

2020-2024 Consolidated Plan

Executive Summary

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

1. Introduction

Johnson City, Tennessee is located in the upper northeast part of Tennessee with the majority of the city in Washington County with smaller parts extending north into Sullivan County and east into Carter County. Johnson City is the 9th largest city in Tennessee with a population of more than 65,000. According to the U.S. Census, it contains 43.3 square miles.

The City of Johnson City Tennessee's Community Development Block Grant Program is authorized under Title I of the Housing and Community Development Act of 1974 as amended. This 5-year Consolidated Plan and Annual Action Plan serves as Johnson City's annual application to the U.S. Department of Housing and Urban Development for formula grant program, Community Development Block Grant Program. Johnson City, as an entitlement recipient, anticipates an allocation of funds for FY 2020-2021 of \$533,024. We also estimate carryover funding from our FY 2019-2020 CDBG Program in a total estimated amount of \$352,421. This would put the total amount of CDBG program resources anticipated for FY 2020-2021 at \$885,445. The projected use of funds has been developed so as to give maximum priority to activities that will carry out one of the national objectives as follows:

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

2020-2021 COMMUNITY DEVELOPMENT BLOCK GRANT

- COMMUNITY PLANNING AND DEVELOPMENT - \$80,000
- HOMEOWNER REHABILITATION/RECONSTRUCTION PROGRAM (ASP) - \$159,000
- HOMEOWNER REHABILITATION/RECONSTRUCTION PROGRAM (FTDD) - \$250,000
- HOMEOWNER REHABILITATION/RECONSTRUCTION PROGRAM (E8) - \$80,000
- SHELTER REHABILITATION (SA) - \$30,000
- LAND ACQUISITION/CLEARANCE - \$65,000
- TOTAL - \$664,000*

*Includes \$130,976 of projected FY 2019-2020 CDBG Carryover Funding.

OTHER RESOURCES

Emergency Solutions Grant

- Johnson City will be receiving an Emergency Solutions Grant from the Tennessee Housing Development Agency in the amount of \$161,250 for FY 2020-2021. These funds will be allocated among three (3) local shelters and service providers whose services and client bases meet the program qualifications. There is no CDBG contribution to this program, but the funds are matched on a one-to-one basis by the qualified local recipient agencies.

Northeast Tennessee/Virginia HOME Consortium

- Johnson City is a member of the Northeast Tennessee/Virginia HOME Consortium. The HOME Consortium expects to receive \$1,136,509 for the FY 2020-2021.
- As a participating member, Johnson City will be awarded \$227,443 of the Consortium's 2020-2021 allocation. \$56,861 will be used as down payment assistance for the homeownership program and \$170,582 will go into the homeowner rehabilitation/reconstruction program. Johnson City also has expected carryover funds of \$363,931.

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

- First time homebuyer program- Create affordable homeownership stock
- Homeowner rehabilitation program - preserve and maintain safe, affordable housing
- Homeowner reconstruction program - preserve and maintain safe, affordable housing
- Housing and services to those at risk -
- Assistance for rental housing development and preservation
- Provide resources for creation and preservation of public and community facilities that serve at-risk populations
- Affirmatively further fair housing - provide training, education and outreach for community organizations, realtors and lenders

3. Evaluation of past performance

The City of Johnson City Tennessee has always strived to provide affordable housing to meet the needs of persons and households with the types of housing needed as identified in their needs analysis. This includes single family housing purchase opportunities, housing rehabilitation and reconstruction, multi-family housing development and redevelopment and special needs housing for the disabled, veterans and persons returning to the community from incarceration.

The success that the City has had is not only due to the HUD CDBG and HOME funding that has been provided, but other funding such as Tennessee Housing Development Agency, Federal Home Loan Bank, private lenders and our CHDO partners, who have worked in collaboration to meet the affordable housing needs of the City. The City has never failed to meet its annual plan goals.

4. Summary of citizen participation process and consultation process

- The Citizen Participation process for our local Community Development Program involves a three level process.
 1. The first level is ongoing meetings with leaders of our neighborhood associations and with our community service agencies as part of an ongoing City services communication process.
 2. The second level involves meetings with individual neighborhood organizations and community partners.
 3. The third level of the process are the Community Public Hearings which occur in March or early April as the draft of the Annual Action Plan is taken to the public in an advertised meeting for Citizen input and then in late April or early May as part of a Housing and Community Development Advisory Board meeting for final public input. The notices of the public hearings are made available to the public in both English and Spanish for a 30 day review and comment period at the following locations: The Community Development Office in the City's Municipal and Safety Building, The Johnson City Housing Authority Main Office and the Johnson City Public Library. A Hispanic Language Interpreter is available for both Community Public Hearings.
- By having three levels of participation, both general citizens of the community including minorities and special needs citizens as well as specific interest groups who have a vested interest in the local community development program can have open input to the development of the plan. By having public meetings on the Plan in specific low income neighborhoods, direct input on the plan can be made by low and moderate income, minority and special needs persons and households.

5. Summary of public comments

- Need for more resources for affordable housing, particularly for very low income and special needs persons and households
- Neighborhood improvements through demolition of dilapidated structures
- Lack of qualified contractors for the project amounts that are available
- Contractor recruitment and training is needed. Contractors that have the proper certifications with Lead Paint Certifications and Energy Conservation are becoming difficult to find
- Greater need for support wrap-around services for special needs populations such as people with disabilities, veterans and persons

- Non-public funding for affordable housing and support services, particularly through local lenders utilizing community investment tax credits and community development financial institution loan funds
- More funding for housing for veterans connected to support services
- More one and two-bedroom rental units for low income households
- More affordable housing units for the elderly
- More coordination and collaboration between housing development entities, local lenders and service providers
- More opportunities for jobs and youth employment
- Need for financial training/counseling for homeowners
- Need for additional safety and security in low income neighborhoods
- Installing sidewalks in Low/Mod income areas

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

All comments and views that were made at public hearings and public meetings were accepted and are incorporated into the five-year consolidated plan and annual plan.

7. Summary

Agencies, groups and organizations that participated in this consultation process include: local community development program staff, HOME Consortium staff, regional CoC staff (ARCH), public housing authorities (JCHA), local mental health and private and public health agencies, the Mountain Home Veterans Administration, local homeless shelters, transitional housing providers, emergency housing providers, local affordable housing developers, neighborhood organizations, domestic violence shelters, faith-based service and support organizations and local elected officials.

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	JOHNSON CITY	
CDBG Administrator	JOHNSON CITY	Development Services

Table 1– Responsible Agencies

Narrative

Johnson City Housing Authority has been contracted to administer the Department of Community Development's CDBG and ESG program. Responsibilities include preparing the Consolidated Plan, Annual Action Plan and the CAPER. They are also responsible for all IDIS input for CDBG Program. The City conducts a quarterly Housing Community Development Advisory Board meetings and holds public hearings. The City of Johnson City is a member of the Northeast TN/VA HOME Consortium.

Consolidated Plan Public Contact Information

Stephen Freemon, Quality Care Coordinator/Community Grants Administrator, 901 Pardee Street, Johnson City, TN 37601, stephenf@jchousing.org; (423)232-4784

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

1. Introduction

The City of Johnson City has been involved over the course of the last year in the following coordination activities to enhance coordination between public and assisted housing providers, and private and government mental health and service agencies. These consultations activities span a diverse group of public, private, non-profit and private agencies.

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)).

- Held consultation meetings with public housing officials and assisted housing providers, local lenders and affordable housing funding providers in the fall of 2016 to get input on affordable housing needs of very low, low and moderate income households as well as special needs populations.
- Participated in meeting sponsored by our regional Veterans Administration that included service providers, mental health agencies, the Mountain Home Veterans Administration and community service agencies to discuss housing and support services needs of special populations with mental and physical handicaps, veterans and other special populations with needs for housing and connected services.
- Participated in a tour and discussion of affordable housing in October, 2016 with local elected officials, housing providers, lenders, realtors, builders and community support services agencies to discuss housing needs and see examples of various types of affordable housing that has been developed in our area.
- Comprehensive meetings with affordable housing entities that develop, redevelop, fund and provide support services to the local jurisdiction to discuss the needs, resources and possibilities to collaborate in order to provide the needed housing and services to respond to the needs that have been identified. Comments and discussions centered around more renewable housing resources, particularly from the private sector and more efforts to collaborate between affordable housing developers and with community support services providers. These meetings averaged some 20-25 persons representing housing developers, community support agencies, local governments, funders, realtors and neighborhood representatives.

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

- Regular meetings with the Continuum of Care general membership to discuss homeless and at-risk needs, funding sources and collaborations of housing and support services entities in the region. Most of the comments centered on more funding for permanent housing for homeless and at-risk, additional day-center facilities in the region for homeless and at-risk and more affordable housing choices for veterans coming back to the community after foreign service or state-side treatment. These meetings averaged 20 persons representing community services agencies and shelters in the region.

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

As local ESG program administrators, Johnson City through the Community Development staff at Johnson City Housing Authority have worked directly with our the Appalachian Coalition on Homelessness (ARCH), our regional continuum of care agency to determine the needs and priorities for homeless and at-risk under the ESG program, worked with their staff to determine allocations to local ESG eligible agencies and have helped to develop performance standards and evaluate program outcomes, develop additional funding and develop standard ESG policies and procedures that all ESG funded agencies are required to follow that are carrying out ESG funded activities in our service area. The regional CoC (ARCH) administers the HMIS training, administration and reporting of HMIS for local funded agencies receiving ESG funding.

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

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	EASTERN EIGHT CDC
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One on one and group meetings as developers of housing for purchase and rent. Anticipated Outcomes: Better coordination with the programs available. Network of housing agencies.
2	Agency/Group/Organization	APPALACHIA SERVICE PROJECT INC
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One on one meetings and group meeting for development and rehabilitation of low income housing. Referral network for homes that need to be reconstructed.
3	Agency/Group/Organization	APPALACHIAN REGIONAL COALITION ON HOMELESSNESS
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with HIV/AIDS Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One on one and in group meetings to develop strategy to eliminate homelessness.
4	Agency/Group/Organization	FIRST TENNESSEE DEVELOPMENT DISTRICT
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One on one and group meetings as they renovate owner occupied homes of low to moderate income clients. Set up a referral network for housing repair assistance.
5	Agency/Group/Organization	JOHNSON CITY
	Agency/Group/Organization Type	Housing PHA Other government - Local Regional organization Planning organization Elected Officials Major Employer Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One on one and in group meetings, the Board of Commissioners enacting policy, the Chamber of Commerce and Washington County Economic Development Council addressing economic development; the Planning Division of the Development Services Department (writing the Housing Element section of the City's General Plan); GIS divisions identifying and mapping the target areas; and the Johnson City Housing Authority overseeing the public housing and Section Eight programs.
6	Agency/Group/Organization	SAFE PASSAGE DOMESTIC VIOLENCE SHELTER
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One on one and in group meetings.
7	Agency/Group/Organization	Holston Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	One on one and group meetings for developers of single family housing for rehabilitation, reconstruction and purchase.
8	Agency/Group/Organization	Salvation Army Johnson City
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Salvation Army was consulted in one on one and group meetings to discuss homeless needs in the area and what strategies to employ.
9	Agency/Group/Organization	FRONTIER HEALTH
	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 Health Agency Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Frontier Health was invited to attend a meeting of local agencies that were contacted to give input on the needs of our residents. They provide mental health services and case workers to residents of Johnson City and surrounding areas. The need for more affordable rental housing for people with mental illnesses was made apparent.
10	Agency/Group/Organization	Johnson City School System
	Agency/Group/Organization Type	Housing Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Johnson City Schools were invited to participate in a group meeting to asses the needs of the community. We anticipate a better understanding of the homeless problems the school system faces and hope to coordinated services and funding to meet their needs.
11	Agency/Group/Organization	Mountain Home VA Medical Center
	Agency/Group/Organization Type	Housing Services-Health Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The VA Medical Center was invited to participate in a group meeting to asses the needs of the homeless veteran community. We anticipate a better understanding of the homeless problems that veterans face and hope to coordinated services and funding to meet their needs.
12	Agency/Group/Organization	Youth Villages
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Education Services-Employment Services - Victims Child Welfare Agency

What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Held one on one discussions about homeless youth and youth aging out of foster homes. We anticipate better coordination of funding and services to meet the needs of the homeless youth community.

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

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	Homeless Housing Needs
Housing Element of the City's General Plan	Planning Division of Development Services Department	Needs of Low Income and special needs populations

Table 3– Other local / regional / federal planning efforts

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

As a member of the Northeast TN/VA Home Consortia, Johnson City works with both the City of Kingsport, TN and the City of Bristol, TN in both development and implementation of the Consolidated Plan.

Narrative

The outcome of the consultations was to get insight from vested entities in the community in areas indicated and to include them in parts of the overall annual plan where they can make significant contributions with services, housing, and economic development projects and resources.

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

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The Citizen Participation process for our local Community Development Program involves a three level process.

1. The first level is ongoing meetings with leaders of our neighborhood associations and with our community service agencies as part of an ongoing City services communication process.
2. The second level involves meetings with individual neighborhood organizations and community partners.
3. The third level of the process are the Community Public Hearings which occur in March or early April as the draft of the Annual Action Plan is taken to the public in an advertised meeting for Citizen input and in late April or early May as part of a Housing and Community Development Advisory Board Meeting. The notices of the public hearings are made available to the public in both English and Spanish for a 30 day review and comment period at the following locations: The Community Development Office in the City's Municipal and Safety Building, The Johnson City Housing Authority Main Office and the Johnson City Public Library. A Hispanic Language Interpreter is available for both Community Public Hearings.

By having three levels of participation, both general citizens of the community including minorities and special needs citizens as well as specific interest groups who have a vested interest in the local community development program can have open input to the development of the plan. By having public meetings on the Plan, direct input can be made by low and moderate income, minority and special needs persons and households.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Meeting on 5 September 2019 to comment on the the 2018-2019 CDBG and HOME program.	No comments received.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Meeting on 17 May 2020 to comment on the 5-year Consolidated Plan.	No comments received.	All comments were accepted.	

3	Public Meeting	Minorities	4 quarterly meetings with Housing Community Development Advisory Board, local governing body, and local housing development and community services entities from July 2019 to June 2020 for input on housing and support community support services needs. Average of 13 persons in attendance.	Need for local contractors to help with Rehab/Reconstruction homes; resources for affordable housing, particularly for very low income, handicap, veterans and special needs persons and households; need non-public funding for affordable housing and support services thru local lenders utilizing community investment tax credits and community development financial institution loan funds; more coordination and collaboration between housing development	All comments were accepted.	
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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	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	2 separate ads were listed and no responses received.	No comments received.	All comments were accepted.	

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	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Consolidated Plan notices were placed on the website of the City of Johnson City and the Johnson City Housing Authority.	No comments received.	All comments accepted.	www.jchousing.org ; www.johnsoncitytn.org

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City has identified the following as priority needs in the community:

- Homeowner Rehabilitation
- Supportive Housing Services
- Homeless Services
- Public Infrastructure

Community partners will be involved to help meet these needs, and grant-funded program will be directed towards supporting projects that help to address these needs.

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

Describe the jurisdiction's need for Public Facilities:

While there is always a need for public facilities, the City has determined that the needs for public services, improvements, and housing rehabilitation is greater in this area. There are many private facilities in the area that provide services, and funding those services is a more effective use of grant monies.

How were these needs determined?

Needs determined by citizen and staff input, as well as consultation with partner agencies.

Describe the jurisdiction's need for Public Improvements:

There is always a need for street, waterline, and sidewalk improvements - especially in older neighborhoods. Many of these neighborhoods have no sidewalks while others have broken or missing pieces of sidewalk that make pedestrian travel difficult to maneuver. With more wheelchairs and scooter chairs being used, some of the deteriorated sidewalks make it impossible for these modes of travel to be used. Many LMI individuals have more restricted transportation options, and infrastructure improvements are often of direct benefit to them.

How were these needs determined?

Needs determined by citizen and staff input, as well as consultation with partner agencies.

Describe the jurisdiction's need for Public Services:

While there are many volunteer organizations, non-profits, and churches in the area to help meet the local challenges, there is always a need for more public services. Grant funding allows many of these agencies to provide increased levels of service, and sometimes they rely on this funding to be able to even operate.

How were these needs determined?

Needs determined by citizen and staff input, as well as consultation with partner agencies.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Johnson City is a growing city, and the demand for housing will continue to increase. Rehabilitating old homes to bring them up to current standards is an effective way to help meet the housing needs of the community.

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

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	53	0	0	0	0
Arts, Entertainment, Accommodations	3,341	6,474	17	18	1
Construction	816	1,078	4	3	-1
Education and Health Care Services	4,323	9,284	23	25	2
Finance, Insurance, and Real Estate	1,118	3,490	6	10	4
Information	563	1,401	3	4	1
Manufacturing	2,521	2,439	13	7	-6
Other Services	581	1,006	3	3	0
Professional, Scientific, Management Services	1,212	2,498	6	7	1
Public Administration	0	0	0	0	0
Retail Trade	3,255	7,126	17	19	2
Transportation and Warehousing	540	308	3	1	-2
Wholesale Trade	793	1,484	4	4	0
Total	19,116	36,588	--	--	--

Table 5 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	31,943
Civilian Employed Population 16 years and over	29,910
Unemployment Rate	6.51
Unemployment Rate for Ages 16-24	18.40
Unemployment Rate for Ages 25-65	3.99

Table 6 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector		Number of People
Management, business and financial	7,575	
Farming, fisheries and forestry occupations	1,140	
Service	3,580	
Sales and office	6,960	
Construction, extraction, maintenance and repair	1,805	
Production, transportation and material moving	1,110	

Table 7 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	23,460	83%

Travel Time	Number	Percentage
30-59 Minutes	3,855	14%
60 or More Minutes	795	3%
Total	28,110	100%

Table 8 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,095	220	1,250
High school graduate (includes equivalency)	4,180	400	2,685
Some college or Associate's degree	5,985	340	2,165
Bachelor's degree or higher	10,765	320	2,260

Table 9 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	45	130	100	480	920
9th to 12th grade, no diploma	490	443	490	910	995
High school graduate, GED, or alternative	2,518	1,550	1,693	4,010	2,904
Some college, no degree	5,735	1,725	1,949	2,910	1,870
Associate's degree	470	405	423	1,109	270
Bachelor's degree	1,255	2,894	1,614	3,588	1,545

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	95	1,535	1,329	2,360	1,575

Table 10 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	118,198
High school graduate (includes equivalency)	177,078
Some college or Associate's degree	205,682
Bachelor's degree	322,734
Graduate or professional degree	439,039

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

Major employment sectors in Johnson City include retail trade, education and health care services, and arts, entertainment, and accommodations.

Describe the workforce and infrastructure needs of the business community:

Johnson City has a diverse workforce and a population that is steadily climbing. There is a need for education and public services to continue to grow in order to meet the needs of this growing population.

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

Describe any needs for workforce development, business support or infrastructure these changes may create.

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

East Tennessee State University has an excellent nursing program, and this is reflected by a large percentage of the population having health care related jobs.

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

Vocational Rehab services works to help LMI individuals with disabilities not only find employment, but keep it. The Job Corps also works to provide young individuals with the opportunity to learn new sought-after skills that will both provide a stable career and be of benefit to the area.

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

Yes

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

The following were identified as effective means to promote economic development in the CEDS:

- Economic Development Infrastructure Projects
- Regional Business Parks
- Business Incubators
- Downtown Revitalization
- Financing Programs
- Tourism Effects
- Public Recreation Land

The City continues to work with local partners and agencies, such as the First Tennessee Development District, to develop projects that promote economic growth in the region.

Discussion

MA-50 Needs and Market Analysis Discussion

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

Johnson City has eight designated target neighborhoods, which are primarily older neighborhoods. These typically are the oldest residential areas with some having homes over 100 years old. The majority of the housing stock in these areas are at least 50 years old and many show the signs of lack of maintenance and upkeep. Many of these areas have transitioned from primarily owner-occupied single-family neighborhoods to rental neighborhoods. In addition to being in need of repair or condemnation and re-construction, they tend to have over-crowding and safety and health concerns for residents living in those structures and in also for the surrounding neighborhood.

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

The areas described above as concentrations of households with multiple housing problems tend to be inhabited by residents who are lower income, ethnic minorities and seniors. These areas usually contain at least 51% lower income residents and the significant minority population of the communities they are located in.

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

The housing market is typically depressed in these neighborhoods due to property losing value over the last two to three decades or longer with only small levels of public or private investment in the areas during that period of time. Rental properties usually rent for below market value and there are some vacancies on a regular basis. Single-family properties are also lower in value and typically stay on the market longer than in other sections of the communities.

Are there any community assets in these areas/neighborhoods?

Typically the community assets in these neighborhoods are community parks, some community services, sometimes community schools, churches, and some small scale retail. These areas are also usually served by local Public Transportation.

Are there other strategic opportunities in any of these areas?

Because the property values are significantly lower in these neighborhoods both for improved and unimproved properties, development and redevelopment can be an attractive proposition to developers. These areas already have basic services such as streets, sidewalks, water/sewer, fire and police protection and community schools usually located nearby. These factors also make these areas attractive for development or redevelopment. Infill development on lots and tracts in these areas are

beginning to be noticed by both non-profit and for-profit housing developers in the area for both for sale and rental property development and redevelopment. This potentially can be where a lot of the needed affordable housing can come from in the Consortium Area due to economic and service factors. Most of these areas are also located fairly centrally to the communities as a whole which provides a convenience factor, particularly for those who do not have their own transportation. They typically are also located near major employment centers in the communities.

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

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

With every passing year, more and more services are being moved to online platforms. It is vital especially for LMI households to have internet access to be able to research what benefits they are entitled to, as well as be able to apply to receive those benefits. Broadband access is no longer just an auxillary service.

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

The costs for broadband access can become prohibitively expensive when selections are limited. Having a wide range of services at varying prices and speeds allows for LMI households to acquire the broadband access they need at a price they can afford.

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

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

The Johnson City area has several flood zones that can become problematic in heavy storms. The area also has a significant number of trees, which can be dangerous in heavy winds to vulnerable households.

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

LMI households do not have or are unable to afford a wide range of insurance, making them more vulnerable to natural disasters. This also highlights the need for funds to be available for emergency repairs, and for appropriate foresight to be applied in order to mitigate the risks of damage when constructing new homes or rebuilding old ones.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

Geographic Area

Table 12 - Geographic Priority Areas

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

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

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

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

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

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

CDBG homeowner rehabilitation funds are offered mostly on a "first-come, first-serve" basis available to all residents of the City who meet program requirements. When possible, though, programs will be targeted to be of primary benefit to identified Local Target area's.

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

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Homeowner Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Homeowner Reconstruction Program Homeowner Rehabilitation
	Description	There is a large need among LMI families to receive funding for the rehabilitation or reconstruction of single-family units.
	Basis for Relative Priority	
	2	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Housing and services to homeless and those at-risk
	Description	There is a large need for housing services for homeless and those at-risk of homelessness.
	Basis for Relative Priority	
3	Priority Need Name	Homeless Services
	Priority Level	High

	Population	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Housing and services to homeless and those at-risk Public Services
	Description	Provision of services to homeless and those at-risk of homelessness.
	Basis for Relative Priority	
4	Priority Need Name	Public Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

Geographic Areas Affected	
Associated Goals	Neighborhood Revitalization
Description	Aging infrastructure and slums/blighted areas lowers the quality of life of the residents they affect and are often concentrated in LMI neighborhoods.
Basis for Relative Priority	

Narrative (Optional)

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

Introduction

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	532,941	360	352,421	885,722	2,900,000	~\$500,000 per year + \$350000 carryover funds.

Table 14 - Anticipated Resources

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

The City will leverage additional funds from sources such as local government, private agencies, local and national non-profit agencies whenever appropriate to make best use of CDBG funds.

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

CDBG funds may be used to rebuild housing on previously vacated lots for Low and Moderate Income families..

Discussion

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

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

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

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Johnson City has been receiving CDBG and ESG grants funds for over 20 years, and has an established structure to make sure grant funds are well spent.

CDBG - The City has a strong focus on homeowner rehabilitation and reconstruction, and effectively works with subrecipients to ensure program requirements and objectives are fulfilled.

ESG - The City uses its funds to support emergency shelters, transitional housing, and rapid re-housing, with the goal of minimizing the time that any family spends as homeless.

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

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

Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS			X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

Table 16 - Homeless Prevention Services Summary

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

The Appalachian Regional Coalition on Homelessness (ARCH) serves as the CoC for the region. The CoC has regular meetings to coordinate services and discuss strategies to meet whatever the current needs of the homeless population are. Participating agencies include the Salvation Army of Johnson City, Manna House, Family Promise, Safe House Domestic Violence Shelter (among others).

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

While the region has many services for those experiencing homelessness, it is sometimes a challenge to connect them to the appropriate service. Participation in the CoC helps to keep individual agencies informed about what other services are available, so that they know where to direct individuals and families to get the appropriate help.

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

ARCH meets at least monthly to engage in the process of becoming an even more effective regional continuum of care that fosters continuous, consistent, and collaborative planning between the

organizations to ensure that all key stakeholders are vested in the resulting CoC plan. ARCH works in direct consultation with the region's three municipal Directors of Community Development, two of whom regularly attend network meetings. These directors for the cities of Bristol, Kingsport and Johnson City administer Community Development Block Grant (CDBG) funds in their respective municipalities through the Consolidated Plan and, with the cities of Bluff City, TN, Bristol, VA, Washington County and Sullivan County, Tennessee established a HOME Consortium in 2003. ARCH is guiding the region's service providers, nonprofits, and other stakeholders to more effectively and cooperatively address the issues of homeless individuals and families.

Continual efforts will be made to keep agencies communicating with one another about the needs they have identified and the strategies they have developed to address those needs. Input will also be regularly gathered on what should be the priority focus for addressing homelessness.

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	First time home buyer program	2020	2024	Affordable Housing				Direct Financial Assistance to Homebuyers: 15 Households Assisted
2	Homeowner Rehabilitation	2020	2024	Affordable Housing		Homeowner Rehabilitation		Homeowner Housing Rehabilitated: 20 Household Housing Unit
3	Homeowner Reconstruction Program	2020	2024	Affordable Housing		Homeowner Rehabilitation		Homeowner Housing Rehabilitated: 8 Household Housing Unit
4	Housing and services to homeless and those at-risk	2020	2024	Homeless Non-Homeless Special Needs		Supportive Housing Homeless Services		
5	Assistance with rental housing development	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs				Rental units constructed: 18 Household Housing Unit Rental units rehabilitated: 18 Household Housing Unit
6	Neighborhood Revitalization	2020	2024	Non-Housing Community Development		Public Infrastructure		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Public Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Homeless Services		

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	First time home buyer program
	Goal Description	Using HOME funding from the Northeast Tennessee/Virginia HOME Consortium Homeowner Assistance program, provide up to \$10,000 for down-payment and closing cost assistance to up to 15 qualified first-time homebuyers.
2	Goal Name	Homeowner Rehabilitation
	Goal Description	To provide opportunities to assist homeowners to substantially rehabilitate homes that have major code and health and safety violations. Using funding from our HUD CDBG program, assist up to 20 qualified low and moderate income homeowners with rehabilitation assistance up to \$25,000 to rectify code violations and health and safety issues with their homes.
3	Goal Name	Homeowner Reconstruction Program
	Goal Description	Using funding from both HUD-CDBG and HOME Consortium program sources assist up to eight qualified homeowners to have their home re-constructed through a partnership with the Appalachian Service Project, Inc.

4	Goal Name	Housing and services to homeless and those at-risk
	Goal Description	Utilizing HUD Emergency Solutions Grant Funding through the Tennessee Housing Development Agency, subcontract with seven local community services agencies to provide shelter, support services and rapid re-housing to qualified at risk and homeless persons and households.
5	Goal Name	Assistance with rental housing development
	Goal Description	Working with various non-profit affordable housing developers and non-profit community service agencies assist up to 36 units of affordable rentalhousing for the aforementioned client bases.
6	Goal Name	Neighborhood Revitalization
	Goal Description	These funds will be used for the elimination of slum and blight in the City, as well as improvements to the infrastructure of low-income neighborhoods.
7	Goal Name	Public Services
	Goal Description	Provide Funding for public services that benefit LMI residents.

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

The total number of affordable housing units to be provided in program year FY -15-16 with assistance from the jurisdiction for extremely low, low and moderate income families will be sixty-four (64).

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

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

As part of the City's CDBG Homeowner Rehabilitation/Reconstruction Program, any home in the program is required to be assessed for lead-based paint hazards, and appropriate remediation steps are taken whenever necessary. All program participants are also informed of the dangers of lead-based paint.

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

Steps to identify and address lead-based paint are included in the policies and procedures for in each of the City's federally funded housing programs. Subrecipients and contractors are also required to be trained to identify lead-based paint hazards and how to remediate them.

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

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

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

The Johnson City/Jonesborough/Washington County Economic Summit was begun in 2003 years ago in Johnson City and has developed into a community-wide effort to focus on economic development initiatives that will produce job growth in the local and regional economy. The initiative has six volunteer working groups that number over 100 volunteers. Each working group: Livable Communities; Infrastructure Development; Education/Workforce Development; Tourism/Hospitality; Health/Medical; and Business Development has priority action items that are to be accomplished during each fiscal year culminating in a regional Economic Summit at the end of October each year to look at progress made and to set goals for the future.

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

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

SP-80 Monitoring - 91.230

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

The City of Johnson City's Development Services department administers City's CDBG and ESG programs. Each project is reviewed for compliance with the Consolidated Plan goals, as well as any applicable laws, ordinances, and program regulations.

All program subrecipients are required to submit quarterly reports regarding the status of their projects, and on-site visits are conducted regularly to ensure that all projects are proceeding as expected and in compliance with program rules.

All CDBG funds are formally audited in conjunction with the annual audits for the City.

Expected Resources

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

Introduction

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	532,941	360	352,421	885,722	2,900,000	~\$500,000 per year + \$350000 carryover funds.

Table 18 - 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

The City will leverage additional funds from sources such as local government, private agencies, local and national non-profit agencies whenever

appropriate to make best use of CDBG funds.

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

CDBG funds may be used to rebuild housing on previously vacated lots for Low and Moderate Income families..

Discussion

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
2	Homeowner Rehabilitation	2020	2024	Affordable Housing		Homeowner Rehabilitation	CDBG: \$200,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit
3	Homeowner Reconstruction Program	2020	2024	Affordable Housing		Homeowner Rehabilitation	CDBG: \$289,000	Homeowner Housing Rehabilitated: 2 Household Housing Unit
4	Housing and services to homeless and those at-risk	2020	2024	Homeless Non-Homeless Special Needs		Supportive Housing Homeless Services	CDBG: \$30,000	Homeless Person Overnight Shelter: 30 Persons Assisted
6	Neighborhood Revitalization	2020	2024	Non-Housing Community Development		Public Infrastructure	CDBG: \$65,000	

Table 19 – Goals Summary

Goal Descriptions

2	Goal Name	Homeowner Rehabilitation
	Goal Description	

3	Goal Name	Homeowner Reconstruction Program
	Goal Description	
4	Goal Name	Housing and services to homeless and those at-risk
	Goal Description	
6	Goal Name	Neighborhood Revitalization
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

The projects the City chose to fund this year were the direct result of citizen input, HCDAB recommendations, and basic needs of the community. The major projects that we have in our annual plan are Homeownership Rehabilitation and Re-Construction. During the first year of our Action Plan, we will provide \$489,000 to rehabilitate up to 15 homes that are owner-occupied by low and moderate income homeowners and reconstruct up to 6 homes.

We also plan to utilize \$503,251 in HOME funding through the Northeast Tennessee/Virginia Home Consortium to rehab homes for low and moderate income homeowners and \$88,124 through the Homeownership Assistance Program.

#	Project Name
1	Community Planning and Development Administration
2	Housing Rehabilitation / Reconstruction (ASP)
3	Housing Rehabilitation / Reconstruction (FTDD)
4	Housing Rehabilitation / Reconstruction (E8)
5	Shelter Rehabilitation (SA)
6	Land Acquisition / Clearance

Table 20 – Project Information

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

The reason for our allocation priorities to the above mentioned projects are a direct result of our needs analysis as well as the city's Housing Demand Study and the city's one-year annual plan.

The Primary obstacle to providing adequate affordable housing to these specific household mentioned above, particularly rental units, is the problem with meeting the funding needs to support projects.

Actions to address obstacles to meeting underserved needs:

Continue to work to create successful partnerships in the community that help develop more single-family homes for sale, rehabilitation of single-family and multi-family housing and special needs housing and housing for those with disabilities.

Continue to work through the Appalachian Regional Coalition on Homelessness to access additional federal, state and local revenue to help develop additional HUD supportive housing with support services.

Continue to work with our community housing partners and veterans support groups to provide more

affordable housing options to the veterans choosing to reside in our community.

Continuing to work with the Northeast Tennessee Re-Entry Collaborative to create partnerships in the community to address the housing needs of ex-offenders returning to our community both for Transitional and permanent housing.

Continue to work as active members of the Tennessee Affordable Housing Coalition to help create partnerships and funding opportunities through THDA and other affordable housing partners.

Continue efforts to create an affordable housing revolving loan fund to help implement more affordable housing through development and redevelopment for low and moderate income and special needs households in Northeast Tennessee through support from local mortgage lenders in the region.

AP-38 Project Summary

Project Summary Information

1	Project Name	Community Planning and Development Administration
	Target Area	
	Goals Supported	Homeowner Rehabilitation Homeowner Reconstruction Program Housing and services to homeless and those at-risk Neighborhood Revitalization
	Needs Addressed	Homeowner Rehabilitation Supportive Housing Homeless Services Public Infrastructure
	Funding	CDBG: \$80,000
	Description	Administer the CDBG Program for City of Johnson City, TN.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	CDBG program administration
2	Project Name	Housing Rehabilitation / Reconstruction (ASP)
	Target Area	

	Goals Supported	Homeowner Rehabilitation Homeowner Reconstruction Program
	Needs Addressed	Homeowner Rehabilitation
	Funding	CDBG: \$159,000
	Description	Homeowner rehabilitation for qualified low and moderate income homeowners. Up to 4 reconstructions and/or 8 rehabilitations and emergency repairs will take place during this action plan period using HUD CDBG funding.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Low-Mod Income Families (4~8 qualifying families)
	Location Description	Low-Mod Income Neighborhoods in Johnson City.
	Planned Activities	Homeowner rehabilitation for qualified low and moderate income homeowners. Up to 4 reconstructions and/or 8 rehabilitations and emergency repairs will take place during this action plan period using HUD CDBG funding.
3	Project Name	Housing Rehabilitation / Reconstruction (FTDD)
	Target Area	
	Goals Supported	Homeowner Rehabilitation Homeowner Reconstruction Program
	Needs Addressed	Homeowner Rehabilitation
	Funding	CDBG: \$250,000
	Description	Homeowner rehabilitation for qualified low and moderate income homeowners. Up to 2 reconstructions and up to 20 rehabilitations and emergency repairs will take place during this action plan period using HUD CDBG funding.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Low-Mod Income Families (~5)
	Location Description	Low-Mod Income Neighborhoods in Johnson City.
	Planned Activities	Homeowner rehabilitation for qualified low and moderate income homeowners. Up to 2 reconstructions and up to 20 rehabilitations and emergency repairs will take place during this action plan period using HUD CDBG funding.
4	Project Name	Housing Rehabilitation / Reconstruction (E8)
	Target Area	
	Goals Supported	Homeowner Reconstruction Program
	Needs Addressed	Homeowner Rehabilitation
	Funding	:
	Description	Homeowner rehabilitation for qualified low and moderate income homeowners. One reconstruction will take place during this action plan period using HUD CDBG funding.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 Low-Mod Income Family
	Location Description	Low-Mod Income Neighborhood in Johnson City.
	Planned Activities	Homeowner rehabilitation for qualified low and moderate income homeowners. One reconstruction will take place during this action plan period using HUD CDBG funding.
5	Project Name	Shelter Rehabilitation (SA)
	Target Area	

	Goals Supported	Housing and services to homeless and those at-risk
	Needs Addressed	Homeless Services
	Funding	CDBG: \$30,000
	Description	This project will involve the remodel of the the outdoor bathroom and showers at the Salvation Army shelter.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	~50 Homeless individuals
	Location Description	Salvation Army Shelter of Hope, 200 Ashe St, Johnson City, TN 37604
	Planned Activities	This project will involve the remodel of the the outdoor bathroom and showers at the Salvation Army shelter.
6	Project Name	Land Acquisition / Clearance
	Target Area	
	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Public Infrastructure
	Funding	CDBG: \$65,000
	Description	This project involves the acquisition and clearance of up to 5 properties for slum & blight remediation purposes.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Blighted Properties in low-mod income areas in Johnson City.

Planned Activities	This project involves the acquisition and clearance of up to 5 properties for slum & blight remediation purposes.
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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

Johnson City, Tennessee is located in the upper northeast part of Tennessee with the majority of the city in Washington County with smaller parts extending north into Sullivan County and east into Carter County. Johnson City is the 9th largest city in Tennessee with a population of more than 65,000. According to the U.S. Census, it contains 43.3 square miles.

In 2014, an updated Unspecified Site Citywide Environmental Assessment and Strategy was completed for the U. S. Department of Housing and Urban Development which now enables the City to complete rehab/reconstruction projects citywide. The First Tennessee Development District provides the required Environmental reviews on all CDBG funded housing rehabilitation projects.

Particular efforts will be directed towards residents of the eight CDBG target neighborhoods in the jurisdiction where other major public and private investment is expected to take place during the next fiscal year. It is expected that five reconstructions and/or Fifteen substantial rehabs and/or emergency rehabs will be completed in the coming year through this activity using FY 2020-2021 CDBG funding. Additional homeowner rehabilitations/reconstructions may also be completed using a portion of our HUD HOME and HUD CDBG funds.

Geographic Distribution

Target Area	Percentage of Funds
Keystone/Kingsprings	
Southside Neighborhood	
Woodland Addition	
Pine Grove Neighborhood	
Downtown Area	
Mountain Home Neighborhood	
West End Neighborhood	
Carnegie	
West Davis Park Neighborhood	

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

These are our low/mod income and minority areas by census database, and these areas are where the vast majority of both our housing assistance and public service assistance will go due to the client base

that lives in these geographic areas of our jurisdiction.

Discussion

Johnson City has 65,000 persons with approximately 16.3% of those persons living below the poverty level. Twelve percent of these are elderly and on fixed incomes. The per capita income of the City is \$29,115 and the household median income is \$39,143. 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. Local, state and federal funding cuts have also reduced the amount of revenue coming into the City to make infrastructure repairs and to provide other needed services.

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

Introduction

Other actions the city plans on taking as part of the overall annual action plan are listed below. These activities along with the specific project activities in housing and through homeless prevention and fair housing, will enable us to implement this Action Plan and meet all of our identified goals for this program year.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to addressing our under-served needs is: Being able to fully identify, coordinate and leverage all the key funding and resources needed (public, private, local, state, and federal) to develop the needed housing and support services that have been identified.

Actions planned to foster and maintain affordable housing

We will continue to take actions to help eliminate what we consider the primary barriers to affordable housing which include:

The ability to qualify and successfully access mortgage funds and the needed down payment and closing cost assistance needed to purchase a home which is beyond the financial capability of most very low and low income households, and beyond many moderate income households. This has been made more difficult recently with the continued increase in federally mandated mortgage underwriting regulations that has and is constricting the ability of low and moderate income first-time homebuyers to be able to qualify for mortgages.

The continuing low supply of affordable single-family and multi-family housing units available in price ranges that are affordable to very low, low and moderate income and special needs households in our community.

Efforts will continue to be made to facilitate the development of comprehensive financing packages to provide low-cost mortgages and down payment and closing cost assistance to very low, low, and moderate income households in cooperation with local lending institutions. This includes the use of leveraged CDBG and HOME funds, THDA Mortgage funds and Affordable Housing program funds from the Federal Home Loan Bank in both Cincinnati and Atlanta.

In addition, we will actively work with both for-profit and non-profit developers to help increase the supply of affordable rental units through both rehabilitation and new construction. One area of concentration for these efforts is redevelopment of housing in our older target neighborhoods through using diverse funding sources to do significant acquisition/rehabilitation for re-sale and lease purchase for low and moderate income households and persons with disabilities. We are already working with

three local non-profits, Eastern Eight CDC, and Fairview Housing, Inc. in these efforts.

Our primary actions towards fostering and maintaining affordable housing will continue to be through our two primary affordable housing programs, those being the homeownership assistance program and the residential rehabilitation program. In addition as the opportunities present themselves, we will work in helping effect the development of rental housing either through acquisition/rehab or new construction and also special needs housing for persons with certified disabilities.

Actions planned to reduce lead-based paint hazards

Lead-Based Paint Hazards. In September 2000, Federal lead-based paint regulations went into effect to protect young children. The regulations set hazard reduction requirements that give much greater emphasis to reducing lead hazards in homes constructed prior to 1978. The City meets these requirements by taking the necessary steps outlined in federal law to conduct visual assessments for the Homeowner Rehabilitation Program and to work with risk assessors/clearance technicians and certified contractors to ensure that all rehabilitation projects undertaken are properly inspected, assessed and the problems addressed. Funding is addressed in the rehabilitation and homeownership programs through our contract with the First Tennessee Development District. Additionally, the Johnson City Housing Authority has received training and is addressing this issue in all of their housing developments and in their Section 8 programs with certified properties. They have conducted regular Lead-Based Paint seminars for Section 8 landlords and for Section 8 to Homeownership property owners and clients.

The Johnson City/Jonesborough/Washington County Health Department conducts screenings of children under age six in Johnson City to identify and address lead poisoning.

Actions planned to reduce the number of poverty-level families

Through our administrative Office of Community Development, we will continue with our efforts to help effect the reduction in the number of households with incomes below the poverty level. The primary efforts will be in partnership with the Johnson City/Jonesborough/Washington County Area Chamber of Commerce, the Washington County Economic Development Council, the Families First employment and training service through East Tennessee State University, and the Tennessee Small Business Development Center to increase employment opportunities for very low, low and moderate-income residents of our community. Through the Chamber of Commerce's Focus 2021 plan and the WCEDC's Strategic Plan, several key economic development activities have been developed, including:

- * Establishment of a comprehensive employment program that emphasizes basic higher education and specific job training skills for semi-skilled and non-skilled workers.
- * Continued development of a small business/minority incubator.
- * Development of a measurable quality of life index with an annual report card indicating success in job creation and expansion activity for the community.
- * Continued implementation of an active Small Business Development Program through the Business

Development Focus Group of the Economic Summit Initiative to help low and moderate income persons develop and expand their own businesses.

These efforts will be coordinated through the Washington County Economic Development Council which is the overall economic development organization for Johnson City/Jonesborough/Washington County and includes the Johnson City Development Authority, Northeast Tennessee Employment Initiative and the Public Building Authority.

We will continue to assist Good Samaritan Ministries, the Salvation Army, and the local Families First program coordinated through East Tennessee State University as they continue their efforts to provide job-training opportunities through contracts with the State Department of Human Services and other funding entities.

Actions planned to develop institutional structure

1. Institutional Structure. We will continue to build on our institutional structure that was begun as the result of our initial Five Year Consolidated Plan process and continues with our most recent Five Year Consolidated Plan Strategy FY 2015-2020. In addition to the original listing of agencies that were a part of the structure, we want to add the following agencies:

- - The Johnson City Community Partnerships Initiative, a group representing 25 local neighborhood associations and community service agencies which we work with to develop housing, community development, law enforcement and support service strategies specific to their neighborhood needs.

- Eastern Eight Community Development Corporation, an entity that helps develop first-time homeowner opportunities, rental rehabilitation and new construction, special needs housing and homeownership counseling.

- Appalachia Service Project, Inc., a national non-profit home repair and home building agency based in Johnson City that provides home repairs, home re-constructions, and new single-family housing in our region to low income persons and households.

- Keystone Inc. is a newer entity in our community that is a non-profit housing developer in our community that provides rental housing for low income and special needs populations. Chartered in 2013, this non-profit is under the Johnson City Housing Authority.

- Johnson City Family Promise/Interfaith Hospitality Network; a local agency that provides transitional housing for families through a network of local churches.

- Northeast Tennessee/Virginia HOME Consortium, a regional housing consortium providing

homeownership assistance, homeowner rehabilitation and homeownership counseling.

- The Johnson City Targeted Community Crime Reduction Program is made up of twenty-five community partner agencies participating in an \$800,000 federally funded program to reduce crime, provide focused community support service programs and revitalize two of our CDBG target neighborhoods in the Central City, those being Mountain Home and the Downtown Neighborhoods.

-Northeast Tennessee Re-entry Collaborative is an entity governed by an eleven-member Board made up of persons representing agencies which deal primarily with issues involving the successful re-integration of ex-offenders back into the community. This involves housing, employment, pre and post release case management, mentoring and other basic support services in an effort to help make the transition back into the community successful for the ex-offender. Almost all of the ex-offenders that participate in the program are at-risk and are low income.

We will also use our Housing and Community Development Citizens Advisory Board to help guide our Consolidated Plan program policies and look into new initiatives to help in implementing the plan. A particular focus of the Board will be to build capacity in target neighborhoods to help develop neighborhood improvement strategies. All eight of our CDBG target neighborhoods now have their strategies completed. We are working more intentionally to establish and re-organize neighborhood associations in all of our target neighborhoods.

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

We will continue to work closely with various public/private housing and social service agencies to expand opportunities for housing and support services to be made available to very low, low, moderate-income and special needs households. A summary of proposed activities is outlined below:

* Enhancing linkages between the Johnson City Housing Authority, its residents, and housing and social service providers in an effort to increase affordable housing opportunities and expanded support services. This year we will specifically work with the Johnson City Housing Authority in developing twelve units of rental housing for veterans/ youth aging out of foster care/ elderly in our community and working with others to help clients who have completed their Section 8 to Homeownership certification in purchasing their first homes.

* Encourage on-site provision of key support services such as counseling, daycare, educational support, employment training, health/medical services, and transportation to all special needs housing.

* Help to continue to expand services including through the central clearinghouse and information center (HMIS) maintained and coordinated by ARCH for persons needing housing and/or support services in cooperation with various public/private housing and social service agencies; including the ETSU Medical Clinic, Good Samaritan Ministries, Frontier Health, Salvation Army, Fairview Housing,

Eastern Eight CDC, Horizon CDC, the Johnson City Interfaith Hospitality Network, and the Appalachian Regional Coalition on Homelessness.

* Continue to work with our local Non-Profit Network which works to identify and expand services and for promoting better communication and eliminating/reducing duplication of services. This effort is being accomplished through our efforts with our local United Way Agency, the Summit Leadership Foundation and the local Chamber of Commerce Non-Profit Council which has created a Community Services Network that helps coordinate services and encourage communication, cooperation and collaboration between agencies in providing direct services to the very-low, low and moderate-income and special needs households. This group will discuss key service and housing issues and work on specific solutions to meet identified needs among adults, children and youth and the at-risk population throughout the community.

Discussion

As seen in these actions to be included and implemented in our plan, they will help the city to more effectively implement projects and services through our housing and community service providers. These actions will also help us deliver a more holistic approach to serving low and moderate income households with better housing, community support services, better employment opportunities, and access to better health care.

Program Specific Requirements

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

Introduction

The City of Johnson City received \$499,294. in Funding during FY 2019-2020. The majority of these funds were used for Homeowner Rehabilitation/Re-construction Activities during the year. Any carryover and 2018-19 program income will be reprogrammed to go into housing activities and public facilities. The City has no other funds from sources listed in the Annual Action Plan Document AP-90 below.

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.	100.00%

Discussion

Appendix - Alternate/Local Data Sources