



Northeast Tennessee/Virginia HOME Consortium

Fifth Program Year Action Plan – 2014-2015

Narrative Responses

EXECUTIVE SUMMARY

Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 5 Action Plan Executive Summary:

The Northeast Tennessee/Virginia HOME Consortium was originally funded July 1, 2003. This Action Plan reflects the Consortium's commitment to providing programs that meet the needs identified in its Consolidated Plan. The Northeast Tennessee/Virginia HOME Consortium includes the Cities of Bluff City (TN), Bristol (TN), Bristol (VA), Johnson City (TN) Kingsport (TN), Washington County (TN) and Sullivan County (TN). The minority/ethnic population is relatively small within the Consortium area, averaging approximately 6.2% Consortiumwide. All programs will benefit low and moderate-income persons.

The 2014-15 fiscal year will mark the twelfth year that the Northeast Tennessee/Virginia HOME Consortium has been in existence. To date, approximately 597 families have been assisted into homeownership, 59 homes have been rehabilitated and 54 have been reconstructed for low and moderate-income households. A 24-unit housing complex in Kingsport was renovated as a rental rehab project. Additional HOME-eligible projects were completed by CHDOs.

The FY2014-15 allocation of funds has been announced by the U. S. Department of Housing and Urban Development. **The 2014-15 HOME allocation for the Northeast Tennessee/Virginia HOME Consortium is \$884,086 and will be budgeted as follows:**

CHDO Setaside: \$132,613.00

The Northeast Tennessee/Virginia HOME Consortium will set aside 15% of the 2014-15 HOME grant for Community Housing Development Organization projects. A Community Housing Development Organization (CHDO) workshop will be conducted where applications will be solicited from CHDOs in order to grant the 15% setaside funds. A CHDO is an organization that develops housing for low-income households. Eligible projects include:

1. Acquisition or acquisition and rehabilitation of homebuyer properties
2. New Construction of homebuyer properties
3. Direct financial assistance to purchasers of HOME-assisted housing
4. Rental projects

Administration: \$88,408.00

General program administration will be shared between Bristol, Tennessee, as the Lead Entity and the First Tennessee Development District. The division of the 10% admin funds is 65% for the FTDD (\$57,465.00) and 35% for the City of Bristol, Tennessee (\$30,943.00). The City of Bristol, Tennessee has thirty-seven years of experience in administering the Community Development Block Grant program. The First Tennessee Development District was formed in 1966 pursuant to legislation passed by the Tennessee General Assembly. It is one of nine regional organizations in Tennessee that administer general and comprehensive planning and development activities for local governments.

The breakdown by Cities/Counties follows: \$663,065.00 (HOME)

- Bluff City, Tennessee - \$10,000
- Bristol, Tennessee - \$71,837
- Bristol, Virginia - \$58,775
- Johnson City, Tennessee - \$176,327
- Kingsport, Tennessee - \$150,205
- Sullivan County, Tennessee - \$111,021
- Washington County, Tennessee - \$84,900

Homeownership Assistance:

The Consortium proposes to provide deferred payment loans with a 10-year maturity date as follows:

Beneficiaries of the program must have a total family annual gross income at or below 80% of Area Median Income (AMI). Income limits are determined by HUD income guidelines. Families at or below 80% of AMI will be eligible for a deferred payment due-on-sale loan based on the following income categories:

0-30% of Area Median Income (AMI)	\$10,000
31-50% of Area Median Income (AMI)	\$7,500
51-80% of Area Median Income (AMI)	\$5,000

The assistance will be in the form of a due-on-sale loan with a maturity date of 10 years that can be used for any of the following or a combination thereof: downpayment, closing costs or principal reduction for the applicable amount. There shall be no forgiveness during the first five years of the loan; however, from year six through year ten, the loan shall be forgiven at a rate of 20% per year resulting in total forgiveness at the end of the ten-year period. The amount to be recaptured is limited to the net proceeds available from the sale.

- Bluff City will utilize 2013-14 carryover funds to assist 4-5 families into homeownership.
- Bristol, Tennessee will utilize \$40,000 of 2014-15 funds to assist 8-9 families into homeownership.
- Bristol, Virginia will utilize \$58,775 of 2014-15 funds to assist 9-10 families into homeownership.
- Johnson City will utilize \$60,000 of 2014-15 funds to assist 11-12 families into homeownership.
- Kingsport will utilize approximately \$11,366 of 2013-14 carryover funds to assist 2 families into homeownership
- Sullivan County will utilize \$41,021 of 2014-15 funds to assist 7-8 families into homeownership.
- Washington County will utilize \$50,000 of 2014-15 funds for 8-9 families into homeownership.

Homeownership Soft costs continue to include a lead visual assessment with a fee of \$150 and with the inspection being conducted by the FTDD. Additionally, all homeownership applicants are required to complete Homebuyer Education classes (pre-purchase counseling); this results in a \$225 soft cost. There is also a fee to record the Deed of Trust (\$22 average cost).

Homeowner Rehabilitation/Reconstruction Assistance:

Rehabilitation of single-family owner-occupied homes: 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 following programs in 2014-15. Reconstruction of homes will result in a 15-year forgivable loan.

- Bluff City, Tennessee will utilize carryover funds of \$35,644 from 2013-14 plus \$10,000 of 2014-15 funds for the rehab of 2 homes.
- Bristol, Tennessee will utilize \$31,837 of 2014-15 funds to rehab 1 home.
- Bristol, Virginia will use approximately \$144,987 carryover funds from 2013-14 to complete 2-3 rehab/reconstruction projects.
- Johnson City, Tennessee will utilize approximately \$10,000 of 2013-14 carryover funds plus \$116,327 of 2014-15 funds for one reconstruction and one rehab project.
- Kingsport, Tennessee will utilize 2013-14 carryover funds of \$92,470 and an additional \$150,205 of 2014-15 funds for rehab/reconstruction of single family homes.
- Sullivan County will utilize \$70,000 of 2014-15 funds to complete two rehabilitation projects.
- Washington County will utilize \$47,947 in carryover funds from 2013-14 plus \$34,900 of 2014-15 funds to complete 2-3 rehabilitation/reconstruction projects.

Rehab/Reconstruction Soft Costs include a rehab/reconstruction fee of a maximum of \$2,100 for inspections and preparation of the writeup/specifications. Lead paint risk assessments/inspection (\$675) and clearance fees (\$500) are applied to rehabilitation projects if the home was constructed prior to 1978. There is a fee to record the Deed of Trust (average \$22). Additionally, reconstruction projects require a Home Energy Star Survey (HERS) at \$625.

MATCH REQUIREMENT:

The Northeast Tennessee/Virginia HOME Consortium will match projects at a 25% rate. The major match contributors are Holston Habitat for Humanity, Federal Home Loan Bank, Tennessee Housing Development Agency, USDA Rural Development, Eastern Eight Community Development, and Federation of Appalachian Housing Enterprises.

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.

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OTHER RESOURCES:

2014-15 Community Development Block Grant Funds

Bristol, Virginia	\$234,735
Bristol, Tennessee	\$166,647
Johnson City, Tennessee	\$483,529
Kingsport, Tennessee	<u>\$330,132</u>
Total	\$1,215,043.00

Tennessee Housing Development Agency Emergency Solutions Grant:

The Cities of Kingsport, Johnson City and Bristol, Tennessee receive Emergency Solutions Grants as small cities setasides from the Tennessee Housing Development Agency. The timeframe for the current grant will be awarded July 1, 2014 The grants applied for are as follows:

Bristol, Tennessee	\$53,564
Johnson City, Tennessee	\$130,694
Kingsport, Tennessee	\$94,271

GENERAL

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low-income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 5 Action Plan General Questions Response:

The Northeast Tennessee/Virginia HOME Consortium is authorized under Title I of the Housing and Community Development Act of 1974, as amended. The Consortium shall follow the guidelines of the U. S. Department of Housing and Urban Development, 24 CFR Part 92, HOME Investment Partnerships Program; Final Rule. This Consortium, the first in the state of Tennessee, was initially funded in 2003-04, and is beginning the twelfth year as a Participating Jurisdiction.

The Northeast Tennessee/Virginia HOME Consortium includes the Cities of Bluff City (TN), Bristol (TN), Bristol (VA), Johnson City (TN) Kingsport (TN), Washington County (TN) and Sullivan County (TN). The minority/ethnic population is relatively small within the Consortium area, averaging approximately 6.2% Consortium-wide. All programs will benefit low and moderate-income persons.

The HOME Consortia Members Percentage Report serves as a basis for the division of funds to the members of the Consortium with minor adjustments. The HOME Consortium Board approves allocations on an annual basis.

Obstacles to Meeting Underserved Needs: The HOME Program will be utilized to assist persons into homeownership and to rehabilitate and reconstruct single-family owner-occupied homes. Obstacles with assisting homeowners with downpayment would deal with credit and income being too low to sustain a household. The Consortium helps with these issues by working with the client by partnering with agencies to assist in credit counseling and access to low interest rates and special loan products. Homebuyer education helps with teaching potential homebuyers with skills to maintain their home and manage finances to assist in repairs or other issues that may arise.

Obstacles with the rehabilitation or reconstruction of single family homes include documentation of proving ownership of the property which we refer the homeowner to Legal Aid of East Tennessee and area attorneys that have donated services for low income homeowners. The largest underserved population, reside in single wide mobile homes. These homes are either untitled or are located in mobile home parks. The Consortium offers downpayment assistance for the purchase of a new home, along with other resources through partner agencies, such as Appalachian Service Project, Eastern Eight Community Development Corporation, and Holston Habitat for Humanity.

Section 8 funds are made available to the area through Housing and Redevelopment Authorities in the Cities of Bristol, Virginia and Tennessee, as well as in Johnson City and Kingsport, Tennessee. Please refer to the CDBG Action Plans for each of these cities for additional information.

The Appalachian Regional Coalition on Homelessness (ARCH), the HUD-recognized Continuum of Care for the Tennessee portion of the Consortium, has facilitated the award of \$1,509,597 in McKinney-Vento Homeless Assistance Act funds to local service provider agencies through the Continuum of Care grant process from the U. S. Department of Housing & Urban Development (HUD). This is the eleventh consecutive year that ARCH facilitated funding from HUD directly to local agencies through this grant process with a total awarded to date of more than \$11 million.

McKinney-Vento Homeless Assistance Act funds have been allocated to the Appalachian Regional Coalition on Homelessness. The following funds will be available in 2014-15 to the region:

- Kingsport Housing and Redevelopment Authority, Supportive Housing Program, combined total \$208,785 to provide Rental Assistance to homeless individuals and families in all eight counties
- Kingsport Housing and Redevelopment Authority, Rental Assistance for chronically homeless, Shelter Plus Care, \$614,150 available to all eight counties
- ARCH (Renewal), HMIS, \$113,171 (requires a 25% cash match)
- Catholic Charities (Renewal) Permanent Supportive Housing, \$147,131, available for all eight counties
- Fairview Housing (Renewal) Permanent Supportive Housing, \$118,187
- The Salvation Army (Renewal), Johnson City, Transitional Housing, \$70,183
- Legal Aid of East Tennessee, Inc. (Renewal), Social Services, \$16,615
- Inter-Faith Hospitality Network, Johnson City (Renewal) Permanent Housing, \$88,416
- ASafeHarborHome, Permanent Housing for families, \$41,584
- Interfaith Hospitality Network, Kingsport, Permanent Housing for families, \$86,931

The Kingsport Housing and Redevelopment Authority also continues to administer three Shelter Plus Care programs and four other Supportive Housing programs for chronically homeless individuals, homeless individuals, and homeless families with McKinney Act funds that are available to assist individuals in the eight counties of Northeast Tennessee. This includes the City of Bristol, TN. The grant includes housing as well as case management.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the Consolidated Plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 5 Action Plan Managing the Process Response:

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 Consolidated Plan and the significant aspects of the process by which the Plan has been developed. Additionally, all members of the Consortium, as well as the First Tennessee Development District (Administrative Agent), are instrumental in the preparation and implementation of the Consolidated Plan.

All members of the Consortium collect data and contribute information for the preparation of the Consolidated Plan/Action Plan. Additionally, the CDBG Entitlement cities prepare a one-year Action Plan for CDBG funding. The Consortium updated its Citizen Participation Plan that covers its boundaries.

All members of the Consortium continue to work together as a unit to improve the lives of low and moderate-income persons within the area. Advisory Boards, CHDO's, nonprofit service agencies, lenders, realtors and citizens are an integral part of the projects undertaken by the Consortium. The Consortium Executive Committee and the Consortium Board will continue to combine their regional efforts to produce results on a Consortium-wide basis. The Cities work with public housing authorities, nonprofits and social service agencies in order to educate the public and make them aware of available services.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Program Year 5 Action Plan Citizen Participation Response:

When the Northeast Tennessee/Virginia HOME Consortium was formed in 2003, a new Citizen Participation Plan was adopted for the Consortium to cover the participating entities. Public Hearings for the 2014-15 Consolidated Plan/Action Plan were held at the following times and locations:

Bristol, Virginia – April 9, 2013 and April 23, 2013.
Bristol Tennessee – September 11, 2013 and May 6, 2014
Johnson City, Tennessee – April 1, 2014 and May 1, 2014
Kingsport, Tennessee – April 15, 2014 and May 6, 2014
Consortium-April 15, 2014

The members of the Consortium who are also CDBG Entitlement Cities conducted combined HOME/CDBG Public Hearings. Advisory Committees met and Public Hearings soliciting citizen input were held.

Advertisements were placed in the *Bristol Herald Courier*, the *Johnson City Press* and the *Kingsport Times-News*, all local newspapers of general circulation specifying the funding available to each Consortium member. Flyers were emailed to 132 service agencies, several local churches, government offices, and El Nuevo, which is the areas only Spanish newspaper. The notices were posted in all Consortium members offices for the public. Individuals with language barriers, mobility, visual, and hearing impairments were afforded assistance upon request. All flyers were prepared and distributed in English and Spanish. The 30-day public comment period ran from April 9 through May 9, 2014.

The Action Plan outlining the proposed expenditure of funds was presented by Sherry Trent at a Public Hearing on April 15, 2014, at the First Tennessee Development District. Sherry Trent discussed the projects undertaken, the citizen participation process and asked for comments from those present. The Action Plan Executive Summary was distributed to those present. The following comments were received and accepted:

- “I have concerns about the amount of funds received in our area.”
- “Could the Consortium structure assistance as a loan instead of grants?”
- “Community Housing Development Agencies need more funding to develop housing.”
- “Additional funding sources are needed due to the reduction in HOME/CDBG funding.”
- “Partnerships are needed.”
- “Thank you for the great job you do and the assistance that you provide.”

The One-Year Action Plan was reviewed and presented at the April 16, 2014, HOME Consortium Board meeting. The Plan was unanimously approved by the members present.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 5 Action Plan Institutional Structure Response:

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 both Bristol, Tennessee and Bristol, Virginia, 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, as well as the First Tennessee Development District, 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, USDA Rural Development, Federal Home Loan Bank, and the Tennessee Department of Human Services. Bluff City, Sullivan County and Washington County operations are overseen by the individual governing bodies of those localities.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 5 Action Plan Monitoring Response:

The City of Bristol, Tennessee, serving as the Lead Entity for the Northeast Tennessee/Virginia HOME Consortium is responsible, along with the First Tennessee Development District, for monitoring the progress of strategies, priorities and objectives outlined in the Consolidated Plan. Bristol, Tennessee, is responsible for administering the HOME Program, in conjunction with the First Tennessee Development District acting as the Administrative Agent. All activities are reviewed annually to ensure that they are carried out in accordance with applicable laws, ordinances and program regulations. Reports are analyzed by staff, and on-site visits are conducted.

The Consortium monitors CHDOs on a regular basis. The Consortium's HOME funds are formally audited in conjunction with the annual audit for the City of Bristol, Tennessee, as well as the audit conducted for the First Tennessee Development District.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 5 Action Plan Lead-based Paint Response:

In September of 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 of being able to identify instances of possible lead-based paint poisoning within 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 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.

HOUSING

Specific Housing Objectives

Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 5 Action Plan Specific Objectives Response:

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ACTIVITIES TO BE UNDERTAKEN

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Other Resources:

The Cities of Kingsport, Johnson City and Bristol, Tennessee receive Emergency Solutions Grants as small cities set-asides from the Tennessee Housing Development Agency. The timeframe for the current grant is March 1, 2013 through February 28, 2014, thereby overlapping two fiscal years. The grants are as follows:

Bristol, Tennessee	\$53,564
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Bristol, Tennessee	\$53,564
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Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 5 Action Plan Public Housing Strategy response:

The Consortium will continue to work with the local housing authorities to encourage the use of Section 8 to Homeownership Programs to assist households to become first-time homebuyers. Previously, the HOPE VI activities in Kingsport tied in directly to this program. The Consortium will continue to foster a close working relationship with the local housing authorities as they work to make improvements to their housing units and to amenities associated with their housing sites.

None of the Public Housing Authorities within the Consortium area are designated as troubled by HUD.

Please see the individual CDBG Action Plans for Bristol (TN & VA), Johnson City and Kingsport for additional public housing information.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 5 Action Plan Barriers to Affordable Housing Response:

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, policies and obstacles were examined. Some may be necessary elements for city-wide planning for public safety and welfare. However, 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. International Building Codes
8. Code Enforcement
9. Unfunded Mandates
10. Poor Credit History
11. Restrictive Lending Practices
12. 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. Washington County and Sullivan County has building codes that should protect the homeowner.

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. Rehabilitation efforts can become too costly for the HOME 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 written for the express purpose of meeting the statutory requirements to establish an urban growth boundary.

Current census data shows the following population figures:

POPULATION			
Locality	2000	2010	Percent Change
Bristol, Virginia	16,367	17,835	2.7% increase
Sullivan County	153,048	156,823	2.5% increase

Washington County	107,198	122,979	14.7% increase
<i>Note: Sullivan County includes Kingsport, Bluff City and Bristol; Washington County includes Johnson City.</i>			

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 and aging water lines.

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 unincorporated areas. Land Use 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.

HOMELESS Specific Homeless Prevention Elements

Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction’s plan for the investment and use of funds directed toward homelessness.

1. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
2. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
3. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
4. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 5 Action Plan Special Needs Response:

Sources of Funds

The Appalachian Regional Coalition on Homelessness (ARCH), the HUD-recognized Continuum of Care for the Tennessee portion of the Consortium, has facilitated the award of \$1,509,597 in McKinney-Vento Homeless Assistance Act funds to local service provider agencies through the Continuum of Care grant process from the U. S. Department of Housing & Urban Development (HUD). This is the eleventh consecutive year that ARCH facilitated funding from HUD directly to local agencies through this grant process with a total awarded to date of more than \$11 million.

McKinney-Vento Homeless Assistance Act funds have been allocated to the Appalachian Regional Coalition on Homelessness. The following funds will be available in 2014-15 to the region:

- Kingsport Housing and Redevelopment Authority, Supportive Housing Program, combined total of \$208,785 to provide Rental Assistance to homeless individuals and families in all eight counties
- Kingsport Housing and Redevelopment Authority, Rental Assistance for chronically homeless, Shelter Plus Care, \$614,150 available to all eight counties
- ARCH (Renewal), HMIS, \$113,171 (requires a 25% cash match)
- Catholic Charities (Renewal) Permanent Supportive Housing, \$147,131, available for all eight counties
- Fairview Housing (Renewal) Permanent Supportive Housing, \$118,187
- The Salvation Army (Renewal), Johnson City, Transitional Housing, \$70,183
- Legal Aid of East Tennessee, Inc. (Renewal), Social Services, \$16,615
- Inter-Faith Hospitality Network, Johnson City (Renewal) Permanent Housing, \$88,416
- ASafeHarborHome, Permanent Housing for Families, \$41,584

- Interfaith Hospitality Network, Kingsport, Permanent Housing for Families, \$86,931

Homelessness

The greatest needs identified through the Continuum of Care process are for Transitional Housing and Permanent Supportive Housing and Affordable Housing. ARCH facilitates direct funding to local service provider agencies from a variety of sources, including HUD, THDA, and the Federal Home Loan Bank (FHLB) to address these gaps. ARCH has emerged as the leading catalyst to develop programs to meet the needs of the homeless and chronically homeless individuals and families on a regional level. The coalition continues to see the highest and most active level of participation in its history and is organized into a strong public/private partnership that encourages a systematic and collaborative approach to the needs of the those who are homeless and or chronically homeless in our region. ARCH continues to conduct yearly point-in-time counts to identify the number, geographic location and other relevant demographic location of chronically homeless and homeless persons in the area, including the beginnings of seasonal population data.

Current Chronic Homeless Strategy & Homelessness Prevention:

ARCH continues to revise its strategy as more information is gathered through regular meetings and point-in-time counts. The current strategy includes:

- Marketing and advocacy of the adopted Discharge Planning Policy that works to coordinate and encourage access to housing for those exiting Foster Care, Health and Mental Health Care Facilities and Corrections Facilities into homelessness.
- Identifying the chronically homeless population through increased street outreach efforts in both rural and more urban areas targeted specifically at the chronically homeless population with the goal of housing and ensuring appropriate and adequate services.
- Continue the work of the established Housing Committee to address the housing needs and gaps.
- Establishment more housing case managers to assist the chronically homeless and homeless veterans who are disabled with housing search and placement.
- Ongoing work of the Steering/Ranking Committee who identifies gaps and ranks yearly projects
- Continue the work of the established Employment Committee to study various grants, identify barriers to employment and see what can work in our region.

Discharge Coordination Policy: The Discharge Planning Task Force works in coordination with the Policy Academy established by the State of Tennessee in response to the perceived need to provide a consistent, effective discharge policy across the state designed to prevent discharge into homelessness. The Policy Academy gathers information on discharge policies across the state as a first step to developing a consistent state-wide discharge policy as part of a state-wide strategy to end homelessness.

Bristol, Virginia, is a member of the Southwest Virginia Continuum of Care, which was officially recognized in 2005. King's Mountain Supportive Housing provides permanent housing to 12 formerly homeless men. This SW VA Continuum of Care Project was completed in 2007 and has had full occupancy since that time with a steadily increasing waiting list. Men not only have their own housing unit, they received assistance with filing for disability, medical/psychological services that may be needed, transportation, job searching, and general life management skills.

The Action Plan supports the Priority Homeless Needs and the Homeless Strategic Plan components for the Consortium through the funding facilitated by the Appalachian Regional

Coalition on Homelessness (ARCH); through the regional Continuum of Care Plan developed in cooperation with ARCH; and through the funding received through the State of Tennessee. Chronic homelessness, prevention of homelessness and the Discharge Coordination Policy are all addressed in the Strategic Plan through the efforts of ARCH.

Emergency Solutions Grant

The Cities of Kingsport, Johnson City and Bristol, Tennessee receive Emergency Solutions Grants as small cities setasides from the Tennessee Housing Development Agency. The timeframe for the current grant is March 1, 2013 through February 28, 2014, thereby overlapping two fiscal years. The grants are as follows:

Bristol, Tennessee	\$53,564
Johnson City, Tennessee	\$130,694
Kingsport, Tennessee	\$94,271

ECONOMIC AND COMMUNITY DEVELOPMENT

Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

Program Year 5 Action Plan Community Development response:

Economic Development

Non-skilled 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 Washington County Economic Development Board leads the efforts to bring additional business and industry to the area. In addition, in Johnson City, the Washington County Economic Development Council has a small business development program and coordinates the Cities TIIF District Development Fund. ETSU also 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. Bristol, Virginia will also work with People, Incorporated through the Southwest Virginia Community Development Financing, Inc. (CDFI) to help people start up

new business, secure financing to operate, manage and/or expand existing business and for job training services.

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. The 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.

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

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

4. The City of Johnson City, in cooperation with Washington County and the Town of Jonesborough through the coordination of the Washington County Economic Development Council, continues their Economic Development Summit Initiative which has become a model for economic development planning and implementation in Tennessee. The Economic Summit Initiative sponsors an annual Economic Summit event in October and has six economic development focus groups involving approximately 75-80 people that work year round to help implement priority economic development projects in Johnson City, Jonesborough and Washington County.

ANTI-CRIME PROGRAMS

The City of Bristol, Tennessee previously was 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. They now are considered a "graduated site." An active Neighborhood Watch Program has been established.

The City of Kingsport has also received a site designation for Weed and Seed and continues to serve the community.

The City of Johnson City also has Weed and Seed site designation for their Central City Community and is in the fifth year of their initial five-year strategy and is transitioning their program from a federal to a local program. They have renamed their program The JC Neighborhood Partnerships Program, "The Heart of the Community."

INFRASTRUCTURE IMPROVEMENTS

All members of the Consortium will address their needs. Johnson City, Kingsport, Bristol, Virginia 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. Water and sewer line projects will be undertaken in the future in some localities with CDBG funds.

PUBLIC FACILITY IMPROVEMENTS

Due to expanded needs, deterioration of older buildings, and revitalization efforts, public facility improvements are needed.

The City of Johnson City has completed construction of a new football/soccer/track facility on the Liberty Bell Campus and a new civic campus that includes a new Senior Center, Comprehensive Community Center, Aquatics facility and park in the downtown area. The City of Kingsport has completed a new YMCA Fitness Center which includes an Aquatics Center. Plans are underway to restore the Stone Castle at Tennessee High School.

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. Crossroads Medical Mission, a mobile health clinic, also serves both Bristols as well as Southwest Virginia. Johnson City funds the Dawn of Hope for individuals with developmental 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

The Bristol, Virginia Redevelopment & Housing Authority and the Alliance for Business and Training has received funding from HUD for the Youth-Build job training program for youth 16-24 years old in need of their GED and interest in a construction trade. People, Incorporated operates the Workforce Development Program through the Bristol Virginia Employment Commission and provides youth and adult job training. 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. Annually, the regional continuum of care, the Appalachian Regional Coalition on Homelessness partners with Wal-Mart, regional career centers, and the Veterans Administration to promote a "Hire A Vet" program – employment training opportunities.

CHILDREN AND YOUTH SERVICES

CDBG funds have and will continue to be invaluable to agencies that serve children and youth. The City of Johnson City uses General funds to support after-school education and recreational programs through the Coalition for Kids, Boys To Men, Family Resource Center and Carver Recreation Center. The City of Kingsport funds the Learning Centers of KHRA. Bristol, Virginia, funds the Children's Advocacy Center and Kingsport and Bristol, Virginia both fund CASA agencies.

AFFORDABLE CHILD CARE

Affordable child care has been identified as an unmet need for children under five years old who are members of very low and low-income families. There are two day care centers 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. Bristol's low-income families are served by the YWCA and Building Blocks Daycare Centers.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 5 Action Plan Antipoverty Strategy response:

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 antipoverty strategy. Kingsport's Economic Development Task Force, Bristol, Tennessee's Industrial Development Board, Bristol, Virginia's Economic Development Committee, and in Johnson City, the Washington County Economic Development Council all are working to increase opportunities for families living in poverty.

In June 2004, the Sullivan County Economic Development Partnership was formed, 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, retail destinations/venues, small business and startups and support hospitality and tourism.

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

The City of Johnson City continues to provide economic development opportunities which focus on job creation and retention through the Economic Summit Initiative which began nine years ago. This Initiative now has six volunteer focus groups working year-round in the community involving over 75 volunteers to help implement priority economic development initiatives to help grow the community's economic base with new and retained businesses. The focus groups include: Livable Communities, Infrastructure, Health/Medical, Business Development, Tourism/Hospitality and Education/Workforce. The Twelfth Annual Economic Development Summit will be held in October of 2014 in Johnson City at the Millennium Center.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 5 Action Plan Specific Objectives response:

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, TN, the Housing Authority gives preference to victims of domestic violence & persons displaced by Federally-declared disasters. The high-rise buildings are reserved for those who are either elderly or disabled, followed by the near-elderly (50+ years of age.)

The YWCA of Bristol has established an Adult Day Care Program licensed by the State of Tennessee for 16 applicants. Full-time and part-time care is available. 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, and 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 16 residential units to serve up to a total of 39 developmentally disabled clients. They also operate a day center and a vocational workshop for higher functioning developmentally disabled clients.

Appalachian Independence Center works strictly with persons with disabilities and their families. They operate five offices in Southwest Virginia with one located in Bristol, Virginia. This agency provides counseling, housing and transportation assistance, referral services to other resources, and independent living skill training. They also provide support groups for persons with disabilities and one for the families of these individuals.

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 RETURNING FROM INSTITUTIONS

The Bristol Road to Recovery, the Grace House, and the Lighthouse Ministries houses previously incarcerated women. Link House and Hay 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.

The re-entry population in Tennessee continues to grow (current statistics show a total of 1,272 persons, 1,128 men and 144 women incarcerated that are scheduled in the next year for parole in the HOME Consortium service area) and our ability in the field to provide

adequate housing and services to re-entry clients continues to lag significantly behind the need.

Northeast Tennessee continues to also see an increase in ex-offenders re-entering our local communities and while some services exist for both pre-release and post release for this population there are serious service gaps in trying to provide a comprehensive program of services for re-entry clients and the existing services are limited and underfunded.

A group of service providers in Northeast Tennessee have come together to form the **Northeast Tennessee Re-entry Coalition** in the hope to better coordinate the re-entry services and resources that currently exist and to also work to secure more State and Federal funds to provide needed new services and to expand existing services to meet this growing need in our region. Of particular interest to this Coalition is the already existing Joint Offender Management Plan being implemented by the TDOC and the Tennessee BOPP. As much as possible we want to coordinate our efforts with this already existing plan to create a true network of services for re-entry clients in Northeast Tennessee.

The Bristol Road to Recovery group is a nonprofit organization specifically working to assist women coming out of prison in the Bristol area. They are a member of the Re-entry Coalition.

Housing Opportunities for People with AIDS

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of

persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.

9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 5 Action Plan HOPWA response:

The Appalachian Regional Coalition on Homelessness (ARCH), the HUD recognized Continuum of Care, reports a persistent and critical lack of permanent supportive housing, particularly for individuals and households with HIV/AIDS. KHRA has received funding through this HOPWA competition to continue the essential work of bridging this housing gap. ARCH will coordinate outreach, medical, and supportive services provided by Frontier Health, Hope for Tennessee, Johnson City Downtown Clinic, Veterans Affairs Medical Center (Mountain Home), Good Samaritan Ministries, Regional Health Department (Ryan White Foundation), East Tennessee State University Center of Excellence, Caremark Inc., Interfaith Hospitality Network, Salvation Army, the Manna House, and the Tennessee Association of People with AIDS (TAPWA). All program participants will be referred through these outreach efforts and will receive supportive services as needed and appropriate. These outreach efforts, medical services, and supportive services will contribute to this HOPWA project as leveraged resources. The supportive services include case management intended to facilitate access to mainstream resources and employment opportunities to increase client self-reliance/independence.

In conjunction with the Appalachian Regional Coalition on Homeless, the Kingsport Housing & Redevelopment Authority (KHRA) applied for and was awarded \$1,076,000 in HOPWA funds to cover the upper eight counties of Northeast Tennessee beginning July 1, 2007. These funds target assistance to special needs populations by providing scattered site permanent supportive housing for approximately 52 low-income individuals and households with HIV/AIDS. The projected population breakdown was estimated to be 20 homeless individuals or households, 8 chronically homeless individuals, 12 veterans, and 12 low-income (at or below 60% of median area income) individuals served over the three-year period. In 2010, Kingsport Housing & Redevelopment Authority and the Appalachian Regional Coalition on Homelessness received news from HUD that a three year renewal in the amount of \$1,108,662 had been awarded. While the target goal for the grant remains at 52, the grantee feels like the funding will serve more people because many of the individuals on this program have some type of income that is used to assist in paying rent and utility payments.

HOPWA funds provide rental assistance; cover housing placement costs such as application fees, and reasonable security deposits. Leveraged housing resources will include additional forms of support such as essential housing supplies, furnishings, and reasonable incidental costs.

This long-term HOPWA project will operate a program that intentionally targets housing assistance, the coordination of medical services, supportive services, client outreach, assessment of needs, and evaluation of program outcomes using program data and HMIS data. This HOPWA project operates on the premise that it is essential to connect housing and supportive services to ensure that clients in this special needs population are able to both obtain and to retain safe, decent, affordable permanent housing as part of integrating into the larger community, preventing homelessness, and increasing self-reliance and independence.

A variety of units ranging from zero to three bedrooms are available through this HOPWA project depending on the need of a program participant or household. All program participants will be provided individual housing opportunities appropriate to their age, gender, and needs.

The Sullivan County and Washington County, Tennessee Health Departments, as well as the Bristol, Virginia Health Department, provide assistance and referrals to patients with HIV/AIDS. The following services are provided for the region:

- A Ryan White Coordinator from the Tennessee Health Department serves the upper eight counties of northeast Tennessee including Sullivan and Washington Counties. The Coordinator addresses housing, treatment and education.
- The Indigent Medical Clinic in Johnson City provides referrals for individuals with HIV/AIDS to the Sullivan County Health Department.
- The Crisis Center in Bristol provides HIV/AIDS Prevention Classes.
- The Sullivan County Health Department offers testing, education and medication quarterly to inmates of the Sullivan County jail.
- CCS, a drug-treatment facility, operates a program in Kingsport for Adolescents and adults (both women and men) monthly.
- Frontier Health participates in the HOPE for Tennessee Program that serves HIV/AIDS patients in the upper eight counties of northeast Tennessee providing testing and education.
- The Kingsport Housing & Redevelopment Authority received a HOPWA grant to provide housing for low-income, homeless/chronically homeless/Veterans.
- The Veterans Affairs Medical Center (Mountain Home) in Johnson City serves the majority of Veterans in this region.
- Wellmont Hospital sponsors an AIDS-awareness education program.
- The American Red Cross also operates an AIDS awareness/prevention program.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

AFFIRMATIVELY FURTHERING FAIR HOUSING

Each of the CDBG Entitlement cities within the Consortium also address the issue of Fair Housing individually; however, because Bristol, Johnson City and Kingsport are also in the counties of Washington and Sullivan, activities conducted in the cities naturally permeate into the surrounding areas.

An Analysis of Impediments to Fair Housing was completed by the Northeast Tennessee/Virginia HOME Consortium to address this issue on a Consortium-wide basis. The new Analysis was adopted by the Consortium Board at its meeting on January 14, 2009 and is reviewed annually. The Analysis of Impediments is a summary of many housing and housing-related practices evident throughout the Consortium area. Some common factors that have been identified that may limit housing choice include:

1. Discrimination based on race, color, national origin, sex, religion, familial status, and disability.

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.

Fair Housing booklets are distributed to all applicants utilizing HOME Consortium funding, and community outreach is accomplished through public television ads, newspaper notices, and public hearings. Additionally, Proclamations are adopted by local governments to promote Fair Housing practices.

Consortium members work in the community through their Community Advisory Boards and also through fair housing education meetings with community service agencies and resident associations of housing authorities.

Legal Aid of Upper East Tennessee offers services to Tennessee residents of the Consortium. They work specifically with landlords in the area to prevent discrimination of tenants. They also conduct fair housing workshops in conjunction with the Kingsport, Johnson City and Bristol, Tennessee Housing Authorities. The Southwest Virginia Legal Aid Society serves Bristol, Virginia residents.

2. Lack of affordable housing, both public and private.

All Consortium members endeavor to educate developers, in both the public and private sectors, about the need for affordable housing. Efforts are made through local HUD CDBG and HOME programs to preserve affordable housing stock with substantial rehabilitation, reconstruction, homeownership assistance and programs for first-time homebuyers. This will be supported by the use of HUD funding, State Housing Trust Funding, homeless and special needs funding and funding through lenders and the Federal Home Loan Bank.

The Consortium continues to encourage housing developers to use local incentives that lower the cost for development of housing in the affordable price ranges for both single-family and multi-family developments.

3. Zoning, building code and annexation restrictions.

Members of the Consortium use the International Building Code for Housing Development, Rehabilitation or Redevelopment. As part of that Code, all housing must meet the code for construction standards, standard handicap regulations and continued maintenance to preserve health and safety living standards.

4. Inadequate wages and/or lack of employment opportunities in the area

Each City/County participates in economic development activities aimed at increasing the number of available jobs within the Consortium boundary. The Consortium, through its rehab program, provides work for small-scale contractors in the area.

Local colleges and other nonprofit organizations, as well as the Chamber of Commerce in each City, are focused on job creation, particularly in the health care services.

Economic development entities – Networks, Industrial Development Board, Washington County Economic Development Council, and the Northeast Tennessee

Economic Development Corporation – all are engaged in the expansion of existing businesses, as well as attracting new businesses to the area.

5. Due to the rising elderly population, there is a short supply of affordable one and two-bedroom units.

The majority of housing units for the elderly and disabled are to be found in the Bristol, Johnson City and Kingsport Housing Authorities. Particular attention will be given to helping to develop and redevelop one and two-bedroom housing units for our growing elderly population and also special needs populations such as Veterans, ex-offenders returning to the community and persons with special disabilities.

6. Poor credit history of potential homeowners causing inability to obtain a mortgage and increase in predatory lending which often leads to foreclosures.

Nonprofit organizations within the region provide homebuyer education classes to assist with credit problems as well as foreclosure prevention. The Tennessee Housing Development Agency also provides assistance through its "Keep My Tennessee Home" program. Local agencies, i.e., American Credit Counseling, assist with credit repair.

7. Lack of housing that is accessible to the disabled.

The majority of housing units for the elderly and disabled are to be found in the Bristol, Johnson City and Kingsport Housing Authorities. Particular attention will be given to helping to develop and redevelop one and two-bedroom housing units for our growing elderly population and also special needs populations such as Veterans, ex-offenders returning to the community and persons with special disabilities.

8. Lack of accessible transportation services.

The Cities and Counties within the Consortium are working together to improve transportation services by providing low fares for bus riders. The City of Bristol, Tennessee, Kingsport and Johnson City work with a county transportation provider (NET Trans) to coordinate efforts to assist with transportation for low-income individuals. Low-income families are provided discounted fares and special transportation services are provided to those with special needs and disabilities.

9. The rising cost of utilities, medical care, food, coupled with low wages, cause many to be at risk of becoming homeless.

The following are resources available to homeless and potentially homeless families in the Consortium area:

- *Interfaith Hospitality Networks are available in Bristol, Johnson City and Kingsport to house homeless families in area churches.*
- *Homeless Prevention and Rapid Re-Housing Program – The regional Continuum of Care (Appalachian Regional Coalition on Homelessness) has received HPRP funds to provide financial assistance and services to either prevent individuals and families from becoming homeless or help those who are experiencing homelessness to be quickly re-housed and stabilized.*

- *Johnson City, Kingsport and Bristol, Tennessee receive Emergency Solutions Grant funds from the Tennessee Housing Development Agency to provide assistance to area nonprofits serving the homeless and potentially homeless.*
- *Area Food Banks provide food for the homeless and to schools to feed children who are on free and reduced lunches.*
- *Members of the Consortium are active participants in the regional FEMA shelter and food programs.*

MINORITY/WOMEN OUTREACH

The Northeast Tennessee/Virginia HOME Consortium, through the completion of its projects, ensures that minorities and women are included and afforded the opportunity to participate in all of its projects. Outreach that is undertaken through contacts with realtors, lenders and at public meetings is made available to all applicants who meet program requirements, i.e., income eligible, etc. A large number of families assisted into homeownership have been female-headed households. Additionally, even though the Consortium area has a relatively low minority population (approximately 6.2%), numerous minority families have been assisted with the purchase of a home. The same is true of the rehab/reconstruction projects undertaken with Consortium funding. Minorities and women are afforded the same opportunities as any of the other applicants who do not fall into these categories.

The competitive process for rehab/reconstruction projects is open to all licensed contractors in the area who have the necessary certifications acquired through HUD training, i.e., lead-based paint training. A workshop, in conjunction with HUD's technical assistance provider, was held recently to educate contractors regarding new EPA regulations related to renovating homes. The First Tennessee Development District advertises for new contractors periodically, and the Entitlement Cities follow their jurisdictions' procurement policies for advertising for bids on rehab/reconstruction projects. Guidance is provided to all prospective new contractors to assist them with obtaining the required certifications.