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NORTHEAST TENNESSEE/VIRGINIA HOME CONSORTIUM

&

BRISTOL, TN COMMUNITY DEVELOPMENT BLOCK GRANT

**2023 - HUD ACTION PLAN
FY '24 – BRISTOL, TN CITY BUDGET**

**Prepared for:
THE U. S. DEPARTMENT OF
HOUSING & URBAN DEVELOPMENT**

**Prepared by:
NORTHEAST TENNESSEE/VIRGINIA HOME CONSORTIUM
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May 2023

Executive Summary

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

1. Introduction

The City of Bristol, Tennessee is a part of the Kingsport-Bristol-Bristol, Tennessee-Virginia Metropolitan Statistical Area and is a Department of Housing and Urban Development Community Development Block Grant Entitlement City. The CDBG program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C.-5301 et seq. HUD has published allocations for grant year 2023 (7/1/2023 – 6/30/24). This year Bristol, Tennessee expects to receive \$223,363 in CDBG funds and \$1,292,819 in HOME funds.

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

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

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

REVENUE:

2023-24 CDBG Allocation: \$223,363

2023-24 HOME Allocation: \$1,292,819

CDBG Projected PI: \$10,000

HOME Projected PI: \$80,000

2022 Bristol CDBG Carryover: Approx \$215,384

2022 HOME Consortium Carryover: Approx \$3,108,657

EXPENSES:

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

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

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

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

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

While HOME funds must be used for housing purposes, CDBG funds may be used for both housing and non-housing activities. Both must be used to promote viable communities by following one of the three objectives listed above. All funds must serve low- to moderate-income areas, persons or special needs individuals including the homeless, persons with disabilities, victims of domestic violence or child abuse/neglect, persons with substance abuse, AIDS, mental illness, and the elderly. An abbreviated list of the City's and the HOME Consortium's goals include:

- The expansion of homeownership opportunities for very low- low-and moderate-income households.
- Expand opportunities to qualified very low-, low-, and moderate-income homeowners to rehabilitate their homes to correct minor and major code violations.
- Develop transitional and supportive housing for at-risk clients.
- Develop new single-family housing units within the Consortium.
- Expand rental housing opportunities for income-qualified individuals and families.
- Assist in the expansion of support services for the at-risk population.
- Neighborhood revitalization through improving housing stock, removing dilapidated structures, installing sidewalks and recreational facilities - thus creating viable, thriving neighborhoods.
- Assist with economic development opportunities through the creation or expansion of job opportunities for low-and moderate-income people.

3. Evaluation of past performance

Bristol CDBG Projects:

Rehabilitation/Reconstruction: \$264,319 (\$144,187 in 2023 allocation + \$1,000 Rehab Admin + \$109,132 in carryover & \$10,000.00 projected Program Income)

Public Service: \$33,504 (\$25,000 to YWCA & \$8,504 to Family Promise of Bristol)

Demolition (Neighborhood Revitalization): \$43,775.40 (\$0 2023 allocation, + \$43,775.40 in carryover)

Sidewalks (Public Facilities): \$62,476 (\$0 2023 allocation + \$62,473.73 in carryover)

Program Administration: \$44,672

HOME Consortium Projects:

CHDO Set-aside (15% annual minimum): \$890,287 (\$193,922.85 in 2023 allocation + \$696,365 in PY carryover)

Bristol, TN (11%): HO & REHAB - \$262,720.88 (\$105,557.57 in 2023 allocation and \$157,163 in PY carryover)

Bristol, VA (9%): HO & REHAB - \$277,937.64 (\$86,365.28 in 2023 allocation and \$191,572.64 in PY carryover)

Kingsport (23%): HO & REHAB - \$375,055.47 (\$220,711.47 in 2023 allocation and \$154,344 in PY carryover)

Johnson City (27%): HO & REHAB - \$785,700.83 (\$259,095.85 in 2023 allocation and \$526,604.98 in PY carryover)

Bluff City: HO & REHAB - \$63,939.39 (\$10,000 in 2023 allocation and \$53,939 in PY carryover)

Sullivan County (17%): HO & REHAB - \$822,003.69 (\$163,134.42 in 2023 allocation and \$658,869.27 in PY carryover)

Washington County (13%): HO & REHAB - \$546,339.68 (\$124,749.85 in 2023 allocation and \$421,589.83 in PY carryover)

Administration (10%): \$129,281.90 (FTDD - \$84,033.24; City of Bristol - \$45,248.67)

2. Summarize the objectives and outcomes identified in the Plan

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

The City of Bristol Tennessee has consistently met or exceeded its goals to address decent housing and assistance to first-time homebuyers. Bristol uses CDBG funds for emergency rehab (max of \$10,000.00 before soft costs) and major rehab projects (max of \$40,000.00 before soft costs). Other projects undertaken include demolition of dilapidated, unsafe structures due to citizen input and the visible deterioration of buildings in many of our neighborhoods. We have chosen neighborhood stability/revitalization again this year due to the success of the current sidewalk project. We believe we have done an outstanding job in managing our CDBG and HOME funds, leveraging federal dollars with public and private sources, partnering with local agencies to obtain necessary services for special needs populations and serving the low- and moderate-income residents of our city.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Bristol's most recent Consolidated Plan (2020-2024) was developed through a collaborative process whereby the community identifies local critical needs and assists in establishing an Action Plan. Citizen participation is a critical part of the Consolidated and Action Plans, including developing, amending, and reporting on program performance annually. The city solicits and encourages the participation of all citizens, including minorities, non-English speaking populations, and persons with disabilities. Public hearings and community meetings are conducted in various areas of the Consortium to give more residents the opportunity to voice their opinions.

1. Consultations with Other Community Institutions.

In previous development of the Five-Year Consolidated Plan and this new 2023 Action Plan, the city consulted with other public and private for-profit and non-profit agencies that either provide or have direct impact on the broad range of housing, health, and social services used by Bristol residents. These agencies provided knowledge regarding local unmet needs and ongoing critical needs. The City Council has designated the Community Development Advisory Committee (CDAC) as the primary advisory body and as such, information on community needs and priorities have been discussed at their meetings.

2. Public Hearings.

There were several public meetings from the beginning stages of development of the Plan in order to gather information on community needs from citizens and local service providers until the completion of the plan. In compliance with the Citizen Participation Plan, the first public hearing was held at the Community Development Advisory Committee (CDAC) meeting in Bristol on September 13, 2022, for both CDBG and HOME programs. A second public hearing is to be held on May 2, 2023, at the Bristol Tennessee City Council meeting.

3. Written Comments.

No written comments have been received at this time. Notification of availability of the draft appeared in the local newspaper and the city's website. The public was able to review the draft at the local Housing Authority office (Bristol Housing), the Bristol Public Library, The Slater Community Center, and the Bristol Community Development and Planning office as well as online at Bristoltn.org.

4. Action Plan and Public Hearings.

No written or verbal comments have been received at this time.

If comments are received at the final public hearing, a summary will be included in this final document. The City Council would consider comments from the public, the Northeast Tennessee/Virginia HOME Consortium Board recommendations, the Community Development Advisory Committee recommendations, and staff recommendations in composing this final Plan.

5. **Summary of public comments**

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

All comments will be accepted. City staff will continue to confer with local agencies about input. Local agencies are a critical component for partnerships and funding resources to provide the services that CDBG and HOME cannot fund.

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

All comments will be accepted. City staff will continue to confer with local agencies about input. Local agencies are a critical component for partnerships and funding resources to provide the services that CDBG and HOME cannot fund.

7. **Summary**

Several agencies and organizations participated in the consultation process including Bristol Housing, Appalachian Regional Coalition on Homelessness (ARCH), Bristol's Promise, public service organizations, Code Enforcement, public housing resident associations, United Way of Bristol, members of City Council, and the Community Development Advisory Committee. The Community Development Specialist regularly attends monthly or quarterly meetings throughout the year to stay informed including Bristol's Promise, ARCH, and is in contact with several housing and service providing agencies whether or not they are funded with CDBG or HOME funds. Staff continues to participate in the Bristol Community Response Coordinating Committee. The committee has expanded, and multiple reports are given from Non-profit Agencies, Cities, Public Housing, Health Departments, Schools Systems, Ballard Health,

Churches and local non-profits updating each other and communicating on COVID-19 and community issues.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	BRISTOL	Community Development & Planning
HOME Administrator	BRISTOL	Community Development & Planning

Table 1 – Responsible Agencies

Narrative

Bristol, Tennessee is the Lead Entity for the Northeast TN/VA HOME Consortium. Consortium members include Bristol, Kingsport, Johnson City, Bluff City, Sullivan and Washington Counties in Tennessee and Bristol, Virginia. The Department of Community Development is responsible for the administration of Bristol, Tennessee’s HOME and CDBG funds. Bristol is responsible for preparing the Consolidated Plan, Annual Action Plan and the CAPER. They are also responsible for all IDIS input for HOME and Bristol, TN CDBG. The City processes all HOME payments, conducts a quarterly Board meetings and holds public hearings. Bristol, Tennessee is ultimately responsible to the Knoxville HUD Field Office for properly administering the HOME Program.

The First Tennessee Development District serves as the Administrative Agent for the HOME Consortium. As such, they are responsible for administering all projects undertaken by the Consortium, i.e., homeownership, rehab/reconstruction, rental rehab and CHDO. They prepare member entity subrecipient agreements as well as CHDO agreements. They assist with the preparation of the Consolidated Plan, Action Plan and CAPER. They attend all Consortium meetings and public hearings. Administration is defined as negotiating a contract, providing regular oversight, reviewing environmental review records, monitoring, risk-based evaluation of projects, authorizing reimbursement and certifying that all requirements have been met.

The City of Bristol has been receiving CDBG grant funds since 1976 and HOME Consortium grants since 2003. We are proud to say that we have had minimal problems throughout the years.

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

- Holding meetings in ADA-accessible locations
- Including Spanish language in the public hearing ads
- Providing copies of the Draft Plan at central locations, i.e., Bristol Public Library, Slater Community Center, Bristol Housing, online at Bristoltn.org and the Community Development and Planning office.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

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

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

To ensure the participation of and coordination between public and private agencies, the participating jurisdiction's staff is frequently involved in various activities with the agencies and regularly attends meetings that address community needs. Remaining in close contact with vital housing and service providers, either in person or by phone, gives staff and the agencies a better understanding of current and changing needs. Jurisdictions in the Consortium area work diligently to keep abreast of issues that exist or that may arise that affect our homeless, special needs and/or low-income residents. Some of the agencies contacted include: Bristol(s), Kingsport, and Johnson City Redevelopment and Housing Authorities, local health departments, each jurisdiction's social/human service agency, United Way, ARCH, Frontier Health, Legal Aid of Northeast Tennessee and various divisions of the Planning departments, including Code Enforcement and Inspections. The following transportation planning bodies that serve the Consortium area are available for consultation when addressing the needs of low-income people: Bristol, TN/VA Urban Area Metropolitan Planning Organization, Johnson City

Metropolitan Transportation Planning Organization and the Kingsport Metropolitan Transportation Planning Organization.

Bristol, Tennessee, CDBG funds are utilized on a citywide basis. We have not designated a revitalization area or deemed an area as slum and blighted.

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

Each Participating Jurisdiction in the HOME Consortium attends regular meetings of its respective Continuum of Care. Tennessee localities and agencies attend the Appalachian Regional Coalition on Homeless quarterly meetings and Bristol, Virginia attends the Southwest Virginia Continuum of Care meetings through People Inc. Both organizations are comprised of a group of agencies that focus on issues pertaining to all aspects of homelessness. Often homelessness issues cross state lines so coordination between the two Continuums as well as coordination with the HOME Consortium is essential to efforts to provide services to the homeless and those at risk of becoming homeless.

Through participation of the members of the CoC's the agencies can more effectively address the needs of homeless individuals and families, including homelessness prevention; case management, permanent supportive housing, emergency services; food and clothing; medical assistance; transportation services; and transitional housing. Each Continuum has intake workers that screen persons to determine particular needs and make proper referrals based upon individual or family needs.

Workshops are periodically held to provide information on the most urgent and current needs of the homeless and to solicit input from local agencies and organizations that may be helpful to other shelter or service providers in better meeting the needs of this population.

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

Several years ago, Tennessee Housing and Development Authority (THDA) asked that local municipalities not apply for ESG funding rather than allow the individual shelters to competitively apply themselves. THDA is the State recipient and all applications are awarded through a state competitive process except for Johnson City, TN, who receives an annual set-aside. Johnson City is responsible for its own ESG application and sub-award process to subrecipients to be used for eligible ESG activities exclusively inside Johnson City limits, and subsequent project management and administration. All Continuum of Care ESG applicants are required to participate in ARCH Coordinated Entry System and report in local Homeless Management Information System (HMIS) or comparable database if DV

provider regardless if competitively funded or Johnson City set-aside funded. ARCH evaluates the performance of the homeless system and individual projects, including those funded with CoC and ESG funds, and identifies project performance metrics and determines how each projects' performance should be incorporated into the CoC and ESG ranking process. THDA must consult with the CoC in determining how to allocate ESG funds based on performance measures and gaps analyses, project eligibility, and annual Point-in-Time, Annual Homeless Assessment Report, Systems Performance Measurements, and Longitudinal Systems Analysis Reports. ARCH has established Written Standards for CoC and ESG programs that provide consistent CoC-wide operative procedures, and CoC-approved HMIS Policies and Procedures for the operation and administration of HMIS, which are reviewed annually. The City of Kingsport, along with multiple other area service providers and non-profits, have applied for THDA ESG grants competitively funded through the CoC for 2023.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Appalachian Regional Coalition on Homelessness
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ARCH is/was consulted on a regular basis to keep the Tennessee Participating Jurisdictions abreast of most current homeless needs and available resources. ARCH was consulted regarding needs of the chronically homeless, homeless veterans and unaccompanied youth. ARCH has an office in Johnson City that serves the entire Consortium area. They are working with the VA Center, housing agencies, the VASH program, talking with housing agencies concerning persons returning from institutions and pursuing better and additional services for persons with mental disorders.

2	Agency/Group/Organization	Bristol Housing & Redevelopment Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Bristol Housing and Redevelopment Authority will continue to provide safe and secure housing for low-income elderly residents, as well as families. Bristol Housing is also using the Section 8 voucher program to assist residents into homeownership.
3	Agency/Group/Organization	FIRST TENNESSEE DEVELOPMENT DISTRICT
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Regional organization Planning organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The First Tennessee Development District is consulted on a regular basis as they serve as the Administrative Agent for the Northeast Tennessee/Virginia HOME Consortium. FTDD also assists communities in applying for THDA HOME grants for substantial rehabs.

4	Agency/Group/Organization	EASTERN EIGHT CDC
	Agency/Group/Organization Type	Housing Regional organization Planning organization Business and Civic Leaders Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Eastern Eight Community Development Corp. serves as a Community Housing Development Organization (CHDO) for the HOME Consortium and also develops affordable housing subdivisions in the region. E8 CDC also administers financial counseling, lending and have multiple affordable rental units in the region.

5	Agency/Group/Organization	United Way of Bristol VA/TN
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Planning organization Business Leaders Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The United Way of Bristol supports multiple local non-profit and service providers in the community. The United Way's knowledge and resources play an important role in helping the lower income population for Bristol, TN and Bristol, VA.

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

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

Staff participates in community wide meetings where multiple agencies speak up and play an important roles in affordable housing, homeless needs and development services for Bristol.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Appalachian Regional Coalition on Homelessness	ARCH works with each TN Entitlement Community for an action plan for that particular jurisdiction. Each community varies in size and needs, so a one-size-fits-all approach is not realistic.

Table 3 – Other local / regional / federal planning efforts

Narrative

The Appalachian Regional Coalition on Homelessness is the region's Continuum of Care organization in Tennessee. Nonprofit service agencies who are members of ARCH attend bi-monthly meetings and provide data on the homeless through the Homeless Management Information System (HMIS).

The Tennessee Housing Development Agency provides state Emergency Shelter Funds to nonprofit organizations, i.e., women's domestic violence shelters, day centers and Salvation Armies who, in turn, attempt to address the needs of the homeless.

People Incorporated is the Continuum of Care for Bristol, VA. The City of Bristol, VA receives a copy of the community action agency's annual community needs assessment to inform its 5-year plan.

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

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

The Citizens' Participation Plan that was developed for the City of Bristol, Tennessee and then created for the Northeast Tennessee/Virginia HOME Consortium continues to be in effect. There were several public meetings from the beginning stages of development of the Plan in order to gather information on community needs from citizens and local service providers. The first public hearing was held at a Community Development Advisory Committee (CDAC) meeting in Bristol on September 13, 2022, for both CDBG and HOME programs. A second public hearing will be conducted on May 2, 2023, at the Bristol Tennessee City Council meeting.

Additional community meetings were/are being held at various locations in Bristol, VA, Kingsport, TN and Johnson City with regard to their individual CDBG Action Plans.

Draft copies of this Action Plan were made available to the public at the Bristol Public Library, Bristol Housing, Slater Community Center, online at BristolTN.org, and at each member of the Consortium's Community Development Departments.

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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1	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The first public hearing was held during the Bristol Community Development Advisory Committee (CDAC) meeting on September 13, 2022 5:30 p.m. The Public Hearing was to provide citizens an opportunity to express views regarding the identification of housing and community development needs within the boundaries of Bristol, TN and the Consortium area. This hearing was advertised in the Bristol Herald Courier and on the City's website. The</p>	No comments were received at this time.	N/A	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
			Bristol, TN CDAC committee and Bristol Housing were in attendance and no comments were heard.			

2	Public Meeting	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The Bristol, TN Community Development Advisory Committee meets throughout the year. These meetings are open to the public. The CDAC acts in advisory capacity to assist in the planning and implantation or projects as part of the city's Community Development Block Grant, HOME and additional activities. The CDAC acts as a liaison to the Bristol community. CDAC meetings are advertised on the City's website, as well as meeting minutes,</p>	No comments were received at this time.	N/A	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
			agendas, and other general information regarding housing and community development needs.			

3	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The second public hearing will be held during the May 2nd Bristol Tennessee City Council Meeting. The Public Hearing provides citizens an opportunity to express views regarding the identification of housing and community development needs within the boundaries of Bristol, TN and the Consortium area. This hearing was advertised in the Bristol Herald Courier, on the City's website and by The First Tennessee Development District.</p>	<p>No comments were received at this time.</p>	<p>N/A</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Both public hearings and 30-day comment periods were advertised in the Bristol Herald Courier. The Bristol Herald Courier ad promoted the Public Hearings for the Action Plan. The ads were partly in Spanish and included the Fair Housing Logo as well as information to persons with disabilities or hearing impairments.</p>	<p>No comments were received at this time.</p>	<p>N/A</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	The City of Bristol, Tennessee utilizes the city website and social media outlets to promote surveys, reports, applications and events.	None at this time.	N/A	www.bristoltn.org

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
6	Outreach at local level	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Information such as the Action Plan, CAPER and Consolidated Plan are always placed in multiple viewing area's including the Slater Community Center, Bristol Housing front desk and the Bristol Public Library where folks are able to learn more and participate if they so choose.	None at this time.	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Bristol, Tennessee receives CDBG funds as an entitlement city. We also receive HOME funds from HUD through the Northeast Tennessee/Virginia HOME Consortium that is then allocated by HUD's percentage rate per locality.

Bristol, Tennessee as well as Bristol, VA, Kingsport, TN, and Johnson City, TN also received CDBG-CV funding in 2019/2020 through the Coronavirus Relief and Recovery CARES Act to prevent, prepare for and respond to the COVID-19 pandemic. Each community designated funding based on area need. Communities are not expected to receive any additional CARES funding at this point. Funding is still active in each community.

The Northeast Tennessee/Virginia HOME Consortium has also submitted an Allocation Plan for HOME-ARP 2021 funding of \$4,014,832. The funding plan presented is to produce affordable rental units, non-profit capacity building, supportive services, and admin funding for the

region.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	223,363	10,000	215,384	448,747	600,000	CDBG funds will support housing and non-housing needs in the City of Bristol, TN. Allocation - \$223,363 + PI \$10,000 + PY Resources Approx \$215,384.13

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,292,819	80,000	3,108,657	4,481,476	3,500,000	HOME funds will continue to support housing rehabilitation, first-time homebuyer assistance, acquisition, and rental rehab in the Consortium area. Allocation - \$1,292,819 + PI \$80,000 + PY Resources Approx \$3,108,657.

Table 2 - Expected Resources – Priority Table

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

Bristol, Tennessee, along with the other HOME Consortium members, will partner with nonprofits and other agencies such as Habitat for Humanity, Appalachian Service Project, United Way, People, Incorporated, Eastern 8 Community Development Corporation, First Tennessee Development District and local/regional financial institutions to leverage HOME dollars and to generate the required 25% match. The CDBG program allocations will be leveraged through each community's general fund dollars, partnerships with local service providers and in-kind contributions.

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

Occasionally, a resident or absentee property owner will donate a house or lot to the City in order to avoid paying taxes or to pay for upkeep on the property. Other times, a dilapidated structure may be demolished leaving a vacant lot. A lien is placed on the property for the cost of demolition and any upkeep the City paid for safety reasons or blight elimination. When this happens, the City may donate these lots to YouthBuild, Habitat for Humanity, Appalachian Service Project, or some other similar entity to be used for new construction for eligible households.

Discussion

This year Bristol, Tennessee expects to receive \$223,363 in CDBG funds and \$1,292,819 in HOME funds.

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

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

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

REVENUE:

2023-24 CDBG Allocation: \$223,363

2023-24 HOME Allocation: \$1,292,819

CDBG Projected PI: \$10,000

HOME Projected PI: \$80,000

2022 Bristol CDBG Carryover: Approx \$215,384

2022 HOME Consortium Carryover: Approx \$3,108,657

EXPENSES:

Bristol CDBG Projects:

Rehabilitation/Reconstruction: \$264,319 (\$144,187 in 2023 allocation + \$1,000 Rehab Admin + \$109,132 in carryover & \$10,000.00 projected Program Income)

Public Service: \$33,504 (\$25,000 to YWCA & \$8,504 to Family Promise of Bristol)

Demolition (Neighborhood Revitalization): \$43,775.40 (\$0 2023 allocation, + \$43,775.40 in carryover)

Sidewalks (Public Facilities): \$62,476 (\$0 2023 allocation + \$62,473.73 in carryover)

Program Administration: \$44,672

HOME Consortium Projects:

CHDO Set-aside (15% annual minimum): \$890,287 (\$193,922.85 in 2023 allocation + \$696,365 in PY carryover)

Bristol, TN (11%): HO & REHAB - \$262,720.88 (\$105,557.57 in 2023 allocation and \$157,163 in PY carryover)

Bristol, VA (9%): HO & REHAB - \$277,937.64 (\$86,365.28 in 2023 allocation and \$191,572.64 in PY carryover)

Kingsport (23%): HO & REHAB - \$375,055.47 (\$220,711.47 in 2023 allocation and \$154,344 in PY carryover)

Johnson City (27%): HO & REHAB - \$785,700.83 (\$259,095.85 in 2023 allocation and \$526,604.98 in PY carryover)

Bluff City: HO & REHAB - \$63,939.39 (\$10,000 in 2023 allocation and \$53,939 in PY carryover)

Sullivan County (17%): HO & REHAB - \$822,003.69 (\$163,134.42 in 2023 allocation and \$658,869.27 in PY carryover)

Washington County (13%): HO & REHAB - \$546,339.68 (\$124,749.85 in 2023 allocation and \$421,589.83 in PY carryover)

Administration (10%): \$129,281.90 (FTDD - \$84,033.24; City of Bristol - \$45,248.67)

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Rehabilitation	2020	2024	Affordable Housing		Homeowner Rehabilitation	CDBG: \$601,781 HOME: \$4,482,545	Homeowner Housing Rehabilitated: 50 Household Housing Unit
2	First Time-Homeownership Opportunity	2020	2024	Affordable Housing		First-time homeownership opportunity	CDBG: \$0 HOME: \$1,500,000	Direct Financial Assistance to Homebuyers: 70 Households Assisted
3	Single-Family Housing Development	2020	2024	Affordable Housing		Expanded rental housing opportunities Permanent, supportive housing for at-risk Single-family housing development Economic Development	HOME: \$900,000	Homeowner Housing Added: 20 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Service Agencies Homeless Services Economic Development	CDBG: \$320,000 HOME: \$0	Public service activities for Low/Moderate Income Housing Benefit: 60 Households Assisted Homelessness Prevention: 150 Persons Assisted Jobs created/retained: 20 Jobs
5	Homeless Assistance	2020	2024	Homeless		Homeless Services	CDBG: \$75,000	Homelessness Prevention: 250 Persons Assisted
6	Neighborhood Revitalization	2020	2024	Neighborhood Improvements		Public Improvements and Infrastructure	CDBG: \$300,000 HOME: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 250 Households Assisted Buildings Demolished: 13 Buildings
7	Rental Housing Opportunities	2020	2024	Affordable Housing		Expanded rental housing opportunities	CDBG: \$0 HOME: \$900,000	Rental units constructed: 12 Household Housing Unit
8	At-risk supportive housing development /TBRA	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs		Permanent, supportive housing for at-risk	HOME: \$100,000	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted Homelessness Prevention: 250 Persons Assisted

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Homeowner Rehabilitation
	Goal Description	To provide expanded opportunities to qualified very low, low, and moderate income homeowners to rehabilitate their homes to correct major code violations. Bristol, Tennessee & Virginia, Johnson City and Kingsport will continue their current rehab programs with CDBG funds. Consortium funds will also be used for rehabilitation/reconstruction projects.
2	Goal Name	First Time-Homeownership Opportunity
	Goal Description	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 through HOME funds.
3	Goal Name	Single-Family Housing Development
	Goal Description	Develop new single-family housing units within the Consortium working with local CHDO's and developers.
4	Goal Name	Public Services
	Goal Description	Because of the high number of low- to moderate income persons residing in Bristol, TN, many services are offered but many are underfunded because of decreased available dollars. Services such as affordable child care, medical assistance, services to abused/neglected children, services to victims of domestic violence, etc. are vital for a thriving community.
5	Goal Name	Homeless Assistance
	Goal Description	Over this Consolidated Plan (2020-2024 HUD program years) we plan to address homeless issues including determining the services and shelter options that are available and those that are still needed, transitional housing, housing and services for veterans and persons returning from institutions.
6	Goal Name	Neighborhood Revitalization
	Goal Description	These funds will be used for elimination of blight through demolition of dilapidated structures, improvement to public facilities, street/sidewalk improvements and other activities that will improve the sustainability of low-income neighborhoods and make them safer, more aesthetically pleasing, and create more viable living conditions.

7	Goal Name	Rental Housing Opportunities
	Goal Description	To provide expanded rental housing opportunities to qualified very low, low, and moderate income households.
8	Goal Name	At-risk supportive housing development /TBRA
	Goal Description	To help develop transitional and supportive housing for at-risk clients.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Consolidated Plan focuses on Homeowner Rehabilitation as the number one Goal for both the CDBG and HOME Consortium programs. This is due to the age of housing, the high number of low-income homeowners, and the general low-income population has caused many houses to deteriorate due to lack of private funds to meet the needs in the region. Homeowners many times are forced to live without adequate heating, unsafe wiring, and other unsafe living conditions. CDBG and HOME funds will address many of these issues.

Other areas of concern include affordable housing in the region and neighborhood revitalization. Bristol, TN is focusing on neighborhood revitalization with sidewalk improvements in qualifying neighborhood and demolition of dilapidated/blighted properties. Dilapidated housing and other structures cause blighted conditions in neighborhoods and deter homeownership, rental, and cause a declining interest in living or enjoying recreational facilities in these areas. With the demolition of unsafe structures, installation of sidewalks, and improvements in streets and neighborhood facilities, we believe we can continue to rejuvenate some of these areas of the City and make them attractive places to live, play, and conduct business.

#	Project Name

Table 4 – Project Information

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

Bristol, TN has a Community Development Advisory Committee (CDAC). CDAC Acts in an advisory capacity to assist in the planning and implementation of projects as part of the City's CDBG program and as such in the CDBG-CV funding requests. CDAC also reviews projects and services and act as a liaison with the community. CDAC make recommendations on projects and problems are forwarded to City Council in the annual Action Plan through the Development Services Office.

The Northeast Tennessee/Virginia HOME Consortium has an agreed upon percentage that has been used for several years. The individual community determines what amount to put into each of the projects (homeownership or rehab/reconstruction).

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date
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AP-50 Geographic Distribution - 91.420, 91.220(f)

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

The Bristol, TN CDBG and the Northeast Tennessee/Virginia HOME Consortium have always directed funding to helping qualifying individuals & families within the City limits/Consortium boundaries.

Geographic Distribution

Target Area	Percentage of Funds

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Housing needs and public services will be addressed citywide because of the nature of the projects themselves. They will serve income-eligible persons with the greatest need. Infrastructure improvements will be made in low-income areas of the City. Public service funds will be used for presumed benefit/limited clientele persons.

The Northeast Tennessee/Virginia HOME Consortium utilizes the most recent HOME Consortia Percentage Report to make allocations to each member based on the percentages provided by HUD. These percentages are applied once the admin and CHDO sub funds have been applied. Most recently the % is as follows;

- CHDO Set-aside - 15% min
- Bristol, TN - 11%
- Bristol, VA - 9%
- Kingsport - 23%
- Johnson City - 27%
- Bluff City - Flat \$10,000.00
- Sullivan County - 17%
- Washington County - 13%
- Administration - 10%

Discussion

Johnson City, Tennessee receives the largest percentage (27%) of the HOME allocation. Johnson City has the largest population with more than 72,703 households and approximately 20.9% poverty rate. There is a citywide need for decent housing, neighborhood restoration and services due to the low

income of the area and the inability of homeowners to make necessary repairs to their homes.

Affordable Housing

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

Introduction

Affordable Housing Goals:

Bristol, Tennessee CDBG funds will be used to rehab 8 single-family units and Bristol, TN HOME funds will be used to assist 2 low-income families into homeownership and 1 possible reconstruction.

HOME Consortium: Consortium 2023 allocation funds of \$1,238,877 plus prior year funds will be utilized by the remaining members of the Consortium to complete at least six (6) reconstructions and two (2) major rehab projects for low-income households as well as assist a least six (6) low-income families into homeownership.

The "One-Year Goals for the Number of Households Supported Through" chart below only reflects Bristol, Tennessee CDBG Goals only.

HOME CHDO funds will be subfunded to a Community Housing Development Organization(s) for HOME-eligible project.

The process for soliciting & funding applications is generally on a first come first served basis, unless the need is urgent.

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

Detailed information may be obtained from any of the Community Development or Development Services offices in the area including Bristol, Kingsport and Johnson City for the HOME Consortium program, First Tennessee Development District and each City website also has basic program information, applications and income guidelines.

One Year Goals for the Number of Households to be Supported	
Homeless	25
Non-Homeless	20
Special-Needs	0

One Year Goals for the Number of Households to be Supported	
Total	45

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	16
Acquisition of Existing Units	0
Total	18

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

One-Year Goals for Fair Housing Enforcement are as follows:

Local jurisdictions follow the State of Tennessee and Virginia Fair Housing Ordinance in adjudicating fair housing issues. All Tennessee members of the Consortium receive services from the East Tennessee Legal Services agency and the Knoxville and Richmond area HUD offices to address the most serious fair housing issues.

Each of the Cities within the Consortium have previously adopted a Fair Housing Ordinance that prohibits discrimination in housing practices and incorporates provisions of the Civil Rights Act of 1964, the Fair Housing Act of 1968 and the Fair Housing Amendments Act of 1988. The documents include protection for all citizens regardless of race, color, sex, religion, national origin, disability or familial status.

Presently, there are no private organizations in the community that address fair housing issues or provide fair housing services. Most agencies within the area tend to provide little more than referral services.

Each jurisdiction under the HUD program guidelines provides informational programs to the public through printed material, public notices and local media advertising. The local Board of Realtors in each area of the Consortium, as well as the Mortgage Bankers Association, also provides written materials to the public and to their housing clients.

The Consortium’s Administrative Agent, the First Tennessee Development District, provides informational programs to area realtors, lenders and appraisers in order to better educate our partners with regards to fair housing practices.

Public awareness and education of Fair Housing Laws are a continuing activity conducted by staff. These activities include interviews with the media, distribution of informational brochures, display of Fair Housing posters and publication of information and advertisements to make the general public more aware of Fair Housing issues. Each year, resolutions designating April as Fair Housing Month are passed by local governing bodies.

Legal Aid of East Tennessee (LAET) is the agency to which the majority of discrimination claims are directed. They report that the greatest number of discriminatory practices involve race and familial status (women with children). Statistical information regarding number of complaints received and their resolution is available from Legal Aid of East Tennessee. LAET has conducted training sessions with landlords and key housing providers and their staff (housing authorities), as well as with tenants, reviewing the Landlord Tenant Act. Regular Fair Housing Act outreach to voucher recipients at Kingsport Housing & Redevelopment Authority and to the Bristol Tennessee Housing Authority is conducted. Voucher landlords in both Bristol and Kingsport have been trained on the Fair Housing Act as have the staff members. Additionally, the landlords and tenants in Johnson City have received training on the Fair Housing Act in a cooperative effort with the Johnson City courts. Special efforts at outreach regarding the Fair Housing Act have been made to the HOPE VI tenants in Kingsport with the assistance of the Central Baptist Church.

Through these educational programs and services, we are striving to provide information to any who feel they may be experiencing discrimination, whether it be the disabled, the elderly, or those in any of the fair housing protected classes of people.

Staff attend Fair Housing, ACE's and Trauma Informed Care, Poverty Education and Diversity/Inclusion trainings each year.

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

Introduction

There are 4 Public Housing Authorities within the Consortium's jurisdiction. None of the Consortium's member governments manage the public housing programs in their respective cities; however they do work together on community needs. Below is a description of the action that the PHAs will undertake. Consortium members individually and the Consortium proper mainly serve in an advisory role in carrying out these actions.

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

The Public Housing Authorities within the Consortium area will continue to provide affordable rental housing to the very low and low-income families through good management, use of capital improvement funds to maintain units and while encouraging active resident initiative programs.

Bristol Housing is changing the HCV/S8 preferences to include those who are already housed, but in desperate need of assistance to stay where they are. This update will help Bristol Housing to better utilize funding which is not being expended due to voucher-holders being unable to find affordable housing (especially 1BR units).

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

The Public Housing Authorities, through their Section 8 Assistance Program will continue to expand opportunities for affordable rental housing as well as assisting with homebuyer opportunities through their Section 8 to Homeownership Voucher Program.

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

No PHA within the Consortium is designated "troubled".

Discussion

The Consortium area has well respected Public Housing Agencies who go above and beyond to help citizens.

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

Introduction

The Northeast Tennessee/Virginia HOME Consortium is authorized under Title I of the Housing and Community Development Act of 1974, as amended. Its mission is to identify gaps in housing and homeless services to determine projects for which the Consortium will use its resources to address priority needs. This includes services to the homeless and other special needs activities. Included in identified priorities are: developing transitional and special needs housing for at-risk households; assisting the expansion of support services for at-risk populations; maintain/develop adequate affordable housing units for the elderly, persons with physical and mental disabilities, veterans, etc.; support agencies that provide affordable daycare, health services, drug/alcohol dependency counseling, etc. Another goal of the Consortium and the Appalachian Regional Coalition on Homelessness.

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

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

The participating Jurisdictions in the HOME Consortium plan to join ARCH in its efforts to aggressively outreach to all homeless populations living on the streets and in shelters who otherwise would not seek assistance and to help them receive a clinical assessment and referral for medical treatment of physical and psychiatric disorders including substance abuse; help with providing long-term transitional residential assistance, case management and rehabilitation; and help with employment assistance and linkage with available income supports and permanent housing.

Also many non-profit agencies within the Consortium footprint participate in the area's CoC (ARCH & People Inc.), these agencies play an important role in reaching work and working to help homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

Each participating jurisdiction has its own Salvation Army as well as at least one more rescue mission or faith-based shelter. Currently there is a minimally sufficient level of emergency shelter overall in the Consortium area, but additional ones could be utilized with longer stay times (average is 5 days) and available transportation to access available shelter. ARCH provides transportation as able. There are several transitional housing units in the area, but not nearly enough. The transitional housing programs in the area work; however, the Consortium area averages only one transitional housing unit for every three homeless persons. The Northeast Tennessee/Virginia HOME Consortium will work with Appalachian Regional Coalition on Homelessness and People Incorporated to help raise awareness, apply for funding, and other measures to increase the number of transitional housing units available as

well as help these agencies build capacity to better serve the needs of the homeless population.

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

Affordable permanent housing for those persons and families coming out of homelessness, shelters and transitional housing continues to be a challenge in the Northeast Tennessee/Virginia region. Much is needed in the way of affordable housing for homeless clients. Homeless clients with no income are the most difficult to house. Primary efforts have been in the area of rental housing rehabilitation and development, single-family rehabilitation and single-family homeownership opportunities. Over the past few years these efforts have been helped by additional funding from entities such as local HUD CDBG programs; HUD Housing Choice Rental Vouchers to very low, low and moderate income persons and households for affordable rental housing; HUD Supportive Permanent Housing through ARCH Continuum of Care Grant Program in partnership with local nonprofit housing providers; Habitat for Humanity; private for-profit entities and local faith-based service providers that have made commitments to develop permanent in collaboration with ARCH and local service providers.

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

The Consortium includes the Cities of Bluff City (TN), Bristol (TN), Bristol (VA), Johnson City (TN), Kingsport (TN), Sullivan County (TN) and Washington County (TN). The Consortium was originally created and funded effective July 1, 2003. Prior to this time, HOME funds were received from the Tennessee Housing Development Agency (THDA). The Northeast Tennessee/Virginia HOME Consortium has identified gaps in housing and homeless services to determine the projects for which the Consortium will use its resources to address priority needs. • The expansion of first-time homeownership opportunities for very low, low and moderate income households; Increase housing and supportive services for successful re-entry into the community for clients coming out of incarceration for criminal offenses. • Expand opportunities for very low to moderate income homeowners to rehabilitate their homes to correct major code violations and thus preserve their housing; • Expand rental housing opportunities for very low to moderate income households; • Develop transitional and special needs housing for at-risk households; • Develop new single-family housing units

within the Consortium; • Assist in the expansion of support services for the at-risk population; • Assist with economic development opportunities through the creation or expansion of job opportunities for low and moderate-income individuals.

Discussion

The biggest challenge homeless service providers face when trying to house homeless and especially chronically homeless individuals is area-wide lack of housing. There is no available Permanent Supportive Housing (PSH). Despite availability of Rapid Rehousing (temporary rental assistance in permanent housing), landlords are not willing to accept clients with chronic mental health conditions; criminal backgrounds; bad credit history; little or no income; legal issues; arrearage, destruction of property, etc., sex offenders, and chronic substance abuse. Case Managers are unable to guarantee financial assistance beyond the proscribed program duration – most RRH projects within ARCH CoC are short term (1-3 months) and few are mid- term (4-12 months) – making landlords adverse to entering into a one-year lease (program requirement). Landlord incentives provided by the CARE Act will hopefully allay these barriers, and ARCH CoC Lead is implementing a CoC-wide Landlord Incentive policy in accordance with HUD notice. This population would benefit from Transitional Housing, where case management can work with them to overcome these barriers, while preparing for Rapid Rehousing to Permanent Housing solutions.

Conversely, due to COVID-19 pandemic economic fallout, we have seen a huge influx of imminently homeless present for assistance. In light of the rental eviction moratorium ending and THDA allowing homeless prevention assistance, the bulk of the funding under the CARES act is targeted for both rental and financial assistance.

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

Introduction

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

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

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

The COVID-19 Pandemic has also created additional barriers to Affordable Housing due to supply chain issues, available workforce, and overall pricing increases.

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

return on residential investment

Efforts to remove barriers to affordable housing include the following:

Continuation of the Fair Housing Program to assure that every citizen has equal access to housing opportunities. Fair Housing Resolutions will be adopted declaring April Fair Housing Month. Bristol, Tennessee participates in a media project designed to enhance public awareness of Fair Housing laws. Johnson City conducts workshops, advertising and a complaint referral network to educate both providers of housing and those needing housing in our local community. Bristol, Virginia advertises on a local free public tv channel.

Land Use Controls - Planning Commissions will continue working to implement land-use controls that promote housing development in a safe, efficient manner that is harmonious with existing neighborhoods.

Zoning Ordinance - Board of Zoning Appeals shall monitor requests for zoning variances due to hardships imposed by specific zoning regulations to determine if existing regulations are unreasonable.

Building Codes - Continue to monitor the latest Building Codes for changes in restrictions which might be extraordinary and potentially unreasonable.

Infrastructure Requirements - The Planning and Engineering Departments will scrutinize the impact of infrastructure costs, along with utility fees and subdivision design requirements on the provision of affordable housing.

Discussion

Everyone needs a safe, livable and affordable place to call home. Through a variety of programs, policies, and partnerships, the City of Bristol has always been committed to working toward this end. Bristol, TN is a member of the Tennessee Affordable Housing Coalition.

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

Introduction

The City of Bristol, Tennessee and the HOME Consortium plan the following actions to help address the housing and community development needs of its residents, especially low/moderate income residents.

Actions planned to address obstacles to meeting underserved needs

Lack of available and sufficient resources is the main obstacle to meeting underserved needs - both financial and administratively. Bristol, Tennessee and the Northeast Tennessee/Virginia HOME Consortium will continue to collaborate with a number of human and social service agencies, ARCH, People Incorporated, public school systems, and other necessary organizations to identify potential resources for meeting the needs of its residents. Each community in the Consortium will continue to support the efforts of service agencies in order to maximize the use of available resources and to obtain additional ones whenever possible.

Actions planned to foster and maintain affordable housing

Bristol, Tennessee and the HOME Consortium will use the majority of its CDBG funds and all its HOME funds to rehabilitate low-to moderate income owner-occupied housing units, encourage potential homeowners to purchase homes, and work with local CHDO's to rehabilitate/create rental units to provide decent affordable housing. We will continue to partner with First Tennessee Development District, Eastern 8, People Inc., and other housing providers in order to maximize the funds we have available to provide substantial rehabilitation/reconstructions when necessary.

The recent HOME-ARP funding will also allow the Consortium to foster and maintain affordable rental housing for the region for qualified populations.

Actions planned to reduce lead-based paint hazards

In 2000, federal legislation was enacted to protect young children from lead-based paint hazards. The regulations set hazard reduction guidelines that include increased requirements for reducing lead in house dust. The members of the Consortium 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 undergo visual assessments (homeownership), risk assessments and clearance examinations (rehabilitation). HUD certified lead paint contractors bid on the projects and follow all rules and regulations (safe work practices) associated with lead work.

The Consortium has had success in the past with being able to identify instances of possible lead-based paint poisoning within the Consortium boundaries. Through work with our local housing authorities and 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 perform visual risk assessments and clearances in any structure we intend to rehabilitate and to require replacement paint and encapsulation in specifications in cases where older flaking paint is found. Visual assessments are performed for the Homeownership Program.

Contractors who perform rehabilitation projects have been trained in lead-safe work practices. EPA regulations for renovators require that contractors obtain additional certification. An additional booklet, "Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools" is being distributed along with the "Protect Your Family From Lead in Your Home" booklet.

Health Departments throughout the Consortium area participate in testing of children who have been identified as possibly being exposed to high levels of lead.

Actions planned to reduce the number of poverty-level families

Employment opportunities are key to reducing the number of households living in poverty. Often, the lack of education and/or skills training for many adults limit their employment potential. Just as often, lack of adequate paying jobs causes families in this area to live below the State and National income levels. Improving the economy within the Consortium area is an essential element in the antipoverty strategy. Kingsport's Economic Task Force, Bristol, Tennessee's Industrial Development Board, Bristol, Virginia's Economic Development Committee, and in Johnson City, the Washington County Economic Development Council are all working to increase opportunities for families living in poverty.

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

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

funds become available.

Actions planned to develop institutional structure

The institutional structure through which the Consolidated Plan for the Northeast Tennessee/Virginia HOME Consortium is implemented is as a partnership forged between private businesses, nonprofit organizations, and public institutions. The key partners are public institutions, nonprofit organizations, and private development and lending institutions.

All members of the Northeast Tennessee/Virginia HOME Consortium continue solid, productive relationships with all agencies served and those that serve our communities. Advisory committees in Johnson City, Kingsport and Bristol provide advice and guidance on needs.

Bristol, Tennessee's Community Development Office is responsible for carrying out the provisions of the Consolidated Plan for the Consortium and for its own CDBG Action Plan. Working in conjunction with its public and private partners, City staff distributes, monitors, and executes the functions of the Plan and reports on its progress to HUD. Coordination with other departments within City administration is essential to smooth delivery of services and the achievement of desired outcomes.

Primarily, the City's strategies will be conducted with various partnerships it enjoys with public and private housing providers, service providers, shelters, and human services agencies. The City's goal is to remain in close working relationships with all the above-mentioned agencies and entities in order to better serve our communities.

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

As discussed in the Consolidated Plan, Bristol as well as the other HOME Participating Jurisdictions actively works to coordinate community development efforts between public and private housing and social service agencies. The strategies to address the gaps include the following:

- Strengthen the intake process and procedures of homeless persons to provide a clearer understanding of the services needed from partnering agencies;
- Work with housing providers, public and private partners to ensure potential homebuyers and/or renters are educationally equipped to shore the responsibilities of homeownership or renting by providing financial management, homebuyer education, budgeting, etc. in order to successfully maintain housing;

Work with service agencies by providing or accepting referrals, funding services when possible,

determining individual/family specific needs and obtain them.

Discussion

N/A

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	85.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

No forms of investment other than ones already listed are planned to be used.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

RECAPTURE PROVISIONS: The Northeast Tennessee/Virginia HOME Consortium has established recapture provisions for HOME-assisted homebuyer activities. The HOME rule does not impose long-term affordability or occupancy requirements associated with rehabilitation/reconstruction assistance to owner-occupied housing; however, the Consortium has imposed the requirements listed below.

Homeownership - The Consortium proposes to provide deferred payment, due-on-sale loans with a 10-year maturity date. These funds will be recaptured in full during the first five years if the property is sold. During the last five-year period, the funds will be forgiven 20% per year and recaptured accordingly. A Deed of Trust is the enforcement mechanism used to secure the recapture requirement. Homebuyers will also receive and sign a Recapture Acknowledgement form. The recapture amount is limited to the net proceeds available from the sale.

Rehab/Reconstruction - HOME funds will be used to make forgivable loans, with a minimum compliance period of five (5) years regardless of the level of HOME subsidy. The forgivable loan shall be reduced at the rate of 20% per year. Low and moderate-income single-family owner-occupied housing will benefit from the program in 2020-2024. Reconstruction of homes will result in a 15-year forgivable loan.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Please see above.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

N/A



**For questions or comments on the 2023 Action Plan,
Please contact Christina Blevins,
Community Development Specialist,
cblevins@bristoltn.org or 423-989-5521.**

A public hearing will be held at the Bristol, TN City Council meeting on May 2, 2023, and the 2nd, 30-day public comment period will run from April 17, 2023 – May 16, 2023.

THE CITY OF BRISTOL, TENNESSEE FULLY COMPLIES WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 IN ALL PROGRAMS AND ACTIVITIES. THE CITY PROVIDES REASONABLE ACCOMMODATIONS FOR PERSONS WHO REQUIRE SPECIAL ASSISTANCE TO PARTICIPATE IN PUBLIC INVOLVEMENT OPPORTUNITIES. PERSONS REQUIRING SPECIAL ASSISTANCE DUE TO MOBILITY OR HEARING IMPAIRMENTS OR INDIVIDUALS NEEDING INTERPRETATION MAY CONTACT MRS. BLEVINS THREE (3) DAYS IN ADVANCE.

THANK YOU!