opportunities for mentally and/or physically disabled persons who are not homeless. These individuals number approximately 120-130 persons who are employed during the day and are either transported to and from their homes by their families or they ride local public transportation.

Highlands Community Services offers employment opportunities to persons who are mentally and/or physically disabled by operating a greenhouse. There are approximately 25 persons employed and HCS provides transportation for those who have no other way to get to work. Para transit services are also frequently used. Appalachian Independence Center teaches independent living skills for persons with disabilities and assists in finding affordable, accessible housing for persons with disabilities.

Johnson City's Dawn of Hope has 15 residential units that can serve 34 clients.

PERSONS RETURNING FROM INSTITUTIONS

Limited housing exists in the Consortium area to meet the needs of persons returning from institutions. A facility in Kingsport—Link House—serves the region. Frontier Health provides services to persons returning from institutions.

PERSONS WITH AIDS AND RELATED DISEASES

There is no Bristol agency currently providing shelter services to AIDS patients. AIDS cases are referred to Johnson City Family Practice Center. The Rotary Club sponsors a private support group counseling program in cooperation with Bristol Regional Medical Center which also sponsors an AIDS-awareness educational program. The hospital refers patients to University Physicians Group in Johnson City. There is also a Medical Care Manager for the upper eight counties in Tennessee who works out of the Health Department. According to the Sullivan County Health Department, there were eight cases of HIV positive and eight cases of "full-blown AIDS" reported in Bristol.

ALCOHOL AND DRUG ADDICTION

Nonhomeless persons with alcohol and drug abuse addictions are served by the Bristol Regional Counseling Center (Bristol Mental Health), Highlands Community Services and Holston Drug and Alcohol Abuse Center. These support services are outpatient only and provide no sheltered care services. Temporary shelter and support services have been provided through Bristol Memorial Hospital Detox Unit. Other emergency cases are transported and temporarily housed in the county jail. There are no single-room occupancy (SRO) units in Bristol or related service components.

RUNAWAY AND ABANDONED YOUTH

The Janie Hammit Home is located in Bristol, Virginia, and provides services to runaway/homeless/abandoned youth; however, they do not serve youth through the court system in Bristol, Tennessee. This agency serves as "home" for girls between the ages of 10 and 16 years of age who have been removed from their homes due to truancy, behavior problems, shoplifting or breaking the law in other ways, and will accommodate runaways on an as needed basis. The Home provides shelter, clothing, meals, tutoring, transportation to and from school, court appearances, doctor's visits, counseling visits, etc. The girls are also taught independent living skills and are required to help with the cleaning, cooking, laundry, etc. Link House in Kingsport serves homeless teenagers at two facilities – an emergency shelter/group home and an independent living home.

UNWED MOTHERS

The only home for unwed mothers in the Consortium area is in Bluff City, Tennessee. The YWCA in Bristol, Tennessee offers a Moms R Us Program to assist parenting and pregnant teen who are nineteen years or younger through prepared childbirth parenting classes, and support groups until the infant is three years of age.

BARRIERS TO AFFORDABLE HOUSING

RELEVANT PUBLIC POLICIES

The Consortium members administer a number of ordinances and regulations that may in some ways be considered obstacles to affordable housing; however, each represents an integral part of administration for the greater good of the community.

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

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

The Consortium members are surrounded by agriculture and mountain land that restricts development to some degree. Although the area is currently undergoing a static or slow-growth period, availability of affordable housing either for rent or sale remains limited. This is partially due to a predominance of high wage job losses during the last ten years. However, some barriers are imposed as a result of public policies considered necessary for controlling aspects of growth that would otherwise result in undesirable development. Subsequently, the public has demanded that certain policies and regulations be put in place. These policies could represent barriers that are necessitated by regulations and ordinances principally used to control industrial and residential development based upon appropriate aspects of type, location and density.

TAX POLICIES

There are varying tax rates throughout the Consortium area that may influence the purchase of homes by low-income families.

LAND USE CONTROLS ZONING ORDINANCE AND SUBDIVISION REGULATIONS

The rezoning procedure is standard and based upon State Enabling legislation. However, the Historical Commission Review portion of the Ordinance requires that houses considered for rehabilitation be reviewed by the State Historical Commission if they are more than 50 years old. Occasionally, rehabilitation efforts become too costly for the program budget in order to meet the Commission's requirements

GROWTH LIMITS

Tennessee Public Chapter No. 1101 outlines the requirements for a growth plan to establish urban growth boundaries, planned growth boundaries, and rural designated areas within Sullivan and Washington Counties in Tennessee. The Growth Plan for these areas is made for the express purpose of meeting the statutory requirements to establish an urban growth boundary.

The purpose of the Growth Plan is to efficiently manage future residential, commercial, and industrial growth and to provide needed public service for that growth. The Urban Growth Plan is not intended to limit or hinder growth and development, but to encourage growth in areas where it can best be accommodated.

It is the goal of the cities affected to meet the requirements of the Growth Law and Urban Growth Boundaries to cooperatively determine the area's future based on careful planning. The objectives of this plan are to provide the physical environment as a setting for human activities; promote the health, safety, morals, and welfare of the general community through local government initiatives; and to inject long-range planning considerations to assist political decisions concerning the physical development of the Cities and the Counties.

A primary concern for the Cities is to guide and provide for future growth. There are a number of policy factors that will determine how they can best accommodate spatial growth during the 20-year planning period. The following objectives and policies represent a general guide for the projected growth area. The major assumptions define the parameters that are the foundation of the decision making process as follows:

1. They will continue to support economic and community development and the municipality will continue to allocate funds for capital budgeting and implementation of a Capital Improvement Program.
2. They will exercise regional planning authority within the projected urban growth area and the municipality will continue to have a strong planning program.
3. Manufacturing, retail, and public and private services are projected to be the primary sources of employment with increased growth and job creation during the planning period.
4. Water and sewer treatment capacities are adequate for most areas to meet the projected demands for future development; however, the extension and upgrading of utility lines will be necessary to accommodate significant growth.
5. Areas outside the legal boundaries of the City of Bristol exhibit development patterns that are at urban density and are not considered new growth as defined by future population projections.

The Consortium area has experienced development and population growth that illustrates an historical trend of municipal expansion. A continuation of this trend is projected for the next 20 years with growth expected within the corporate boundaries and in the surrounding territories. Plans have been adopted by the members of the Consortium and the surrounding Counties.

Bristol (VA), because of its status as an independent city, is limited to its existing land area. As a result, Bristol (VA) lost population from 1990 to 2000, even though the surrounding county, Washington County (VA), experienced an 11.4 percent population growth.

LIFE MANAGEMENT SKILLS

There is a need for education in life management skills, budgeting, credit management, etc. This is critical in many situations for renters and homebuyers to establish residency and/or prevent homelessness.

COURT ORDERED AND HUD SANCTIONS

At present, there are no court orders, HUD sanctions or other legally-imposed elements on the City.

IMPEDIMENTS TO FAIR HOUSING

All entitlement cities within the Consortium have completed an Analysis of Impediments to Fair

Housing. During the preparation of the Consolidated Plan, these impediments were reviewed to evaluate their current applicability. The following actions are being taken:

- Continue and expand community outreach efforts to increase public awareness of fair housing laws.
- Establish greater participation with the Public Housing Authorities to include outreach efforts to rental owners for the Section 8 Program
- Encourage and support efforts to increase the supply of low-income housing in all parts of the Consortium.)
- Encourage and support efforts to increase job opportunities for low and moderate income groups)

The Consortium continues to advance fair housing practices in its rehabilitation and homeownership programs by the distribution of educational materials. Fair Housing Resolutions Designating April as Fair Housing Month are passed by the local governing bodies.



STRATEGIC PLAN

STRATEGIC PLAN (SECTION 91.415/91.215)**GENERAL**

The Strategic Plan identifies the priority needs established by the community and obstacles that must be addressed to ensure that residents have access to decent shelter or assistance in avoiding homelessness. These strategies will continue to be followed over the time period of this Plan (2003-2005).

The needs identified as “high” in priority in HUD Community Development Needs Table 2B are addressed in the Strategic Plan with specific objectives. Priority levels have been evaluated and assigned a ranking as follows:

- High Priority: Activities to address this need will be funded by the locality during the two-year period.
- Medium Priority: If funds are available, activities to address this need may be funded by the locality during the five-year period. Also, the locality will take other actions to assist in locating other sources of funds.
- Low Priority: The locality will not fund activities to address this need during the five-year period. The locality will consider certificates of consistency for other entities’ applications for Federal assistance.
- No Such Need: The locality finds there is no need or the grantee shows that this need is substantially addressed. No certifications of consistency will be considered.

It should be noted that the “Estimated Dollars to Address” section of this table are defined in the Guidelines for Preparing the Consolidated Plan as the priority needs the jurisdiction has or will have over the period of time designated in the strategic portion of this document. Funds to be included are those that would be needed to correct the priority needs. The estimates outlined in the attached table are “best guesses” based upon comparisons to similar projects and other information relevant to local conditions.

The key to success in the actual implementation of any housing and community development plan lies in its ability to coordinate and focus adequate resources to meet the needs that have been identified. The Consortium’s intent is to create a structured, coordinated plan that will bring together a network of public, private, and nonprofit entities that can bring the necessary resources and abilities to realistically address the substantial needs that have already been detailed in this Consolidated Plan.

RESOURCES

The following Federal resources are available to the Consortium in 2003-2004:

Community Development Block Grant Funds

Bristol, Virginia	\$345,000
Bristol, Tennessee	\$285,000
Johnson City, Tennessee	\$605,000
Kingsport, Tennessee	\$515,000

HOME Consortium

\$1,017,315, 2003-2004

The following State resources are available:

Tennessee Housing Development Agency

The Cities of Bluff City and Bristol, Tennessee, will continue to expend the balance of their THDA HOME funds.

Tennessee Department of Human Services

The Cities of Kingsport, Johnson City and Bristol, Tennessee receive Emergency Services Grants through the Tennessee Department of Human Services.

Housing Authorities

The four Housing Authorities within the Consortium boundary receive assistance from the U. S. Department of Housing & Urban Development for capital projects as well as Section 8 rental assistance.

Tax Credits

In Bristol, Virginia, Regency Development Corporation, Inc. has received low-income housing tax credits on the Thomas Jefferson School elderly housing project.

Other

Other departments within the cities receive federal and state grants pertaining to their particular area, i.e., Weed & Seed Department of Justice, FEMA, Department of Criminal Justice, Bureau of Justice Assistance, COPS.

OTHER RESOURCES

Local Government Funds
 Local and National Non-Profit Agency Funds
 Private Lender Funds
 Federal Home Loan Bank Funds
 Private Corporate Funds

Local Non-Profit Agency Funds

Private Foundation Funds

CDBG funds are leveraged to complete THDA rehabilitation projects

STRATEGIES FOR AFFORDABLE HOUSING

- (1) Very-low income (VLI) households below 51% of the area MFI have priority over other low-income or moderate-income families (51-80% MFI). The most critical needs have been identified as most severe among very low-income families with single parent households who earn less than fifty percent of the area median household income.
- (2) VLI homeowners are given priority over other low-income homeowners for investment of funds for rehabilitation programs.
- (3) VLI families are given priority over individuals and families who are not VLI for investment of funds for Bristol's home purchase program. However, VLI households generally have the most difficulties obtaining mortgage financing and therefore are deemed a highest priority. Other low-income families and individuals are also a high priority because they have enough income to afford the cost burden of a mortgage payment. In addition, they will likely vacate public housing or other affordable rental space that may then be recycled to other very-low income families. This recycling process of LMI families moving up and out of affordable or subsidized housing is an important aspect of the Consortium's homeownership program. Moderate-income families living in subsidized housing are also given high priority because they are generally most financially able to afford a mortgage and also vacate affordable rental units which then become available to other VLI families.
- (4) Housing market conditions also drive the assignment of priority to housing needs and determination of fund planning. The primary market condition which influences fund development is the shortage of affordable housing.

The housing needs of low-income families in the Consortium area have improved but have not kept pace with the demand during the past ten years. Affordable housing remains in great demand as the market provides little incentive for landlords to rehab rental properties when they can obtain high rents with minimal repairs. The problem is exacerbated by losses of substandard housing stock due to demolition and other processes. Meanwhile additional affordable rental housing is not being created. Some members of the Consortium report a shortage of one and two-bedroom units, while others report a shortage of affordable two and three-bedroom units. As an example, Bristol, Virginia is building 31 elderly/handicap units at Thomas Jefferson School and completely renovating 96 units at Eastridge Apartments. Programs and activities that increase housing are priorities for investment.

The Strategic Plan will be the structure on which the Consortium will rely to bring about a measurable, consistent and progressive process that will hopefully lead to a highly productive

program of housing and community development solutions to meet the needs of very low, low and moderate income households in our community.

STRATEGIES, PRIORITY NEEDS AND OBJECTIVES

The Affordable Housing priorities are as follows:

Goal No. 1: To expand first-time homeownership opportunities for very low, low, and moderate income households. Bristol, Tennessee and Johnson City will continue to fund their current Affordable Homeownership Programs with CDBG monies, as well as a Homeownership Program being offered Consortium-wide.

Objectives:

1. Work with local lenders, realtors, and property owners to effect the acquisition of existing homes for very low, low, and moderate-income households for qualified first-time homebuyers through a due-on-sale loan.
2. Work with local lenders, national lenders, governmental agencies, non-profit and for-profit builders, property owners, (providing available, affordable land), and building material companies to effect the construction of new homes for very low, low, and moderate income households for qualified first-time homebuyers.

Goal No. 2: To provide expanded opportunities to qualified very low, low, and moderate income homeowners to rehabilitate their homes to correct major code violations. Bristol, Tennessee, Johnson City and Kingsport will continue their current rehab programs with CDBG funds. Consortium funds will also be used for rehabilitation projects.

Objectives:

1. Work with governmental agencies and local rehabilitation contractors to effect the rehabilitation of single-family owner-occupied dwellings for very low, low, and moderate income households.
2. Continue Emergency Rehab Programs in Bristol, Tennessee, Kingsport and Johnson City conduct emergency rehabilitation programs. People, Inc. in Bristol, Virginia, also operates an emergency program. As part of the rehabilitation program, some housing is identified which needs only emergency and/or minor repair to bring them up to minimum code without substantial rehabilitation. These cities will continue to operate emergency rehab programs with CDBG funds.

Goal No. 3: To provide expanded rental housing opportunities to qualified very low, low, and moderate income households.

Objectives:

1. Work with local rental property owners, non-profit, and for profit developers, local lenders, and local rehabilitation contractors to rehabilitate existing rental units to a level that meets HUD property requirements under the Section 8 program.
2. Work with local property owners, lenders, non-profit and for-profit developers, non-profit and for-profit builders, and local governmental agencies to effect the construction of new rental housing units that meet HUD property standards to qualify under the HUD Section 8 program.

Goal No. 4: To develop transitional and special needs housing for at-risk clients.

Objectives:

1. To work with local non-profit agencies, lenders, and property owners to develop customized housing in residential neighborhoods for persons with certified disabilities including the developmentally disabled.
2. To continue work on the Continuum of Care through the Appalachian Regional Coalition for the Homeless to increase supportive housing in the region.

Goal No. 5: Develop new single-family housing units within the Consortium.

Objectives:

1. Work with CHDOs and other developers to increase the amount of affordable housing.
2. As areas within the Consortium age, upgrade water lines, sewer lines and sidewalks.

Rental Assistance: Opportunities to support low and moderate-income rental property may be pursued by members of the Consortium in partnership with local housing authorities, CHDOs and other nonprofit providers. Assistance should be construction/rehabilitation related.

Support Facilities: Bristol Faith In Action and the Continuum of Care (Appalachian Regional Coalition for the Homeless).

Acquisition/Relocation: Members of the Consortium may, from time to time, provide voluntary acquisition/relocation assistance to low and moderate-income persons and families. The necessity of assistance will be driven by identification of housing which may be defined as “dilapidated” and ineligible for traditional rehabilitation.

Education and Life Management Skills: This is critical in many situations for renters and homebuyers to establish residency and/or prevent homelessness.

AFFORDABLE HOUSING

General Priorities: Funding priorities currently exist for moderate and substantial rehabilitation of substandard properties owned by very low and low-income families. Families enduring housing problems in terms of cost burdens that exceed 30% of income are a priority for investment of resources. Specifically, a high percentage of extremely low and very low-income families are experiencing housing problems.

There is a demonstrated need for assistance to families trying to become homebuyers. Research will continue regarding ways to bring more funding to this program through grants from the Federal Home Loan Banks of Cincinnati and Atlanta. Area member banks would apply for the funding which could be used in partnership with the CDBG Affordable Homeownership Program.

Census data also verifies the need for additional family rental units in parts of the Consortium, both in the private sector and in the Public Housing Authority.

Along with rehabilitation of homes, are improvements to the infrastructure. Water and sewer improvements are an integral part of supporting a neighborhood.

Basis for Assigning Priorities: Census data (cost burdens) and a history of conducting rehab projects and homeowner assistance grants all support a need for these services. Also considered is the large number of substandard housing units owned by the elderly as well as the age and condition of the current housing stock. Families enduring housing problems in terms of cost burdens that exceed 30% of income are a priority for investment of resources. Information obtained from the Bristol Tennessee Housing Authority verifies the need for rental units as substantiated by the continued existence of waiting lists for the one-bedroom units and family units. The Bristol, Virginia Housing Authority reports a shortage of units for the elderly and one-bedroom units.

Obstacles to Meeting Underserved Needs: It has been noted by a variety of sources that there is an acute need for two and three-bedroom units for families with children in parts of the Consortium area. This apparent shortage is a barrier for many low and moderate-income families trying to obtain adequate housing and therefore represents a high priority for investment of funds. The lead-based paint regulations have had an effect on both the rehab and homeownership program that are costly.

Availability of funds is always a problem when attempting to meet the needs of a community that is economically distressed.

Objectives: CDBG, THDA and Federal HOME funds will be used to continue the rehabilitation program as well as the affordable homeownership grant program.

The Northeast Tennessee/Virginia HOME Consortium will assist families into homeownership. It will also rehabilitate single-family owner-occupied homes. This Consortium is composed of Bluff City, Bristol, Johnson City and Kingsport, Tennessee and Bristol, Virginia.

The Consortium encourages minority, disabled and women's business enterprise. All contracts awarded state, "Minority, disabled or Women's Business Enterprises (MBE, DBE & WBE) will be afforded full opportunity to submit bids and will not be discriminated against on the basis of race, creed, color, sex, handicap, or national origin in consideration for an award."

Bristol, Virginia continues to support BRHA and private contractors in their efforts to produce ground level 1 & 2 bedroom units for the elderly and disabled and/or redeveloping existing structures to produce affordable 1 & 2 bedroom units for elderly, persons with disabilities, and others who are seeking affordable housing. There are at least 100 elderly/affordable units finished by year-end and another 40 being planned.

Consortium Proposed Accomplishments:

Rehabilitation Projects

Bristol, Tennessee – 10-12/year

Bristol, Virginia – 3-4/year

Johnson City, Tennessee – 15-20/year

Kingsport, Tennessee – 10-15/year

Homeownership Assistance

Bluff City, Tennessee – 4-5/year

Bristol, Tennessee – 10-15/year

Bristol, Virginia – 2-4/year

Johnson City, Tennessee – 20-25/year

Kingsport, Tennessee – 5-6/year

HOMELESSNESS

General Priorities: To continue to address the needs of the homeless and potentially homeless by applying for the State of Tennessee's Emergency Shelter Grant. Some facilities have been expanded to handle emergency shelter and are meeting the demand except for during periods of extremely cold weather. A Continuum of Care continues to be developed in coordination with Frontier Health under the auspices of the Appalachian Regional Coalition for the Homeless. There is a high priority for a day center facility with an "advocacy" position and support services for comprehensive outreach and needs assessment for homeless and potential homeless persons. Transitional housing linked with needed support services is a very high priority need due to the fact that we have limited transitional housing facilities in the consortium area. There is a priority for a technology network/clearinghouse to share information on the at-risk client base to effect more effective case management. There is a high priority need to develop a daycare for children that will

serve parents who work second and third shift schedules and that is affordable. Ongoing efforts through the in-take process at the local shelters and by numerous service providers in the Consortium area address the need to help homeless persons make the transition to permanent housing and independent living.

Basis for Assigning Priorities: The basis for assigning these priorities is the continued need for emergency shelter services based upon the information received from shelters and other service providers.

Obstacles to Meeting Underserved Needs: Again in this instance, availability of funds is a tremendous problem. Other obstacles in assisting the homeless are the homeless themselves. Many reject services because of the conditions placed on them by shelter providers. Many of the persons threatened with homelessness are third or fourth generation welfare recipients, uneducated, and lack the skills and self-reliance to work toward independence. Others seem to be unwilling to take advantage of the educational or job-training opportunities offered that would help make them more employable. Also, occasions occur when homeless individuals refuse services. Generally, however, homelessness is addressed adequately through existing services.

Objectives: To continue to support agencies that provide services to homeless and potentially homeless individuals and families through the Emergency Shelter Grant and the Jobs Access Grant. ESG funds and the use of some cities general funds will be used to reduce the number of homeless and potentially homeless persons and families.

Proposed Accomplishments: To reduce the number of homeless and potentially homeless families. The average number of individuals served on a nightly basis has decreased since 1995. Hopefully, this is a trend and an indication that the incidence of homelessness is decreasing.

OTHER SPECIAL NEEDS

General Priorities: There is an unmet need for more independent living shelters that include limited services and medical response systems for the elderly and frail elderly. There is also a need for more semi-independent living quarters for those with severe mental and physical disabilities. Transitional housing/halfway houses for persons returning from institutions is also needed. Frontier Health states that there is a need for supportive housing for victims of drug and alcohol abuse.

Basis for Assigning Priorities: Elderly homeowners on fixed incomes are in need of having their homes rehabilitated as evidenced by the amount of substandard housing. Respondents involved in drug and alcohol counseling indicate a need for an approximately 25-bed transitional detox and sheltered treatment facility.

Obstacles to Meeting Underserved Needs: One obstacle for providing these living facilities is neighborhood opposition to where a group home could be located. Inadequate resources, lack of

coordination among service providers and duplication of services all are possible barriers. Also, as families age, parents will become increasingly unable to continue to care for disabled children.

Objectives: To increase the number of independent and semi-independent living quarters to reduce the burden placed on elderly family members who must take care of disabled individuals. To provide transitional housing.

Proposed Accomplishments: We will continue to expand the Continuum of Care and to apply for funding that bridges the gaps in needed services. Service agencies will continue to address the needs of the elderly and mentally disabled. Housing Authorities will continue to give preference to elderly applicants.

NONHOUSING COMMUNITY DEVELOPMENT NEEDS

COMMUNITY/ECONOMIC DEVELOPMENT

Nonskilled employment has increasingly become service oriented following the loss of several major employers over the years. In Bristol, Tennessee, the Industrial Development Board actively pursues prospective industry to locate in the area. Kingsport promotes the Riverview Employment Outreach Office, South Central Kingsport CDC Micro-Enterprise Initiative and the redevelopment as it relates to reuse of vacant, previously developed land. In Johnson City, the Economic Development Board leads the efforts to bring additional industry to the area. In addition, the Johnson City Development Authority has a small business development program, and ETSU operates a Small Business Development Center. Bristol, Virginia's economic development activities are conducted through an Economic Development Director, Economic Development Committee and People, Inc.

SCORE, "Counselors To America's Small Business", is a nonprofit association dedicated to providing, **NO-COST**, personalized, confidential one-on-one counseling to help people start-up new business, secure financing or operate, manage and/or expand existing business. SCORE volunteers consist of working and retired business owners, executives and professionals donating their time and expertise, in any number of disciplines (Accounting, Banking, Law, Procurement, Manufacturing, Sales) as business counselors and mentors. Our SCORE chapter is not only affiliated with the Small Business Administration (SBA) but also works in conjunction with the Bristol Chamber of Commerce, East Tennessee State University (ETSU), Virginia Highlands Community College (VHCC) and various economic and Small Business development organizations servicing both the cities and counties of Northeast Tennessee and Southwest Virginia.

Goal No. 1: To expand opportunities for the creation and expansion of small businesses that can develop employment opportunities for very low, low, and moderate income persons.

Objectives:

1. Work with local governmental agencies such as the area Chambers of Commerce, Economic Development Boards, local colleges and universities, to develop a small business center (incubator). The objective would be to physically locate a small business center and then to work together to form a development group to attract capital to the project and to recruit entrepreneurs to locate businesses in the facility.
2. Work with local lenders to establish a loan pool to fund small business startup and expansion for low/moderate income individuals.

Goal No. 2: Property acquisition for industrial parks or high-tech manufacturing sites; downtown façade improvements to attract businesses.

Goal No. 3: To support local agencies in developing employment opportunities for low and moderate-income persons.

Objectives:

1. Work with South Central Kingsport Community Development Corporation (SCKCDC) in the continuation of the Riverview Employment Outreach Office.
2. Work with SCKCDC in the development of a micro-loan program for public housing residents in their jurisdiction.
3. Work with SCORE to help people start-up new business, secure financing or operate, manage and/or expand existing business

ANTI-CRIME PROGRAMS

The City of Bristol, Tennessee is the recipient of a Federal Weed and Seed Grant from the U. S. Department of Justice to reduce crime in the Anderson Neighborhood target area. Funding will continue through the duration of this Consolidated Plan. Johnson City will also apply for Official Recognition with the U. S. Department of Justice to have the Wilson Avenue/Carver Neighborhood designated as a Weed and Seed site.

STREET/SIDEWALK IMPROVEMENTS

All cities within the Consortium will address this need. Johnson City and Bristol, Tennessee have a street and sidewalk improvement plan in place based upon need factors and available capital funds in the City's budget.

PUBLIC FACILITY IMPROVEMENTS

Due to expanded needs, deterioration of older buildings, and revitalization efforts, this as an important need.

CENTERS FOR PERSONS WITH DISABILITIES

Appalachian Independence and Frontier Health are the leader in this region for seeing to the needs of persons with disabilities.

HEALTH CENTERS

Healing Hands Health Center offers free medical, dental, eye, foot, psychological care to persons who have proof of employment but who cannot afford medical insurance. Both Bristols are served by this agency. Johnson City has the Downtown Clinic that serves the indigent and those who are not covered by medical insurance.

EMPLOYMENT TRAINING

Bristol, Virginia, Redevelopment & Housing Authority Resident Advisory Board will establish a computer learning center in the Neighborhood Center located on Housing Authority property. Johnson City, through the ETSU Families First Program, offers both employment skills training through a computer learning center and also offers career assessment counseling. Kingsport, Tennessee will continue partnering with South Central Kingsport Community Development Corporation in the operation of the Riverview Employment Outreach Office which provides job-seeker training and employment opportunity contacts.

CHILDREN AND YOUTH SERVICES

CDBG funds have and will continue to be invaluable to agencies who serve children and youth. The City of Johnson City uses CDBG funds to support after-school education and recreational programs through the Coalition for Kids, Family Resource Center and Carver Recreation Center.

AFFORDABLE CHILD CARE

This is identified as an unmet need for children under five years old who are members of very low and low-income families. There are two daycares in Johnson City that serve predominantly low-income families. These are the Children's First Daycare Center through the Johnson City Housing Authority and the TLC Daycare Center in our downtown neighborhood. Bristols' low-income families are served by the YWCA and Building Blocks Daycare Centers.

BARRIERS TO AFFORDABLE HOUSING

Efforts to remove barriers to affordable housing include the following:

- Continuation of the Fair Housing Program to assure that every citizen has equal access to housing opportunities. Fair Housing Resolutions will be adopted declaring April Fair Housing Month. Bristol, Tennessee/Virginia participate in a media project designed to enhance public awareness of Fair Housing laws. Johnson City conducts workshops, advertising and a complaint referral network to educate both providers of housing and those needing housing in our local community.
- Land Use Controls - Planning Commissions will continue working to implement land-use controls that promote housing development in a safe, efficient manner that is harmonious with existing neighborhoods.
- Zoning Ordinance - Board of Zoning Appeals shall monitor requests for zoning variances due to hardships imposed by specific zoning regulations to determine if existing regulations are unreasonable.
- Building Codes - Continue to monitor the Southern Building Code and BOCA for changes in restrictions which might be extraordinary and potentially unreasonable.
- Infrastructure Requirements - The Planning and Engineering Departments will scrutinize the impact of infrastructure costs, along with utility fees and subdivision design requirements on the provision of affordable housing.
- Poor credit history prevents low to moderate-income families from realizing the dream of homeownership.
- The region does not offer adequate paying jobs; therefore, low-income families are unable to break the cycle of poverty.
- There are no court orders or HUD sanctions in force for any of the members of the Consortium.

Implementing these goals will provide for more affordable housing and thereby ameliorate negative effects of any public policies which may keep housing costs above the affordable index.

LEAD-BASED PAINT HAZARDS

In September of 2000, Federal legislation was enacted regarding lead-based paint hazards to protect young children. The regulations set hazard reduction guidelines that include increased requirements for reducing lead in house dust. The Cities in the Consortium will meet these requirements by taking the necessary steps outlined in the law to work with a certified lead-based paint inspector to ensure that all projects undertaken will be properly inspected, assessed and then the proper course of action taken, whether it be encapsulation or abatement.

We have had success in the past of being able to identify instances of possible lead based paint poisoning in the Consortium boundaries. Through work with our local housing authorities and our local health departments, we have implemented a process of information dissemination to housing authority residents and the general public using HUD and Department of Health and Human Services information concerning the hazards of lead based paint. We have also established a policy in our rehabilitation program to carefully inspect painted surfaces in any structure we intend to

rehabilitate and to require replacement paint and encapsulation in specifications in cases where older flaking paint is found.

ANTI-POVERTY STRATEGY

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.

INSTITUTIONAL STRUCTURE

The institutional structure through which the Consolidated Plan for the Northeast Tennessee/Virginia HOME Consortium will be implemented will be a partnership forged between private businesses, nonprofit organizations, and public institutions. The key partners will be public institutions, nonprofit organizations, and private development and lending institutions. All members of the Northeast Tennessee/Virginia HOME Consortium will continue solid, productive relationships with all agencies we serve and those that serve our communities. Advisory committees in Johnson City, Kingsport and both Bristol, Tennessee provide advice and guidance on needs. They also overcome institutional gaps.

The cities of Bristol, Tennessee, Bristol, Virginia, Johnson City and Kingsport Offices of Community Development provide the basic coordination for all planning and implementation efforts for housing and community development provided by various funding agencies, foremost, the U. S. Department of Housing and Urban Development, the Tennessee Housing Development Agency, and the Tennessee Department of Human Services. Bluff City operations are overseen by the Mayor's office.

Abuse Alternatives, The Salvation Armies of Bristol, Kingsport and Johnson City, the Haven of Rest, Safe House, Bristol Faith In Action, and Safe Passage are all nonprofit organizations that will address the needs of the homeless.

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

The Upper East Tennessee Human Development Agency and People, Inc. provide a weatherization program through local neighborhood service centers.

Locally, the Department of Human Services assists very low and low-income people with financial aid and food stamps. Bristol Faith-In-Action also provides financial aid.

Housing Authority Commissioners are appointed by local Councils/Commissions. The Housing Authorities follow HUD procurement guidelines for contracting and procurement. The Comprehensive Plans address all site-related matters. The Housing Authorities are administered separately from local community development offices; however, coordination between the two occurs frequently even though activities are carried out separately. Gaps in the institutional structure will be addressed by involving more agencies in the consolidated planning process.

Federal Programs

The federal programs administered in Bristol that address housing issues consist of:

- Homebuyer assistance: The Consortium members will administer a program that offers homeownership assistance to LMI families to purchase their own home.
- Rental assistance: Housing Authorities administer various rental assistance programs including the Section 8 and Voucher program. Project-based units are provided directly to qualified very-low income families.
- Rehabilitation programs that utilize CDBG funds are operated to improve substandard houses located within the Consortium boundaries.
- FEMA funds are distributed in Sullivan County for rent, utilities and food needs for their clients as well as food for the Food Closet.

Nonfederal

- Tennessee Victims of Crime Act (VOCA) funding is received by Abuse Alternatives and assists with salaries of direct-care staff.
- Tennessee Family Violence Prevention Project (FVPP) funding is received by Abuse Alternatives and assists with nondirect care salaries as well as operational expenses.
- Many of the nonprofit social service providers within the Consortium boundaries receive United Way funding.

For-Profit Agencies

For-profit agencies that contribute to the reduction of homelessness include Bristol Nursing Home, Cambridge House and Outlook Pointe. These agencies all report that they serve occasional homeless persons or persons threatened with homelessness. Lending institutions and private property owners assist with homeownership programs.

Nonprofit Agencies

Nonprofit agencies that are community resources that address homelessness include the Haven of Rest, Haven Home, Haven of Mercy, Eastern Eight CDC, Salvation Armies within the Tri-Cities, Holston Habitat for Humanity, Bristol Faith In Action, Appalachia Service Project, Safe Passage, Safe House and Abuse Alternatives.

Legal Services of Upper East Tennessee and Legal Aid Society of Southwest Virginia – These agencies provides assistance to local community based citizen groups including tenant organizations. They also promote fair housing and provide counsel for potential fair housing complaints.

COORDINATION

- Jobs Access Grants from the State of Tennessee to assist Welfare to Work and Families First individuals with transportation services to jobs, job training and childcare are provided within the Consortium boundaries. We have worked closely with the Department of Human Services both during the application process and in the implementation of this program for low-income people in Bristol, Tennessee and Kingsport.
- The members of the Consortium have been part of an effort to address homelessness in the region—the Appalachian Regional Coalition for the Homeless (ARCH). Symposiums have been held to bring service providers together.
- All cities maintain close coordination with the regions Housing Authorities, as well as with public service agencies. These relationships help everyone involved by keeping each other informed of needs, ongoing programs and avoiding duplication of services.
- We have encouraged and participated in meetings between public and assisted housing providers, health agencies, and service agencies over the past five years as a result of our original Consolidated Plan. The involvement of advisory boards has a significant effect on our ability to successfully plan for and initiate the programs which have been successful and will be in the future to accomplish the high and vital goals of our Consolidated Plan.
- Department of Human Services offices throughout the Consortium and People, Inc.
- The various resources which will be used to meet the stated objectives have been articulated in this plan. We feel that they represent a good broad-based group of resource entities including; Federal, State, and local public funds, non-profit resources, local private resources and national private resources.

PUBLIC HOUSING RESIDENT INITIATIVES

Bristol, Tennessee: The Bristol Tennessee Regional and Housing Development Authority has a separate Resident Council in Edgemont Towers, Fort Shelby and in the family units. A Resident Advisory Board has been formed from representatives of each of these areas as well as from Section 8 tenants. The Resident Advisory Board will elect officers and will have input and make

recommendations to the Housing Authority on the required elements for the new Public Housing Authority Plan that will be submitted to HUD this year. All public housing residents, especially those in the family units, are notified of Homebuyer Education Workshops and encouraged to attend. As a result, several families from public housing units have been assisted into homeownership with CDBG funds.

Bristol, Virginia: The Bristol, Virginia Redevelopment & Housing Authority has a Residents' Advisory Board made up of at least one resident from each public housing neighborhood and a staff member of BRHA. In addition, Rice Terrace, Stant Hall and Jones Manor have their own residents' associations. The Rice Terrace Tenants' Association produces a monthly newsletter that is delivered along with the Housing Authority's newsletter to inform all residents of upcoming events or meetings they can participate in. Several residents play active roles in BRHA's planning and decision making process. Several job training classes have been funded with CDBG for the residents and as a result, many have learned a skill and attained employment. Staff of BRHA and the CDBG Coordinator are active with the residents. Bristol Coalition includes public housing residents.

Johnson City: The public housing authority currently encourages resident management initiatives through an organization known as the Resident Association Organization. The City, through their Community Development Office, works with this organization in an effort to aid them in reaching their goals and objectives. This organization is involved in providing support services for youth, adults, and children of the Johnson City Public Housing Authority. This group seeks to create program and educational opportunities for public housing residents and to provide additional recreational and skill learning opportunities for residents of public housing. Members of this group consist of actual public housing authority residents, and gives them an opportunity to have a voice in the management and operations of the facilities. In addition, activities are often sponsored such as classes on fire safety and prevention, as well as programs sponsored by the Johnson City Public Safety Department regarding drug detection and prevention, as well as, life skills development sponsored by community support agencies.

Kingsport: The Kingsport Housing and Redevelopment Authority (KHRA) is the public housing agency that is responsible for disbursing local, State and Federal funds made available for public housing and rental assistance programs under Section 8. KHRA is completely autonomous with regard to hiring, contracting and procurement; however, it is a subrecipient for funds from the CDBG program (Lee Family Learning Center). Kingsport Housing and Redevelopment Authority is independent with regard to the jurisdiction of proposed development sites, of the Comprehensive Plan of the agency, and any proposed demolition or disposition of public housing development. The City encourages and supports the efforts of the Housing Authority to promote resident initiatives in the public housing developments in their system. KHRA and the City developed a police sub-station in the area of Riverview Apartments (public housing development). The sub-station is currently staffed by the Kingsport Police Department and will continue. Cloud Community Center, located in the City's largest public housing community, will be utilized by residents for the next five years and in the future beyond. The Center contains space being utilized for Head Start, day care, and includes community space plus a full-sized gymnasium. Funds for construction of this facility were provided by the Upper

East Tennessee Human Development Agency (UETHDA) and the Department of Housing and Urban Development (HUD) including CDBG funds given by the City of Kingsport.

The Lee center offers one-on-one basic reading and writing instruction to residents of Lee Apartments and surrounding low-income families, teaches parents and other adults reading skills along with children, and helps parents become involved in the learning process of their children. In addition, the Center provides a GED (General Equivalency Diploma) class, appropriate referrals to adult education classes, computer skills instruction, and a growing library for family readers.

The City encouraged KHRA in the formation of a resident council which in turn formed a non-profit corporation, Kingsport Initiative for Training and Employment (K.I.T.E.). This corporation promotes resident management and employment by employing several public housing residents who are doing maintenance. This program accomplishes several positive things. It makes these residents “self-sufficient”, builds self-esteem and pride by allowing them to be productive citizens and therefore mutually benefits the residents and their employer, both tangibly and intangibly.

AMENDMENT TO STRATEGIC PLAN, Page 74 – December 2003 – Insert the following:

NEIGHBORHOOD PARKS

The City of Johnson City, in cooperation with the city’s Park & Recreations Department, make funds available each year to support a project activity that involves the upgrading of park facilities in low and moderate neighborhoods within the City. This project activity meets one of the needs identified in the need assessment concerning the need for additional youth centers and recreation facilities. The project funding must be used only for capital improvements to park facilities or property or fixed equipment in the park. Only parks in certified HUD CDBG low and moderate income neighborhoods qualify for this funding.



**NORTHEAST TENNESSEE/VIRGINIA
HOME CONSORTIUM**

**ONE-YEAR ACTION PLAN
FY 2003-2004**

Application for Federal Assistance

U.S. Department of Housing and Urban Development

OMB Approval No.2501-0017 (exp. 03/31/2005)

1. Type of Submission

Application Preapplication

2. Date Submitted 06/13/2003	4. HUD Application Number
3. Date and Time Received by HUD	5. Existing Grant Number M03-CD470208 (NEW)
6. Applicant Identification Number	

7. Applicant's Legal Name NORTHEAST TNVA HOME CONSORTIUM	8. Organizational Unit CITY OF BRISTOL, TENNESSEE
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9. Address (give city, county, State, and zip code) A. Address: P. O. BOX 1189 B. City: BRISTOL C. County: SULLIVAN D. State: TENNESSEE E. Zip Code: 37621-1189	10. Name, title, telephone number, fax number, and e-mail of the person to be contacted on matters involving this application (including area codes) A. Name: JAN DETRICK B. Title: COMMUNITY DEVELOPMENT SPECIALIST C. Phone: (423) 989-5521 D. Fax: (423) 989-5717 E. E-mail: jdetrick@bristoltn.org
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11. Employer Identification Number (EIN) or SSN 62-6000249	12. Type of Applicant (enter appropriate letter in box) P, Consort. A. State B. County C. Municipal D. Township E. Interstate F. Intermunicipal G. Special District H. Independent School District I. University or College J. Indian Tribe K. Tribally Designated Housing Entity (TDHE) L. Individual M. Profit Organization N. Non-profit O. Public Housing Authority P. Other (Specify)
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13. Type of Application
 New Continuation Renewal Revision
 If Revision, enter appropriate letters in box(es)
 A. Increase Amount B. Decrease Amount C. Increase Duration
 D. Decrease Duration E. Other (Specify)

14. Name of Federal Agency
U.S. Department of Housing and Urban Development

15. Catalog of Federal Domestic Assistance (CFDA) Number
14 — 239
 Title: HOME INVESTMENT PARTNERSHIPS PROG.
 Component Title: HOME PROGRAM

16. Descriptive Title of Applicant's Program
 HOME INVESTMENT PARTNERSHIP PROGRAM FOR THE NORTHEAST TENNESSEE/VIRGINIA HOME CONSORTIUM

17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.)
 BRISTOL, KINGSPORT, BLUFF CITY JOHNSON CITY, TN & BRISTOL, VA

18a. Proposed Program start date 7/1/03	18b. Proposed Program end date 6/30/04	19a. Congressional Districts of Applicant FIRST (TN); NINTH (VA)	19b. Congressional Districts of Program FIRST (TN); NINTH (VA)
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20. Estimated Funding: **Applicant must complete the Funding Matrix on Page 2.**

21. Is Application subject to review by State Executive Order 12372 Process?
 A. Yes This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date _____
 B. No Program is not covered by E.O. 12372
 Program has not been selected by State for review.

22. Is the Applicant delinquent on any Federal debt? No
 Yes If "Yes," explain below or attach an explanation.

Funding Matrix

The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications.

Grant Program*	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	Total
HOME	1,017,315.00								1,017,315.00
									0.00
									0.00
									0.00
									0.00
Grand Totals	1,017,315.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,017,315.00

* For FHIPs, show both initiative and component

Certifications

I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly.

Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage of the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

This application incorporates the Assurances and Certifications (HUD-424B) attached to this application or renews and incorporates for the funding you are seeking the Assurances and Certifications currently on file with HUD. To the best of my knowledge and belief, all information in this application is true and correct and constitutes material representation of fact upon which HUD may rely in awarding the agreement.

23. Signature of Authorized Official		Name (printed)	TRISH BANE
Title		MAYOR	Date (mm/dd/yyyy) 06/13/2003

ACTION PLAN (SECTION 91.420/91.220)

RESOURCES (Federal)

The Northeast Tennessee/Virginia HOME Consortium is authorized under Title I of the Housing and Community Development Act of 1974, as amended. The Cities of Bluff City, Bristol, Johnson City and Kingsport, Tennessee and Bristol, Virginia are participating members of the HOME Consortium.

The four Entitlement Cities will receive Community Development Block Grant funding as follows:

Bristol, Virginia	\$345,000
Bristol, Tennessee	\$285,000
Johnson City, Tennessee	\$605,000
Kingsport, Tennessee	\$515,000

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

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

Action Plans for each of the four Entitlement Cities are appended to the Northeast Tennessee/Virginia Consortium Consolidated Plan.

HOME Consortium funds will be used for homeownership and single-family, owner-occupied rehabilitation activities.

The proposed allocation of HOME funds is as follows:

Administration (10%)	\$101,732
CHDO Set-Aside	\$152,597
Bluff City	\$40,000
Bristol, Tennessee	\$102,000
Bristol, Virginia	\$112,000
Johnson City	\$272,993
Kingsport	\$235,993
Total Allocation	\$1,017,315

OTHER RESOURCES

EMERGENCY SHELTER GRANT PROGRAM

The Cities of Bristol, Tennessee, Johnson City and Kingsport will receive set aside funds for Emergency Shelter Grants from the State of Tennessee, Department of Human Services as follows:

Bristol, Tennessee **\$37,000**

These funds will be divided equally between Abuse Alternatives, Incorporated, and The Salvation Army of Bristol. There is no CDBG contribution to this program, but the funds are matched 100% by the two agencies. The City has received state ESG funds for the past eight years and funded Abuse Alternatives and the Salvation Army.

Johnson City, Tennessee **\$48,000**

These funds will be divided equally between the Salvation Army of Johnson City and Safe Passage, Inc. Safe Passage provides shelter for victims of domestic violence.

Kingsport, Tennessee **\$43,000**

The Salvation Army of Kingsport will be the recipient of the ESG funds.

THDA HOME GRANTS

Bluff City, Tennessee

Bluff City received a 2000 THDA HOME Grant in the amount of \$500,000 to rehab single-family, owner-occupied homes. They also contributed an additional \$20,000 in matching funds for this purpose.

Bristol, Tennessee

The City of Bristol received a 2001 THDA HOME Grant in the amount of \$500,000. The City will continue to leverage CDBG funds and plans to complete 8-10 rehabs during the coming year.

HOME MATCHING REQUIREMENTS

The Northeast Tennessee/Virginia Home Consortium has been deemed to be fiscally distressed and is required to match at a rate of 12.5%.

HOME RESALE/RECAPTURE PROVISIONS

The Northeast Tennessee/Virginia HOME Consortium will conduct homeownership activities. Resale/recapture guidelines will ensure the affordability of units acquired with HOME funds per 24 CFR 92-254(a)(4) as follows:

Periods of Affordability. The HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. The per unit amount of HOME funds and the affordability period that they trigger are described more fully in paragraphs (a)(5)(i) (resale) and (ii) (recapture) of this section.

Minimum period of Homeownership Assistance HOME amount per-unit affordability in years

Under \$15,000	5 years
\$15,000 to \$40,000	10 years
Over \$40,000	15 years

The Consortium proposes to provide \$7,500 due-on-sale loans to homebuyers that would fall within the 5-year affordability period.

ACTIVITIES TO BE UNDERTAKEN

BLUFF CITY, TENNESSEE:

Approximately five rehabs are projected to be completed in the coming year with THDA HOME funds and 4-5 homeownership loans will be made with Federal HOME monies through the Consortium.

BRISTOL, TENNESSEE:

The HOME allocation of \$102,000 will be used to provide a \$7,500 due-on-sale loan to assist low and moderate-income individuals/families into homeownership. Approximately 10-13 families can be assisted as a result of this funding.

HOME Administration: Bristol, Tennessee shall serve as the Lead Entity for the Northeast Tennessee/Virginia HOME Consortium. The Lead Entity is responsible for ensuring that the Consortium’s HOME Program is carried out in compliance with the requirements of the HOME Program. Three percent of the HOME allocation (\$30,520) shall be allocated to Bristol, Tennessee.

CDBG, CDBG Program Income and THDA HOME funds will be used in Bristol, Tennessee to complete the following activities:

- | | | |
|----|---------------------------------|-----------|
| 1. | Residential Rehabilitation | \$147,000 |
| 2. | YWCA Day Care (Public Services) | \$25,000 |

3.	Affordable Homeownership Program	\$50,000
4.	Eastern Eight CDC (Public Services)	\$10,000
5.	Fair Housing (Admin)	\$3,000
6.	Program Administration	\$50,000

The receipt of \$20,000 in CDBG/THDA HOME Program Income is projected during the coming year.

BRISTOL, VIRGINIA:

Bristol, Virginia's portion of the HOME funds will be \$112,000. Although HOME funds can be used for several different things, this Consortium has decided to use its funds for first-time homebuyer down payment assistance and for owner-occupied housing rehabilitation. This decision was made because of the needs identified in each city's Housing and Homeless Needs Assessment. Bristol, Virginia will concentrate on housing rehabilitation, but will encourage and promote homebuyer assistance to eligible first-time homebuyers.

The Bristol, Virginia City Council made the following allocations for the 2003-2004 CDBG Entitlement based on community need and citizen participation:

Public Service

1.	Bristol Family Resource Center – educational materials	\$300
2.	D.A.R.E. – Camp for Kids	\$3,000
3.	Appalachian Independence Center – operating expenses	\$5,000
4.	Healing Hands Health Center – operating expenses	\$15,000
5.	Literacy Academy – teachers' salaries	\$10,000
6.	CASA – operating expenses	\$8,450
7.	Bristol Faith in Action – operating expenses	\$5,000
8.	Crossroads Medical Mission – operating expenses	\$5,000

Public Facilities - Boys & Girls Club – pavilion construction \$24,995

Program Administration

1.	Grant oversight and administration	\$66,000
2.	Fair Housing activities	\$3,000

Economic Development - Property acquisition \$200,038.37
 Façade Improvement – downtown area \$20,000

The receipt of \$5,000 in Program Income is projected during the coming year.

JOHNSON CITY:

The HOME allocation of \$272,993 will be used to provide a \$7,500 due-on-sale loan to assist low and moderate-income individuals/families into homeownership.

Johnson City will also complete the following activities with a combination of CDBG funds, CDBG program income and THDA program income funds.

1.	Administration	\$119,550
2.	Housing Program Administration	\$110,750
3.	Residential Rehabilitation Grant & Loan Program	\$150,000
4.	Homeownership Assistance Grant Program	\$50,000
5.	Special Needs Housing	\$25,000
6.	Downtown Economic Development Program	\$30,000
7.	Public Facilities and Improvements/Neighborhood Parks	\$78,700
8.	Salvation Army	\$20,000
9.	Family Resource Center (Public Service)	\$14,000
10.	First Tennessee Human Resource Agency (Public Service)	\$10,000
11.	Downtown Medical Clinic (Public Service)	\$34,000
12.	Coalition for Kids	\$5,000
13.	Good Samaritan (Public Service)	\$7,000

The receipt of \$16,000 in Program Income is projected during the coming year.

KINGSPORT, TENNESSEE:

The City of Kingsport will utilize \$235,993 HOME funding primarily to provide rehabilitation to low and moderate-income, single-family, owner-occupied houses. The City may also utilize funds to provide homeownership opportunities as described above.

Kingsport will also complete the following activities with a combination of CDBG funds and CDBG program income.

1.	Public Facilities	
	Highland Improvements	\$80,000
	Scott Adams Memorial Skate Park	\$40,000
2.	Housing	
	Housing Needs Program	\$175,000
	Emergency Repair/LBP (Program Income)	\$30,000 \$2,000
3.	Public Services	
	Lee Family Learning Center	\$59,175
	CASA of Sullivan County	\$18,075
4.	South Central Kingsport CDC	\$40,750
5.	Administration	\$72,000

FIRST TENNESSEE DEVELOPMENT DISTRICT:

The First Tennessee Development District shall act as the administrative agent for the proposed projects conducted by the HOME Consortium. They shall receive seven percent (\$71,212) of the Admin funds to provide technical planning assistance to the Lead Entity in every way possible to the end that the proposed activities are carried out in an efficient and professional manner.

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO) SET ASIDE:

As required by the HOME Program, 15% of the annual allocation shall be set aside for Community Housing Development Organizations to complete HOME-eligible projects. This amount is \$152,597.

GEOGRAPHIC DISTRIBUTION

Housing Rehabilitation and the Affordable Homeownership Program will be completed throughout the entire Consortium area. All other activities funded with other resources will be completed within each city.

HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES**Strategies for Serving Homeless Persons – Shelters**

As reported in the Consolidated Plan, the Consortium's homeless population is principally served through private agencies; namely, the Haven Home, Haven of Rest, Salvation Armies, Safe Passage, Safe House and Abuse Alternatives. We will continue to address the needs of the homeless and potentially homeless by applying for the State of Tennessee's Emergency Shelter Grant. All local homeless shelter providers report that requests for their services generally meet individual needs with periodic times when demand exceeds supply.

The proposed strategy to address this priority need is to provide more beds to house the homeless and provide support services such as alcohol/drug treatment, job training and money management. With the implementation of the Families First program, funding has been cut to many households. However, the local Human Services Departments are working with AFDC households to provide childcare, transportation and related services to assist mothers who become employed.

A Continuum of Care continues to be developed in coordination with Frontier Health under the auspices of the Appalachian Regional Coalition for the Homeless.

Actions taken to meet this priority need include:

- Use of United Way funds to many of the service providers to meet daily expenses.
- Use of FEMA funds to the Salvation Army to meet demand. Community Development staff members serve on the Emergency Food and Shelter Board to assist in the allocation of FEMA funds received for Sullivan County;
- Use of private donations/local funds to many of the service providers to meet daily expenses and at times fund special projects;
- Use of a State Victims of Crime Act grant to Abuse Alternatives to meet daily expenses; and
- Use of a Family Violence Prevention Program by Abuse Alternatives to cover salary costs.
- Use of State ESG funds to assist the Salvation Armies, Safe Passage and Abuse Alternatives with Essential Services, Operating Costs and Salaries. This goal was identified in the Anti-Poverty Strategy section of the Consolidated Plan. Obstacles to overcome in meeting the needs of service providers for this priority are few. This is based upon the success of these agencies in acquiring funds from other sources. Generally, homelessness in the Consortium area is addressed adequately through existing services. Therefore, it is deemed as a low priority for use of CDBG funds.
- Use of a Jobs Access Grants in Bristol and Kingsport, Tennessee, to provide transportation services.

STRATEGIES FOR SERVING HOMELESS PEOPLE

HOMEOWNERSHIP

1. Cutting the Costs of Homeownership
2. Opening Markets for Homeownership
3. Expanding Opportunities for Homeownership

As a result of the signing of HUD Partnership Agreements, representatives from the Cities of Bristol, Johnson City and Kingsport, First Tennessee Bank, SunTrust Bank, State of Franklin Savings Bank, Appalachia Service Project, Kingsport Housing Authority, First American Bank, Holston Habitat for Humanity and the First Tennessee Development District met on a regular basis to research and begin work on the creation of a Community Development Corporation. The Eastern Eight Community Development Corporation was chartered, bylaws adopted, a Business Plan written, CHDO status applied for, nonprofit status approved, a 29-member Board of Directors in place, and an Executive Director hired. The EECDC serves eight counties and twenty incorporated municipalities (the same boundaries as those of the First Tennessee Development District).

All cities and housing authorities within the Consortium area continue to promote affordable housing through an ongoing dialogue with Housing Authority residents who may qualify for homeownership grants.

SUPPORTIVE HOUSING

All members of the Consortium are interacting and communicating in the provision of essential services to those clients in need of continuum of care services. The number one gap that has been identified was a need for transitional housing. A regional effort resulted in working with a nonprofit, Buffalo Valley, so that they could apply for Supportive Housing Funds in order to have a transitional housing facility in Johnson City. A Supportive Housing application was submitted in 2000-2001; however, it was not funded. The Appalachian Regional Coalition for the Homeless met on March 26, 2001 to discuss the submittal of a 2001-2002 application. As a result, Buffalo Valley submitted a Supportive Housing application to apply under the Shelter-Plus Care category to provide services in Johnson City to homeless and disabled individuals. Long-term plans were for Buffalo Valley to apply for similar funding for facilities in Kingsport and Bristol. This application also was not funded. Most recently, meetings have been conducted to identify special needs housing in the Tri-Cities. Keith Richardson, HUD, and Jeanne Price, Regional Housing Facilitator, Creating Homes Initiative, have been working towards accessing funding for our area. Efforts will continue on a regional basis toward this end through the Appalachian Regional Coalition for the Homeless. It is the intent of ARCH to make application for supportive housing funds this year.

OTHER ACTIONS

Fair Housing. The “Fair Housing, It’s Your Right” Brochure is distributed to all applicants for the Affordable Homeownership Program as they search for safe and sanitary housing to purchase within the Consortium boundaries. Fair Housing is also addressed during the application process for THDA HOME and CDBG rehab/reconstruction projects.

Barriers to Affordable Housing. Efforts to remove barriers to affordable housing include the following:

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

the impact of infrastructure costs, along with utility fees and subdivision design requirements on the provision of affordable housing.

- Poor credit history prevents low to moderate-income families from realizing the dream of homeownership.
- The region does not offer adequate paying jobs; therefore, low-income families are unable to break the cycle of poverty.
- There are no court orders or HUD sanctions in force for any of the members of the Consortium.

Implementing these goals will provide for more affordable housing and thereby ameliorate negative effects of any public policies which may keep housing costs above the affordable index.

Lead-Based Paint Hazards. In September of 2000, Federal legislation was enacted regarding lead-based paint hazards to protect young children. The regulations set hazard reduction guidelines that include increased requirements for reducing lead in house dust. The Cities in the Consortium will meet these requirements by taking the necessary steps outlined in the law to work with a certified lead-based paint inspector to ensure that all projects undertaken will be properly inspected, assessed and then the proper course of action taken, whether it be encapsulation or abatement.

We have had success in the past of being able to identify instances of possible lead based paint poisoning in the Consortium boundaries. Through work with our local housing authorities and our local health departments, we have implemented a process of information dissemination to housing authority residents and the general public using HUD and Department of Health and Human Services information concerning the hazards of lead based paint. We have also established a policy in our rehabilitation program to carefully inspect painted surfaces in any structure we intend to rehabilitate and to require replacement paint and encapsulation in specifications in cases where older flaking paint is found

Anti-Poverty Strategy. 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.

Institutional Structure. The institutional structure through which the Consolidated Plan for the

Northeast Tennessee/Virginia HOME Consortium will be implemented will be a partnership forged between private businesses, nonprofit organizations, and public institutions. The key partners will be public institutions, nonprofit organizations, and private development and lending institutions. All members of the Northeast Tennessee/Virginia HOME Consortium will continue solid, productive relationships with all agencies we serve and those that serve our communities. Advisory committees in Johnson City, Kingsport and both Bristol, Tennessee provide advice and guidance on needs. They also overcome institutional gaps.

The cities of Bristol, Tennessee, Bristol, Virginia, Johnson City and Kingsport Offices of Community Development provide the basic coordination for all planning and implementation efforts for housing and community development provided by various funding agencies, foremost, the U. S. Department of Housing and Urban Development, the Tennessee Housing Development Agency, and the Tennessee Department of Human Services. Bluff City operations are overseen by the Mayor's office.

Abuse Alternatives, The Salvation Armies of Bristol, Kingsport and Johnson City, the Haven of Rest, Safe House, Bristol Faith In Action, and Safe Passage are all nonprofit organizations that will address the needs of the homeless.

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

The Upper East Tennessee Human Development Agency and People, Inc. provide a weatherization program through local neighborhood service centers.

Locally, the Department of Human Services assists very low and low-income people with financial aid and food stamps. Bristol Faith-In-Action also provides financial aid.

Housing Authority Commissioners are appointed by local Councils/Commissions. The Housing Authorities follow HUD procurement guidelines for contracting and procurement. The Comprehensive Plans address all site-related matters. The Housing Authorities are administered separately from local community development offices; however, coordination between the two occurs frequently even though activities are carried out separately.

Gaps in the institutional structure will be addressed by involving more agencies in the consolidated planning process.

Coordination

- Jobs Access Grants from the State of Tennessee to assist Welfare to Work and Families First individuals with transportation services to jobs, job training and childcare are provided within the Consortium boundaries. We have worked closely with the Department of Human Services both during the application process and in the implementation of this program for low-income people in Bristol, Tennessee and Kingsport.
- The members of the Consortium have been part of an effort to address homelessness in the region through the Appalachian Regional Coalition for the Homeless (ARCH).

Symposiums have been held to bring service providers together.

- All cities maintain close coordination with the regions Housing Authorities, as well as with public service agencies. These relationships help everyone involved by keeping each other informed of needs, ongoing programs and avoiding duplication of services.
- We have encouraged and participated in meetings between public and assisted housing providers, health agencies, and service agencies over the past five years as a result of our original Consolidated Plan. The involvement of advisory boards has a significant effect on our ability to successfully plan for and initiate the programs which have been successful and will be in the future to accomplish the high and vital goals of our Consolidated Plan.
- Department of Human Services offices throughout the Consortium and People, Inc.
- The various resources which will be used to meet the stated objectives have been articulated in this plan. We feel that they represent a good broad-based group of resource entities including; Federal, State, and local public funds, non-profit resources, local private resources and national private resources.

Public Housing Resident Initiative Programs.

Bristol, Tennessee:

Resident Councils: The Bristol Tennessee Regional and Housing Development Authority has a separate Resident Council in Edgemont Towers, Fort Shelby and in the family units. A Resident Advisory Board has been formed from representatives of each of these areas as well as from Section 8 tenants. The Resident Advisory Board will elect officers and will have input and make recommendations to the Housing Authority on the required elements for the new Public Housing Authority Plan that will be submitted to HUD this year. All public housing residents, especially those in the family units, are notified of Homebuyer Education Workshops and encouraged to attend. As a result, several families from public housing units have been assisted into homeownership with CDBG funds.

Community Policing: In 1996, the City of Bristol Tennessee Police Department established the Birch Street Community Policing Substation at the Bristol Housing Authority. This partnership between the Housing Authority and the Police Department was developed in order to identify and find solutions to neighborhood problems, thereby improving the safety and quality of life for the residents. A police officer is on duty from 9:00 a.m. until 5:00 p.m., Monday through Friday, to interact with the residents.

Bristol, Virginia:

The Bristol, Virginia Redevelopment & Housing Authority has a Residents' Advisory Board made up of at least one resident from each public housing neighborhood and a staff member of BRHA. In addition, Rice Terrace, Stant Hall and Jones Manor have their own residents' associations. The Rice Terrace Tenants' Association produces a monthly newsletter that is delivered along with the Housing Authority's newsletter to inform all residents of upcoming events or meetings they can participate in. Several residents play active roles in BRHA's planning and decision-making process. Several job-training classes have been funded with CDBG for the residents and as a result, many have learned a skill and attained employment.

Staff of BRHA and the CDBG Coordinator are active with the residents. Bristol Coalition includes public housing residents.

Johnson City:

The public housing authority currently encourages resident management initiatives through an organization known as the Resident Association Organization. The City, through their Community Development Office, works with this organization in an effort to aid them in reaching their goals and objectives. This organization is involved in providing support services for youth, adults, and children of the Johnson City Public Housing Authority. This group seeks to create program and educational opportunities for public housing residents and to provide additional recreational and skill learning opportunities for residents of public housing. Members of this group consist of actual public housing authority residents, and gives them an opportunity to have a voice in the management and operations of the facilities. In addition, activities are often sponsored such as classes on fire safety and prevention, as well as programs sponsored by the Johnson City Public Safety Department regarding drug detection and prevention, as well as, life skills development sponsored by community support agencies.

Kingsport:

The Kingsport Housing and Redevelopment Authority (KHRA) is the public housing agency that is responsible for disbursing local, State and Federal funds made available for public housing and rental assistance programs under Section 8. KHRA is completely autonomous with regard to hiring, contracting and procurement; however, it is a subrecipient for funds from the CDBG program (Lee Family Learning Center). Kingsport Housing and Redevelopment Authority is independent with regard to the jurisdiction of proposed development sites, of the Comprehensive Plan of the agency, and any proposed demolition or disposition of public housing development. The City encourages and supports the efforts of the Housing Authority to promote resident initiatives in the public housing developments in their system. KHRA and the City developed a police sub-station in the area of Riverview Apartments (public housing development). The sub-station is currently staffed by the Kingsport Police Department and will continue. Cloud Community Center, located in the City's largest public housing community, will be utilized by residents for the next five years and in the future beyond. The Center contains space being utilized for Head Start, day care, and includes community space plus a full-sized gymnasium. Funds for construction of this facility were provided by the Upper East Tennessee Human Development Agency (UETHDA) and the Department of Housing and Urban Development (HUD) including CDBG funds given by the City of Kingsport.

The Lee center offers one-on-one basic reading and writing instruction to residents of Lee Apartments and surrounding low-income families, teaches parents and other adults reading skills along with children, and helps parents become involved in the learning process of their children. In addition, the Center provides a GED (General Equivalency Diploma) class, appropriate referrals to adult education classes, computer skills instruction, and a growing library for family readers.

The City encouraged KHRA in the formation of a resident council which in turn formed a non-profit corporation, Kingsport Initiative for Training and Employment (K.I.T.E.). This corporation promotes resident management and employment by employing several public

housing residents who are doing maintenance. This program accomplishes several positive things. It makes these residents “self-sufficient”, builds self-esteem and pride by allowing them to be productive citizens and therefore mutually benefits the residents and their employer, both tangibly and intangibly.

SPECIAL INITIATIVES

Weed and Seed: The City of Bristol’s Anderson Street neighborhood has received the designation of a Weed & Seed area by the U. S. Department of Justice. The goal of this program is to “weed” out crime (police department) and then to “seed” the area with citizen empowerment through improving the physical environment, situation management and building a trusting relationship between the Anderson Street community and a community policing partner. Bristol received this prestigious designation based upon the high concentration of elderly residents in the neighborhood and the percentage of crime occurring in the area and the percentage of crime committed. Extra police patrols and the purchase of surveillance equipment are addressing these problems.

The City of Johnson City is also in the process of applying for a Weed and Seed Official Recognition for the Wilson Avenue/Carver Neighborhood. A steering committee has been created and is meeting monthly to develop neighborhood programs and initiatives. An application will be submitted later this year.



CERTIFICATIONS

CERTIFICATIONS (SECTION 91.425/91.225)

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the Northeast Tennessee/Virginia HOME Consortium certifies that:

Affirmatively Further Fair Housing -- The HOME Consortium will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the Consortium, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug-Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days

after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the Consortium's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all

subrecipients shall certify and disclose accordingly.

Authority of Consortium -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with Section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Trish Bane, Mayor

Date

Specific CDBG Certifications

The Consortium and Entitlement Communities certify that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current Consolidated Plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2001-2002, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force – The Consortium/Entitlement Cities have adopted and are enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grants will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint – The Consortium’s notification, inspection, testing, clearance and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR 570.608;

Compliance with Laws – The Consortium members will comply with applicable laws.

Trish Bane, Mayor

Date

Specific HOME Certifications

The Northeast Tennessee/Virginia HOME Consortium certifies that:

Tenant Based Rental Assistance – If it intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is not currently an essential element of our Consolidated Plan; however, it may be a proposed project in the future.

Eligible Activities and Costs – The Consortium is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §92.205 through §92.209 and it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Appropriate Financial Assistance – Before committing any funds to a project, the Consortium will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Northeast Tennessee/Virginia Consortium:

Bluff City, Tennessee

City of Bristol, Virginia

City of Bristol, Tennessee

Johnson City, Tennessee

Kingsport, Tennessee

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).



MONITORING STANDARDS AND PROCEDURES

MONITORING STANDARDS AND PROCEDURES (SECTION 91.430/91.230)

Community Development Departments in Bristol, Johnson City and Kingsport will be responsible for monitoring the progress of strategies, priorities and objectives outlined in the Consolidated Plan as they relate to CDBG activities. They will maintain their involvement with housing and service agencies throughout the jurisdiction as well as monitoring of the projects. All activities will be reviewed annually to assure that they are carried out in accordance with applicable laws, ordinances and program regulations. The Cities will continue efforts related to minority business outreach.

Subrecipients are required to submit quarterly reports regarding the status of their projects to ensure that they are in compliance with program rules. Reports will be analyzed by CDBG staff, and on-site visits will be conducted.

CDBG funds are formally audited in conjunction with the annual audits for each city.

HOME program monitoring shall be assumed by Bristol, Tennessee as the Lead Entity. A monitoring plan will be developed in order to match available resources with the needs and capacity of the agency. The plan shall include objectives; standardized procedures for reporting by funding recipients; standardized procedures for review and monitoring; how risk will be identified and addressed; frequency of meetings, monitoring reviews and inspections; pre-monitoring preparation; use of staff and other resources for monitoring; monitoring “checklists”; and sample monitoring letters.



TABLES

**U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	Funding
0001	Administration	21H General Program Administration	CDBG	-0-
1-2003-04	Planning & Administration		ESG	-0-
			HOME	\$101,732
			HOPWA	-0-
			TOTAL	\$101,732
			Total Other Funding	-0-
	Administration of the Northeast Tennessee/Virginia HOME Consortium. The Administration funds will be allocated as follows: First Tennessee Development District (70%) City of Bristol, Tennessee as Lead Entity (30%)			
	Help The Homeless? No	Start Date: 07/01/03		
	Help those with HIV or AIDS? No	Completion Date: 06/30/04		
	Eligibility:			
	Subrecipient: Participating Jurisdiction/Consortium			
	Location: Bluff City, Bristol, Johnson City and Kingsport Tennessee and Bristol, Virginia			

**U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	Funding
0002	Affordable Homeownership (Bristol, Tennessee)	13 Direct Homeownership Assistance	CDBG	-0-
2-2003-04	Housing	570.201(n)	ESG	-0-
			HOME	\$102,000
			HOPWA	-0-
			TOTAL	\$102,000
			Total Other Funding	-0-
	Affordable Homeownership Program to improve the living environment and increase opportunities for self-sufficiency as well as to increase housing choice through involvement of realtors and banking institutions. Principal reduction due-on-sale loans will assist individuals and families into homeownership.			
	Help The Homeless? No	Start Date: 07/01/03		
	Help those with HIV or AIDS? No	Completion Date: 06/30/04		
	Eligibility:			
	Subrecipient: Participating Jurisdiction/Consortium			
	Location: Bluff City, Bristol, Johnson City and Kingsport Tennessee and Bristol, Virginia			

**U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	Funding
0003	Affordable Homeownership (Bluff City, Tennessee)	13 Direct Homeownership Assistance	CDBG	-0-
3-2003-04	Housing	570.201(n)	ESG	-0-
			HOME	\$40,000
			HOPWA	-0-
			TOTAL	\$40,000
			Total Other Funding	-0-
	Affordable Homeownership Program to improve the living environment and increase opportunities for self-sufficiency as well as to increase housing choice through involvement of realtors and banking institutions. Principal reduction due-on-sale loans will assist individuals and families into homeownership.			
	Help The Homeless? No	Start Date: 07/01/03		
	Help those with HIV or AIDS? No	Completion Date: 06/30/04		
	Eligibility:			
	Subrecipient: Participating Jurisdiction/Consortium			
	Location: Bluff City, Bristol, Johnson City and Kingsport Tennessee and Bristol, Virginia			

**U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	Funding
0004	Affordable Homeownership (Johnson City, Tennessee)	13 Direct Homeownership Assistance	CDBG	-0-
4-2003-04	Housing	570.201(n)	ESG	-0-
			HOME	\$272,993
			HOPWA	-0-
			TOTAL	\$272,993
			Total Other Funding	-0-
	Affordable Homeownership Program to improve the living environment and increase opportunities for self-sufficiency as well as to increase housing choice through involvement of realtors and banking institutions. Principal reduction due-on-sale loans will assist individuals and families into homeownership.			
	Help The Homeless? No	Start Date: 07/01/03		
	Help those with HIV or AIDS? No	Completion Date: 06/30/04		
	Eligibility:			
	Subrecipient: Participating Jurisdiction/Consortium			
	Location: Bluff City, Bristol, Johnson City and Kingsport Tennessee and Bristol, Virginia			

**U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	Funding
0005	Rehab, Single-Family Residential (Bristol, Virginia)	14A Rehabilitation	CDBG	-0-
5-2003-04	Housing	570.202	ESG	-0-
			HOME	\$112,000
			HOPWA	-0-
			TOTAL	\$112,000
			Total Other Funding	-0-
	Rehabilitation of single-family, owner-occupied homes to upgrade the housing stock within the Northeast Tennessee/Virginia HOME Consortium.			
	Help The Homeless? No	Start Date: 07/01/03		
	Help those with HIV or AIDS? No	Completion Date: 06/30/04		
	Eligibility:			
	Subrecipient: Participating Jurisdiction/Consortium			
	Location: Bluff City, Bristol, Johnson City and Kingsport Tennessee and Bristol, Virginia			

**U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

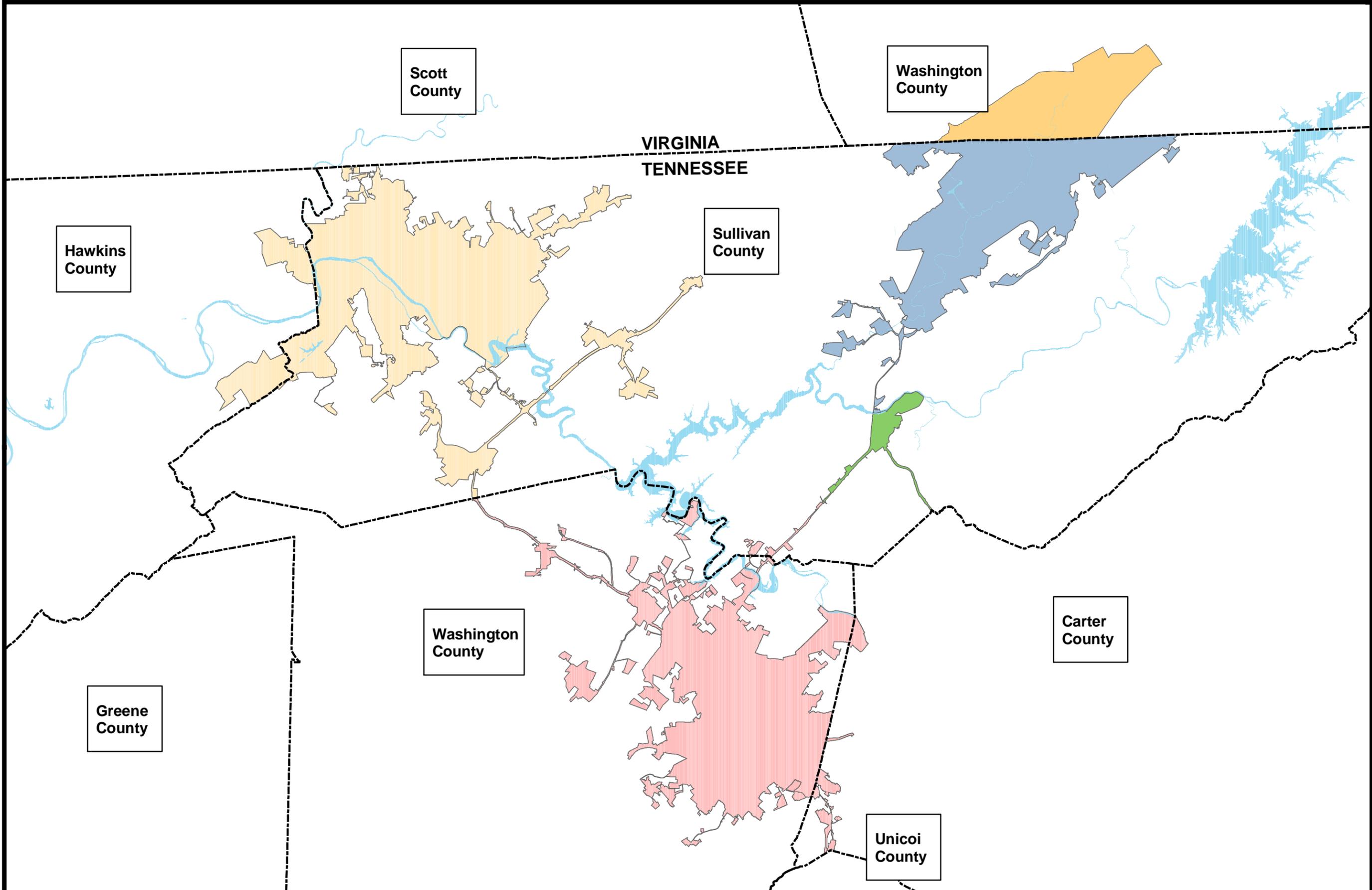
Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	Funding
0006	Rehab, Single-Family Residential (Kingsport, Tennessee)	14A Rehabilitation	CDBG	-0-
6-2003-04	Housing	570.202	ESG	-0-
			HOME	\$235,993
			HOPWA	-0-
			TOTAL	\$235,993
			Total Other Funding	-0-
	Rehabilitation of single-family, owner-occupied homes to upgrade the housing stock within the Northeast Tennessee/Virginia HOME Consortium.			
	Help The Homeless? No	Start Date: 07/01/03		
	Help those with HIV or AIDS? No	Completion Date: 06/30/04		
	Eligibility:			
	Subrecipient: Participating Jurisdiction/Consortium			
	Location: Bluff City, Bristol, Johnson City and Kingsport Tennessee and Bristol, Virginia			

**U. S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	Funding
0007	CHDO Setaside (15% of HOME Grant)		CDBG	-0-
7-2003-04	Projects TBA		ESG	-0-
			HOME	\$152,597
			HOPWA	-0-
			TOTAL	\$152,597
			Total Other Funding	-0-
	Housing project(s) to benefit low/moderate-income families within the Northeast Tennessee/Virginia HOME Consortium boundaries.			
	Help The Homeless? No	Start Date: 07/01/03		
	Help those with HIV or AIDS? No	Completion Date: 06/30/04		
	Eligibility:			
	Subrecipient: Participating Jurisdiction/Consortium			
	Location: One or more of the areas as follows: Bluff City, Bristol, Johnson City and Kingsport, Tennessee and Bristol, Virginia			



**MAP
of
CONSORTIUM AREA**



Legend

- Kingsport
- Johnson City
- Bristol, TN
- Bristol, VA
- Bluff City
- River



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 Map Reference#12515wo3108
 Date:6-12-03

Northeast Tennessee/Virginia HOME Consortium



DECONCENTRATION POLICY

(adopted as part of the Admissions and Continued Occupancy Policy on November 29, 1999, effective December 1, 1999)

It is Kingsport Housing & Redevelopment Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Kingsport Housing & Redevelopment Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement. The worksheet for the analysis is as follows:

Income Limits and Deconcentration Worksheet

Development Name	Number of Units Under ACC	Number of Occupied Units	Number of Units Occupied by Very Poor Families	% Occupied by Very Poor Families
TN00601 Robert E Lee	128	121	103	85.1%
TN00602 Riverview Apts	56	50	44	88.0%
TN00603 Riverview Apts	36	36	29	80.6%
TN00604 Frank L Cloud	189	179	150	83.8%
TN00607 Dogwood Terrace	76	74	51	68.9%
TN00609 Holly Hills	84	80	68	85.0%
TN00611 Tiffany Court	14	12	8	66.7%
Overall KHRA	583	552	453	82.1%

% Very Poor in Census Tracts:

CT 402 (TN00601, TN00602, TN00603)	- 28.4%
CT 406 (TN00604, TN00611)	- 30.4%
CT 407 (TN00607)	- 10.3%
CT 506 (TN00609)	- 11.2%

Target Number:

Number Needed of below 30% of median area income:

Number Needed above 30% of median area income:

Waiting list number of families: 469

Five-Year Action Plan

U.S. Department of Housing and Urban Development

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Part I: Summary

Office of Public and Indian Housing

Capital Fund Program (CFP)

HA Name: Kingsport Housing & Redevelopment Authority	Locality: (City/County & State) Kingsport/Sullivan, Tennessee	<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No: _____
--	---	--

A. Development Number/Name	Work Stmt. for Year 1 FFY: 2005	Work Statement for Year 2 FFY: 2006	Work Statement for Year 3 FFY: 2007	Work Statement for Year 4 FFY: 2008	Work Statement for Year 5 FFY: 2009
TN6-1 Robert E Lee Homes	See Annual Statement 501-05	29,000	51,200	10,000	132,100
TN6-2 Riverview Apartments		0	22,400	5,000	8,000
TN6-3 Riverview Apartments		0	14,400	3,000	5,000
TN6-4 Frank L Cloud Homes		0	75,600	15,500	143,253
TN6-7 Dogwood Terrace		0	168,853	24,000	11,400
TN6-9 Holly Hills		295,453	0	197,500	12,600
TN6-11 Tiffany Court		0	0	0	2,100
PHA-Wide		60,000	61,000	61,000	67,000
B. Physical Improvements Subtotal 1450 & 1460 & 1465		\$ 384,453	\$ 393,453	\$ 316,000	\$ 381,453
C. Management Improvements 1408		173,000	163,000	168,000	171,000
D. HA - Wide Nondwelling Structures and Equipment 1470 & 1475		20,000	20,000	91,453	20,000
E. Administration 1410		64,000	64,000	64,000	65,000
F. Other - A&E 1430		75,000	76,000	77,000	79,000
G. Operations 1406		179,113	179,113	179,113	179,113
H. Demolition					
I. Replacement Reserve					
J. Mod Used for Development					
K. Total CGP Funds		\$ 895,566	\$ 895,566	\$ 895,566	\$ 895,566
L. Total Non-CGP Funds					
M. Grand Total		\$ 895,566	\$ 895,566	\$ 895,566	\$ 895,566

Signature of Executive Director & Date:	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
 Capital Fund Program (CFP)

Work Statement for Year		2		Work Statement for Year		3	
Work Statement for Year 1	FFY: 2006	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	FFY: 2007
FFY: 2005							
See Annual Statement	TN 6-1 Robert E Lee Homes Bathroom Tub Replacement/Repair	1460	29,000	TN 6-1 Robert E Lee Homes Interior Door Replacement	1460	51,200	
	TN 6-9 Holly Hills Apartments Kitchen Cabinets/Counter Tops	1460	67,000	TN 6-2 Riverview Apartments Interior Door Replacement	1460	22,400	
	Windows		190,000	TN 6-3 Riverview Apartments Interior Door Replacement	1460	14,400	
	Security Screens	1460	38,453	TN 6-4 Cloud Apartments Interior Door Replacement	1460	75,600	
			295,453	TN 6-7 Dogwood Terrace Replacement Windows	1460	168,853	
	Maint/Mgt Vehicle	1475	20,000	Maint/Mgt Vehicle	1475	20,000	
Subtotal of Estimated Cost			\$ 344,453	Subtotal of Estimated Cost			\$ 352,453

Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
Capital Fund Program (CFP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Work Statement for Year 2				Work Statement for Year 3		
Work Statement for Year 1 FFY: 2005	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Operations	1406	179,113	Operations	1406	179,113
	VISTA Workers	1408	50,000	VISTA Workers	1408	50,000
	VISTA Office Supplies		4,000	VISTA Office Supplies		4,000
	Resident Training		5,000	Resident Training		5,000
	Resident Initiatives Manager		42,000	Resident Initiatives Manager		42,000
	Resident Initiatives Supplies		2,000	Resident Initiatives Supplies		2,000
	Maint/Mgt Training		7,000	Maint/Mgt Training		7,000
	CFP Clerical Assistant		10,000	CFP Clerical Assistant		10,000
	UPCS Inspection Services		38,000	UPCS Inspection Services		38,000
	Telecomm / Computer Upgrades		4,000	Telecomm / Computer Upgrades		4,000
	Resident Business Development		1,000	Resident Business Development		1,000
	Long Term Asset Management Plan		10,000			
		1408	173,000		1408	163,000
	Mod Manager/Empl Benefits	1410	58,000	Mod Manager/Empl Benefits	1410	58,000
	Sundry		2,500	Sundry		2,500
	Telephone		1,500	Telephone		1,500
	Local Travel		2,000	Local Travel		2,000
		1410	64,000		1410	64,000
	PHA Wide A&E Fees	1430	28,000	PHA Wide A&E Fees	1430	28,000
	Inspector/Empl Benefits		25,000	Inspector/Empl Benefits		26,000
	A&E Mold Abatement		2,000	A&E Mold Abatement		2,000
	Tech Serv - Long Term Asset Mgt Plan		20,000	Tech Serv - Long Term Asset Mgt Plan		20,000
		1430	75,000		1430	76,000
	Playground Improvements	1450	1,500	Playground Improvements	1450	1,500
	Neighborhood Appearance / Fence Repairs		38,000	Neighborhood Appearance / Fence Repairs		40,000
Sidewalk Repairs		1,000	Sidewalk Repairs		1,000	
Pest Control		1,500	Pest Control		1,500	
	1450	42,000		1450	44,000	
Refrigerators	1465	6,000	Refrigerators	1465	6,000	
Dumpster Repairs		4,000	Dumpster Repairs		4,000	
ADA Modifications		3,000	ADA Modifications		2,000	
Emergency Mold Remediation		5,000	Emergency Mold Remediation		5,000	
	1465	18,000		1465	17,000	
Subtotal of Estimated Cost			\$ 551,113	Subtotal of Estimated Cost		
				\$ 543,113		

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)

Capital Fund Program (CFP)

Work Statement for Year		4		Work Statement for Year		5	
Work Statement for Year 1	FFY: 2008	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	FFY: 2009
FFY: 2005							
See Annual Statement	Operations	1406	179,113	Operations	1406	179,113	
	VISTA Workers	1408	50,000	VISTA Workers	1408	50,000	
	VISTA Office Supplies		4,000	VISTA Office Supplies		4,000	
	Resident Training		5,000	Resident Training		5,000	
	Resident Initiatives Manager		43,000	Resident Initiatives Manager		44,000	
	Resident Initiatives Supplies		2,000	Resident Initiatives Supplies		2,000	
	Maint/Mgt Training		7,000	Maint/Mgt Training		8,000	
	CFP Clerical Assistant		14,000	CFP Clerical Assistant		15,000	
	UPCS Inspection Services		38,000	UPCS Inspection Services		38,000	
	Telecomm / Computer Upgrades		4,000	Telecomm / Computer Upgrades		4,000	
	Resident Business Development		1,000	Resident Business Development		1,000	
		1408	168,000		1408	171,000	
	Mod Manager/Empl Benefits	1410	58,000	Mod Manager/Empl Benefits	1410	59,000	
	Sundry		2,500	Sundry		2,500	
	Telephone		1,500	Telephone		1,500	
	Local Travel		2,000	Local Travel		2,000	
		1410	64,000		1410	65,000	
	PHA Wide A&E Fees	1430	28,000	PHA Wide A&E Fees	1430	29,000	
	Inspector/Empl Benefits		26,000	Inspector/Empl Benefits		27,000	
	A&E Mold Abatement		3,000	A&E Mold Abatement		3,000	
	Tech Serv - Long Term Asset Mgt Plan		20,000	Tech Serv - Long Term Asset Mgt Plan		20,000	
		1430	77,000		1430	79,000	
	Playground Improvements	1450	1,500	Playground Improvements	1450	1,500	
Neighborhood Appearance / Fence Repairs		40,000	Neighborhood Appearance / Fence Repairs		45,000		
Sidewalk Repairs		1,500	Sidewalk Repairs		1,500		
Pest Control		2,000	Pest Control		2,000		
	1450	45,000		1450	50,000		
Refrigerators	1465	7,000	Refrigerators	1465	7,000		
Dumpster Repairs		3,000	Dumpster Repairs		3,000		
ADA Modifications		1,000	ADA Modifications		2,000		
Emergency Mold Remediation		5,000	Emergency Mold Remediation		5,000		
	1465	16,000		1465	17,000		
Subtotal of Estimated Cost			\$ 549,113	Subtotal of Estimated Cost			\$ 561,113

Attachment F

2004 Resident Assessment Follow-Up Plan for the 2005 Agency Plan

Survey Maintenance and Repair Section

Score: 87.3% (decrease from 2003 – 93.5%)

No Additional Action Required

Survey Communication Section

Score: 75.3% (increase from 2003 – 74.6%)

No Additional Action Required

Survey Safety Section

Score: 82.8% (increase from 2003 – 73.9%)

No Additional Action Required

Survey Services Section

Score: 91.8% (decrease from 2003 – 94.6%)

No Additional Action Required

Survey Neighborhood Appearance Section

Score: 70.7% (decrease from 2003 – 70.9%)

Inclusion in a follow-up plan is required

The issue of neighborhood appearance was discussed in the Resident Advisory Board (RAB) process. The residents who participated in the RAB are requesting a higher level of accountability for the appearance of yards. They suggest requirements concerning yard toys and a higher charge for KHRA having to clean up exterior areas that are the responsibility of individual residents. Also, areas in the curb of the parking lots and around dumpsters were of particular concern. Playground vandalism was mentioned by staff as a concern also. The two lowest scored items were noise and trash. With the assistance of residents, we will develop and distribute expectations concerning yard toys, bikes, small wading pools and the like. We are reviewing our Maintenance Charges to determine if they are adequate relative to cost. More resources are being applied to problems in the parking areas and dumpsters. We will be requesting assistance from neighborhood watches to monitor playground vandalism. As well as standards for yard toys, we will be asking for specifics concerning noise expectations and will request assistance from Kingsport Police Department in documenting problems in order to properly follow up with lease enforcement.

Overall

Score: 4.0 (2003 - 4.0)

2004: 187 Surveys Sent, 45 Returned

2003: 318 Surveys Sent, 55 Returned

Section 8 Homeownership Capacity Statement

Kingsport Housing & Redevelopment Authority has developed capacity in the Section 8 Homeownership Program. We feel we have demonstrated the capacity to administer this program due to the following reasons.

First, we currently administer 1,155 units of Section 8 Tenant-Based Assistance with over 25 years of experience.

Second, we are administering 66 Family Self-Sufficiency Vouchers with 10 having contributions to their escrow accounts.

Third, a review in 2001 of the Section 8 program participant's income level indicated 81 families that meet the initial income level for homeownership eligibility. We have surveyed these families and a number expressed interest in homeownership and are enrolled in Family Self Sufficiency.

Fourth, Kingsport Housing & Redevelopment Authority has and is administering the financial part of a homeownership program sponsored by the Greater Kingsport Alliance for Development. This fund has financed down payment and closing costs that have led to the purchase of over forty homes.

Fifth, Kingsport Housing & Redevelopment Authority continues to work in partnership with the local legal services office on this program. Kingsport Housing & Redevelopment Authority will make the program known to potential homeowners and Legal Services will provide counseling. Kingsport Housing & Redevelopment Authority has revised the Section 8 Administrative Plan concerning Homeownership.

Lastly, Kingsport Housing & Redevelopment Authority is working with Eastern Eight Community Development Corporation on the implementation of our Homeownership Program. Currently, thirty-eight (38) FSS participants attended an Eastern Eight Homeownership Training Class.

To date, KHRA has closed on four homes. Our goal for calendar year 2005 is to close an additional 12 homes.

Definition of "Substantial Deviation" and "Significant Amendment or Modification"

Kingsport Housing & Redevelopment Authority will consider the following to be significant amendments or modifications:

- additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- and any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by the Kingsport Housing & Redevelopment Authority or by HUD.

Brief Statement of Progress in Meeting the 5-Year Plan Mission and Goals

Kingsport Housing & Redevelopment Authority continued to make progress in meeting our goals as indicated in the Five Year Plan. We were able to increase our Housing Choice Voucher units by 26, facilitating the conversion of 26 units from project-based assistance to tenant-based assistance. Our HCV FSS Homeownership Program had three program participants successfully close on homes, bringing the total to four closings. We are looking forward to a productive year in 2005 with a goal of twelve new homeowners.

This year, working with a number of supportive service providers, we have initiated the Shelter Plus Care Program. This program provides housing assistance to chronically homeless persons, matched by supportive services. We have 18 persons under lease with the possibility of assisting 6-9 more. We have applied for a second increment, for a similar level of funding as the first increment.

In 2005 we will be working with the City of Kingsport and a private developer in adaptively reusing the "Old Washington School" into 39 affordable apartments for seniors. This will probably require project-basing of some of our tenant-based HCV.

The Greater Kingsport Alliance for Development (GKAD), the 501(c)3 corporation established by KHRA, participated in a grant from the HOME Consortium to rehab 24 units owned by GKAD. Also, GKAD was the not-for-profit sponsor on a low-income housing tax credit funded development in Greene County. This assisted the project in receiving a Federal Home Loan Bank loan to help in making these units affordable.

KHRA continued to work on the replacement of gas fueled heat systems with heat pumps. TN6-9 was the last to have this upgrade. Also, we will be completing the replacement of gas stoves with electric ranges in TN6-4 and TN6-9. This will complete the conversion of our residences to all electric.

KHRA continues to work with the Boys & Girls Club of Kingsport and now have three satellite centers in TN6-2/3, TN6-4 and TN6-9. Funding for future operations is an issue as most federal grants have been exhausted.

During the Resident Advisory Board process, suggestions were made that will require KHRA to review our tenant accounts receivable policy and our Public Housing Eligibility Standards. The outcome of this review may require an amendment to our Admissions and Continued Occupancy Plan. We will perform this work with the assistance of Legal Aid of East Tennessee. We are also amending the Administrative Plan for HCV to include a \$31/month minimum rent.

We earned a 94 rating for the Public Housing Assessment System, which included a very thorough Real Estate Assessment Center inspection. We not only had the REAC inspector, but were also visited by the inspector's supervisor for a quality assurance monitoring and HUD REAC sent Mr. Frank Caperton for quality assurance. There were no modifications from the quality assurance monitoring. This qualified KHRA as a high performer. The SEMAP rating was 96%. This was the maximum points available to us under the scoring guidelines and also was a high performer rating.

During the year, our VISTA program was expanded to include the Community Cares VISTAs who work with the senior population. This has been very well received.

We are a partner with an officially recognized Weed & Seed site. The target area includes TN6-1 and TN6-2/3. The offices of the Weed & Seed are located on site in TN6-2/3.

Resident Advisory Board Membership Information

If the number of participants is too large to reasonably list, then the document should include a list of the organizations represented on the RAB or other description sufficient to identify how members were chosen.

Suggested Format:

Public Housing Resident Advisory Board

<u>Name</u>	<u>Resident Association/Organization Represented</u>
Fay Reed	TN006-01 Lee Resident Association President
Mary Ellen Beatty	TN006-02/03 Riverview Resident Association President
Darlene Davidson	TN006-04 Cloud Resident Association President
Willie Overbay	TN006-07 Dogwood Resident Association President
Deborah Cash	TN006-09 Holly Hills Resident Association Acting Interim President
Johnny Ritchie	Executive Director, KITE*
Arlena Lovin	Holston Terrace Auxiliary President
Tim Matheson	Attorney, Tennessee Legal Services

Section 8 Resident Advisory Board

<u>Name</u>	<u>Resident Association/Organization Represented</u>
Janice E. Riddle	Section 8 Resident
Donna Debien	Section 8 Resident
Octavia L. Fain	Section 8 Resident
Candy Bernard	Section 8 Resident
Mary Stallard	Section 8 Resident
Judy Smith	Section 8 Resident
Tim Matheson	Attorney, Tennessee Legal Services

*KITE: Kingsport Initiative for Training & Employment (KITE) is a 501(c)3 Corporation made up of Kingsport Housing & Redevelopment Authority public housing and Section 8/202 (Holston Terrace) Resident Association Presidents and Designees. The Kingsport Housing & Redevelopment Authority Board of Commissioners designated KITE as the Resident Advisory Board by Resolution #2000-23. KITE accepted the role as RAB for Public Housing and requested KHRA designate a separate RAB for Section 8.

**Resident Membership of the
Kingsport Housing & Redevelopment Authority
Board of Commissioners**

Name: Nedra Griffin, current Section 8 Participant (former public housing resident)
Method of Selection: Appointed by Board of Mayor & Alderman
Term of Appointment: 11/5/02 through 3/1/2006

Ms. Griffin is the current Chair of the Board of Commissioners.

Annual Statement /Performance and Evaluation Report
Capital Fund Program (CGP) Part I: Summary

US Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Kingsport Housing & Redevelopment Authority

PO Box 44 Kingsport, TN 37662

Capital Fund Number
TN37P00650101

FFY of Grant Approval
2001

- Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year Ending Final Performance and Evaluation Report 9/30/2004

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds	-	-	-	-
2	1406 Operations	167,974	167,974	167,974	167,974
3	1408 Management Improvements	156,649	156,649	156,649	156,649
4	1410 Administration	55,198	55,198	55,198	55,198
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	44,748	44,748	44,748	44,748
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	27,714	27,714	27,714	27,714
10	1460 Dwelling Structures	459,803	459,803	459,803	459,803
11	1465.1 Dwelling Equipment - Nonexpendable	27,924	27,924	27,924	27,924
12	1470 Nondwelling Structures	6,755	6,755	6,755	6,755
13	1475 Nondwelling Equipment	44,027	44,027	44,027	44,027
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1498 Mod Used for Development	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 19)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-18)	990,792	990,792	990,792	990,792
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security	-	-	-	-
24	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-

Signature of Executive Director and Date

X

Terry W. Cunningham, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement /Performance and Evaluation Report
Capital Fund Program (CGP) Part II: Supporting Pages

US Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Development Number / Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide Management Improvements	Operations	1406		167,974	167,974	167,974	167,974	
	Vista Workers	1408	4	49,649	49,649	49,649	49,649	C
	Vista Office Supplies	1408		4,000	4,000	4,000	4,000	C
	Resident Training	1408		5,000	5,000	5,000	5,000	C
	Resident Initiatives Manager	1408	1	40,000	40,000	40,000	40,000	C
	Resident Initiatives Supplies	1408		2,000	2,000	2,000	2,000	C
	Mgt/Maint Training	1408		8,000	8,000	8,000	8,000	C
	Office Clerk	1408	1	16,000	16,000	16,000	16,000	C
	UPCS Inspection/Services	1408		32,000	32,000	32,000	32,000	C
				156,649	156,649	156,649	156,649	
PHA-Wide Administration								
	Mod Manager	1410	1	35,650	35,650	35,650	35,650	C
	Employee Benefits	1410		11,851	11,851	11,851	11,851	C
	Sundry	1410		696	696	696	696	C
	Telephone	1410		4,780	4,780	4,780	4,780	C
	Local Travel	1410		2,221	2,221	2,221	2,221	C
				55,198	55,198	55,198	55,198	
PHA-Wide Fees & Costs								
	A and E Fees PHA Wide	1430		24,000	24,000	24,000	24,000	C
	Inspector / Employee Benefits	1430	1	20,748	20,748	20,748	20,748	C
				44,748	44,748	44,748	44,748	
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				
X Terry W Cunningham, Executive Director				X				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement /Performance and Evaluation Report
Capital Fund Program (CGP) Part II: Supporting Pages

US Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Development Number / Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
KHRA-Wide	Landscaping	1450		27,714	27,714	27,714	27,714	
TN 37P006001 Lee Homes	Replace HVAC	1460	128units	381,033	381,033	381,033	381,033	C
TN 37P006004 Frank L Cloud	Replace Water Heaters	1460	189units	-	-	-	-	D
	Replace HVAC	1460		53,086	53,086	53,086	53,086	C
				53,086	53,086	53,086	53,086	
TN 37P006009 Holly Hills	Replace Water Heaters	1460	84units	25,286	25,286	25,286	25,286	C
TN 37P006011 Tiffany Court	Replace Water Heaters	1460	14units	398	398	398	398	C
KHRA-Wide Dwelling Equipment	Refrigerators	1465	34	22,103	22,103	22,103	22,103	
	Ranges	1465	20	-	-	-	-	D
	ADA Modification/Equipment	1465	5	5,821	5,821	5,821	5,821	
				27,924	27,924	27,924	27,924	
TN 37P006001 Lee Homes	Maintenance Shop Renovation	1470		6,755	6,755	6,755	6,755	C
KHRA-Wide Non-Dwelling Equipment	Maint/Mgt Vehicle	1475	1	44,027	44,027	44,027	44,027	C
Signature of Executive Director and Date X Terry W Cunningham, Executive Director				Signature of Public Housing Director/Office of Native American Programs Administrator and Date X				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement /Performance and Evaluation Report
Capital Fund Program (CGP) Part III: Implementation Schedule

US Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Development Number/Name HA-Wide Activities	All Funds Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
1406	03/31/03	03/31/03	06/30/01	09/30/04	09/30/04	06/30/01	
1408	03/31/03	03/31/03	06/30/01	09/30/04	09/30/04		
1410	03/31/03	03/31/03	06/30/01	09/30/04	09/30/04		
1430	03/31/03	03/31/03	06/30/01	09/30/04	09/30/04		
1460	03/31/03	03/31/03		09/30/04	09/30/04		
1465	03/31/03	03/31/03	06/30/01	09/30/04	09/30/04		
1470	03/31/03	03/31/03		09/30/04	09/30/04		
1475	03/31/03	03/31/03	06/30/01	09/30/04	09/30/04		
TN 37P006001	03/31/03	03/31/03		09/30/04	09/30/04		
TN 37P006004	03/31/03	03/31/03		09/30/04	09/30/04		
TN 37P006009	03/31/03	03/31/03	06/30/01	09/30/04	09/30/04		
TN 37P006011	03/31/03	03/31/03	06/30/01	09/30/04	09/30/04		
Signature of Executive Director and Date X Terry W Cunningham, Executive Director				Signature of Public Housing Director/Office of Native American Programs Administrator and Date X			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement /Performance and Evaluation Report
Capital Fund Program (CGP) Part I: Summary

US Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 3/31/2002)
DRAFT

Kingsport Housing & Redevelopment Authority

PO Box 44 Kingsport, TN 37662

Capital Fund Number
TN37P006501-02

FFY of Grant Approval
2002

- Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year Ending 9/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds	-	-	-	-
2	1406 Operations	187,971	187,971	187,971	187,971
3	1408 Management Improvements	184,364	184,364	184,364	171,225
4	1410 Administration	65,385	65,385	65,385	65,385
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	59,412	59,412	59,412	59,412
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	29,937	29,937	29,937	29,542
10	1460 Dwelling Structures	357,559	357,559	357,559	357,559
11	1465.1 Dwelling Equipment - Nonexpendable	28,610	28,610	28,610	28,610
12	1470 Nondwelling Structures	9,500	9,500	9,500	3,900
13	1475 Nondwelling Equipment	17,118	17,118	17,118	17,118
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1498 Mod Used for Development	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 19)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-18)	939,856	939,856	939,856	920,722
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security	-	-	-	-
24	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-

Signature of Executive Director and Date

X

Terry W. Cunningham, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement /Performance and Evaluation Report
Capital Fund Program (CGP) Part II: Supporting Pages

US Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Development Number / Name Disasters/Emergencies Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide Management Improvements	Operations	1406		187,971	187,971	187,971	187,971	C
	Vista Workers	1408	4	50,000	50,000	50,000	50,000	C
	Vista Office Supplies	1408		3,703	3,703	3,703	3,703	C
	Resident Training	1408		5,000	5,000	5,000	5,000	C
	Resident Initiatives Manager	1408	1	40,000	40,000	40,000	40,000	C
	Resident Initiatives Supplies	1408		2,000	2,000	2,000	2,000	C
	Mgt/Maint Training	1408		8,966	8,966	8,966	8,966	C
	Office Clerk	1408	1	14,813	14,813	14,813	14,813	C
	UPCS Inspection/Services	1408		32,000	32,000	32,000	32,000	C
	Telecomm/Computer Upgrades	1408		27,882	27,882	27,882	14,743	
				184,364	184,364	184,364	184,364	
PHA-Wide Administration								
	Mod Manager	1410	1	41,000	41,000	41,000	41,000	C
	Employee Benefits	1410		16,000	16,000	16,000	16,000	C
	Sundry	1410		231	231	231	231	C
	Telephone	1410		5,354	5,354	5,354	5,354	C
	Local Travel	1410		2,800	2,800	2,800	2,800	C
				65,385	65,385	65,385	65,385	
PHA-Wide Fees & Costs								
	A and E Fees PHA Wide	1430		24,485	24,485	24,485	24,485	C
	Inspector / Employee Benefits	1430	1	29,918	29,918	29,918	29,918	C
				54,403	54,403	54,403	54,403	
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				
X				X				
Terry W Cunningham, Executive Director								

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement /Performance and Evaluation Report
Capital Fund Program (CGP) Part II: Supporting Pages

US Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Development Number / Name isasters/Emergencie Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
KHRA-Wide	Landscaping	1450		28,948	28,948	28,948	28,489	
TN 37P006001	Replace HVAC	1460		90,183	90,183	90,183	90,183	C
Lee Homes	Replace Water Lines	1450		989	989	989	1,053	C
	Address/Security Lights	1460		6,126	6,126	6,126	6,126	C
	Replace Water Heaters	1460		-	-	-	-	D
				97,298	97,298	97,298	97,298	
TN 37P006002	Demolition (#49-56)	1485		-	-	-	-	D
Riverview	Reconfigure 2&3BR units to 4&5BR	1460		-	-	-	-	D
	Remove Gas Mtr/Install Elec Ranges	1460		8,549	8,549	8,549	8,549	C
	Electric Ranges	1465		13,973	13,973	13,973	13,973	C
	Porch/Mortar Repairs	1460		3,698	3,698	3,698	3,698	C
				26,220	26,220	26,220	26,220	
TN 37P006003	Remove Gas Mtr/Install Elec Ranges	1460		4,065	4,065	4,065	4,065	C
Riverview	Electric Ranges	1465		14,637	14,637	14,637	14,637	C
	Porch/Mortar Repairs	1460		2,377	2,377	2,377	2,377	C
				21,079	21,079	21,079	21,079	
TN 37P006011	A&E Services	1430		5,009	5,009	5,009	5,009	
Tiffany Court	Emergency Mold Abatement	1460		16,424	16,424	16,424	16,424	C
				21,433	21,433	21,433	21,433	
TN 37P006007	Replace HVAC	1460		226,137	226,137	226,137	226,137	C
Dogwood								
KHRA-Wide	Maint/Mgt Vehicle	1475		17,118	17,118	17,118	17,118	C
Non-Dwelling Equipment								
Signature of Executive Director and Date X Terry W Cunningham, Executive Director				Signature of Public Housing Director/Office of Native American Programs Administrator and Date X				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CGP) Part II: Supporting Pages**

**US Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Development Number / Name Disasters/Emergencies Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Non-Dwelling Structures								
TN 37P006001	Community Room Upgrade (tables/chairs)	1470		1,500	1,500	1,500	480	
TN 37P006003	Community Room Upgrade (tables/chairs)	1470		3,000	3,000	3,000	1,500	
TN 37P006004	Community Room Upgrade (tables/chairs)	1470		1,000	1,000	1,000	720	
TN 37P006007	Community Room Upgrade (tables/chairs)	1470		3,000	3,000	3,000	720	
TN 37P006009	Community Room Upgrade (tables/chairs)	1470		1,000	1,000	1,000	480	
				9,500	9,500	9,500	3,900	
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				
X				X				
Terry W Cunningham, Executive Director								

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CGP) Part III: Implementation Schedule**

US Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Development Number/Name <small>Disasters/Emergencies</small> Activities	All Funds Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
1406	12/31/03			06/30/05			
1408	12/31/03			06/30/05			
1410	12/31/03			06/30/05			
1430	12/31/03			06/30/05			
1460	12/31/03			06/30/05			
1465	12/31/03			06/30/05			
1470	12/31/03			06/30/05			
1475	12/31/03			06/30/05			
TN 37P006001	12/31/03			06/30/05			
TN 37P006004	12/31/03			06/30/05			
TN 37P006009	12/31/03			06/30/05			
TN 37P006011	12/31/03			06/30/05			
Signature of Executive Director and Date X Terry W Cunningham, Executive Director				Signature of Public Housing Director/Office of Native American Programs Administrator and Date X			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement /Performance and Evaluation Report
 Capital Fund Program (CGP) Part I: Summary

US Department of Housing
 and Urban Development
 Office of Public and Indian Housing

CMB Approval No. 2577-0157 (Exp. 3/31/2002)
DRAFT

Kingsport Housing & Redevelopment Authority

PO Box 44 Kingsport, TN 37662

Capital Fund Number
 TN37P006501-03

FFY of Grant Approval
 2003

- Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year Ending 9/30/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds	-	-	-	-
2	1406 Operations	187,971	187,971	187,971	187,971
3	1408 Management Improvements	202,000	202,000	202,000	140,426
4	1410 Administration	63,000	63,000	63,000	59,436
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	55,000	55,000	55,000	53,009
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	36,000	36,000	36,000	28,410
10	1460 Dwelling Structures	181,042	181,042	181,042	30,446
11	1465.1 Dwelling Equipment - Nonexpendable	20,387	20,387	20,387	20,258
12	1470 Nondwelling Structures	2,900	2,900	2,900	2,900
13	1475 Nondwelling Equipment	25,000	25,000	25,000	16,993
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1498 Mod Used for Development	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	773,300	773,300	773,300	539,849
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security	-	-	-	-
24	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-

Signature of Executive Director and Date

X

Terry W. Cunningham, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CGP) Part II: Supporting Pages**

**US Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Development Number / Name Disasters/Emergencies Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide Management Improvements	Operations	1406		187,971	187,971	187,971	187,971	
	Vista Workers	1408	4	50,000	50,000	50,000	36,659	
	Vista Office Supplies	1408		4,000	4,000	4,000	5,631	
	Resident Training	1408		5,000	5,000	5,000	974	
	Resident Initiatives Manager	1408	1	41,000	41,000	41,000	40,589	
	Resident Initiatives Supplies	1408		2,000	2,000	2,000	3,100	
	Mgt/Maint Training	1408		8,000	8,000	8,000	5,607	
	MIS Specialist	1408	1	17,000	17,000	17,000	9,729	
	UPCS Inspection/Services	1408		45,000	45,000	45,000	38,137	
	Telecomm/Computer Upgrades	1408		5,000	5,000	5,000	-	
	Long Term Asset Management Plan			25,000	25,000	25,000	-	
				202,000	202,000	202,000	140,426	
PHA-Wide Administration								
	Mod Manager	1410	1	41,000	41,000	41,000	39,412	
	Employee Benefits	1410		16,000	16,000	16,000	16,427	
	Sundry	1410		2,500	2,500	2,500	338	
	Telephone	1410		1,500	1,500	1,500	1,321	
	Local Travel	1410		2,000	2,000	2,000	1,938	
				63,000	63,000	63,000	59,436	
PHA-Wide Fees & Costs								
	A and E Fees PHA Wide	1430		30,000	30,000	30,000	25,550	
	Inspector / Employee Benefits	1430	1	25,000	25,000	25,000	27,459	
				55,000	55,000	55,000	53,009	
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				
X				X				
Terry W Cunningham, Executive Director								

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement /Performance and Evaluation Report
Capital Fund Program (CGP) Part II: Supporting Pages

US Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Development Number / Name Disasters/Emergency Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Landscaping	1450		36,000	36,000	36,000	28,410	
PHA Wide Dwelling Equipment	Refrigerators	1465.1		20,387	20,387	20,387	20,258	
TN 37P006001 Lee	Mold Remediation	1460		3,480	3,480	3,480	3,480	C
	Porch/Mortar Repair	1460		8,075	8,075	8,075	8,075	C
				11,555	11,555	11,555	11,555	
TN 37P006002 Riverview	Repair Ceilings	1460		16,164	16,164	16,164	766	
TN 37P006003 Riverview	Community Bldg/Library HVAC	1470		2,900	2,900	2,900	2,900	C
TN 37P006004 Cloud	Floor Tile	1460	95	52,459	52,459	52,459	6,761	
TN 37P006007 Dogwood	Lights in Attics	1460	76	7,000	7,000	7,000	-	
TN 37P006009 Holly Hills	Replace HVAC	1460		93,864	93,864	93,864	11,364	
PHA Wide Non-Dwelling Equipment	Maint/Mgt Vehicle	1475	1	25,000	25,000	25,000	16,993	
Signature of Executive Director and Date X Terry W Cunningham, Executive Director				Signature of Public Housing Director/Office of Native American Programs Administrator and Date X				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CGP) Part III: Implementation Schedule**

US Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Development Number/Name <small>Disasters/Emergencies Activities</small>	All Funds Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
1406	09/30/05		09/30/03	09/30/07		09/30/03	
1408	09/30/05		09/30/03	09/30/07			
1410	09/30/05		09/30/03	09/30/07			
1430	09/30/05		09/30/03	09/30/07			
1450	09/30/05		09/30/03	09/30/07			
1460	09/30/05		09/30/03	09/30/07			
1465.1	09/30/05		09/30/03	09/30/07			
1470							
1475							
TN 37P006001							
TN 37P006002	09/30/05		09/30/03	09/30/07			
TN 37P006003							
TN 37P006004	09/30/05		09/30/03	09/30/07			
TN 37P006007	09/30/05		09/30/03	09/30/07			
TN 37P006009	09/30/05		09/30/03	09/30/07			
TN 37P006011							

Signature of Executive Director and Date

X

Terry W Cunningham, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP) Part I: Summary

**US Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Kingsport Housing & Redevelopment Authority	Capital Fund Number	FFY of Grant Approval
PO Box 44 Kingsport, TN 37662	TN37P006502-03	2003

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year Ending 9/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds	-	-	-	-
2	1406 Operations	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	154,117	154,117	154,117	139,590
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1498 Mod Used for Development	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$154,117	154,117	154,117	139,590
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security	-	-	-	-
24	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-

Signature of Executive Director and Date

X

Terry W. Cunningham, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Development Number / Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TN 37P006009 Holly Hills	HVAC	1460		154,117	154,117	154,117	139,590	
				154,117	154,117	154,117	139,590	

Signature of Executive Director and Date

X

Terry W Cunningham, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

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**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP) Part III: Implementation Schedule**

US Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Development Number/Name HA-Wide Activities	All Funds Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates ²	
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²		
1460	03/31/06			03/31/08				
TN 37P006009	03/31/06			01/00/00				
				03/31/08			Obligate 24 mos after available Expend 48 yrs after available	
Signature of Executive Director and Date X Terry W Cunningham, Executive Director				Signature of Public Housing Director/Office of Native American Programs Administrator and Date X				

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Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP) Part I: Summary

**US Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Kingsport Housing & Redevelopment Authority

PO Box 44 Kingsport, TN 37662

Capital Fund Number
TN37P006501-04

FFY of Grant Approval
2004

- Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year Ending **9/30/04** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds	-	-	-	-
2	1406 Operations	179,113	179,113	-	-
3	1408 Management Improvements	251,853	251,853	-	-
4	1410 Administration	63,000	63,000	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	53,000	53,000	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	86,294	86,294	-	-
10	1460 Dwelling Structures	197,806	197,806	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	4,500	4,500	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	60,000	60,000	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1498 Mod Used for Development	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	895,566	895,566	-	-
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security	-	-	-	-
24	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-

Signature of Executive Director and Date

X

Terry W. Cunningham, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

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Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP) Part II: Supporting Pages

US Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Development Number / Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide Management Improvements	Operations	1406		\$ 179,113	\$ 179,113	\$ -	\$ -	
	Vista Workers	1408		50,000	50,000	0	0	
	Vista Office Supplies	1408		4,000	4,000	0	0	
	Resident Training	1408		5,000	5,000	0	0	
	Resident Initiatives Manager	1408		41,000	41,000	0	0	
	Resident Initiatives Supplies	1408		2,000	2,000	0	0	
	Mgt/Maint Training	1408		8,000	8,000	0	0	
	CFP/Clerical Assistant	1408		10,000	10,000	0	0	
	UPCS Inspection/Services	1408		40,000	40,000	0	0	
	Telecomm/Computer Upgrades	1408		5,000	5,000	0	0	
	Energy Audit	1408		25,000	25,000	0	0	
	Resident Business Development	1408		2,000	2,000	0	0	
	Long Term Asset Mgt Plan	1408		59,853	59,853	0	0	
				\$ 251,853	\$ 251,853	\$ -	\$ -	
PHA-Wide Administration	Mod Manager/Employee Benefits	1410		57,000	57,000	0	0	
	Sundry	1410		2,500	2,500	0	0	
	Telephone	1410		1,500	1,500	0	0	
	Local Travel	1410		2,000	2,000	0	0	
				\$63,000	\$63,000	\$0	\$0	
PHA-Wide Fees & Costs	A and E Fees PHA Wide	1430		28,000	28,000	0	0	
	Inspector / Employee Benefits	1430		25,000	25,000	0	0	
				\$53,000	\$53,000	\$0	\$0	
PHA Wide Non-Dwelling Equipment	Maint/Mgt Vehicle (Bus)	1475		60,000	60,000	0	0	
				\$60,000	\$60,000	\$0	\$0	
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				
X				X				
Terry W Cunningham, Executive Director								

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Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP) Part II: Supporting Pages

US Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Development Number / Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
PHA Wide	Playground Improvements	1450		3,000	3,000	0	0		
	Neighborhood Appearance & Pest Control	1450		36,733	36,733	0	0		
	HVAC maintenance/service	1450		4,000	4,000	0	0		
				43,733	43,733	0	0		
PHA Wide Dwelling Equipment	Refrigerators	1465.1		1,500	1,500	0	0		
	ADA Modifications	1465.1		3,000	3,000	0	0		
				4,500	4,500	0	0		
TN 37P006001 Lee	Replace Ridge Vents	1460		10,000	10,000	0	0		
	Electric Ranges	1460		0	0	0	0		
	Remove Gas Meters/Install Elec Ranges	1460		10,000	10,000	0	0		
				20,000	20,000	0	0		
TN 37P006002 Riverview	Bathroom Heat	1460		9,200	9,200	0	0		
TN 37P006003 Riverview	Bathroom Heat	1460		5,200	5,200	0	0		
TN 37P006004 Cloud	Electric Ranges	1460		70,600	70,600	0	0		
	Remove Gas Meters/Install Elec Ranges	1460		41,022	41,022	0	0		
				111,622	111,622	0	0		
TN 37P006009 Holly Hills	Electric Ranges	1460		28,600	28,600	0	0		
	Remove Gas Meters/Install Elec Ranges	1460		18,184	18,184	0	0		
				46,784	46,784	0	0		
PHA Wide	Emergency Mold Abatement	1460		5,000	5,000	0	0		
Non-Dwelling Structures	TN6-4 Maint Shop/Garage Mods	1470		0	0	0	0		
	TN 37P006001 Community Room Upgrade (tables/chairs)	1470		0	0	0	0		
	TN 37P006003 Community Room Upgrade (tables/chairs)	1470		0	0	0	0		
	TN 37P006004 Community Room Upgrade (tables/chairs)	1470		0	0	0	0		
	TN 37P006007 Community Room Upgrade (tables/chairs)	1470		0	0	0	0		
	TN 37P006009 Community Room Upgrade (tables/chairs)	1470		0	0	0	0		
					0	0	0	0	
TN 37P006001	Parking Lot Improvements	1450		42,561	42,561	0	0		

Signature of Executive Director and Date

X

Terry W Cunningham, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

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**Annual Statement /Performance and Evaluation Report
Capital Fund Program (CFP) Part III: Implementation Schedule**

US Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577 - 0157 (Exp. 3/31/2002)

Development Number/Name HA-Wide Activities	All Funds Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
1406							
1408							
1410							
1430							
1450							
1460							
1465.1							
1470							
1475							
TN 37P006001							
TN 37P006002							
TN 37P006003							
TN 37P006004							
TN 37P006007							
TN 37P006009							
TN 37P006011							
				Approved \$ Quarter ending 9/30/04 ?			
				Obligate 18 mos after available			
				Expend 3 yrs after available			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			
X				X			
Terry W Cunningham, Executive Director							

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