

Community Development Block Grant

Five-year Consolidated Plan 2025-2029

Program Year 2025 Annual Action Plan

Executive Summary

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

1. Introduction

The Consolidated Plan will be the City's guide for the next five years for its annual allocations of CDBG funds. In this document, housing, homelessness, and community development needs are explored leading to the City's establishment of a five-year strategic plan based on the priorities identified.

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

The following needs have been identified through this plan:

- Support programs that assist homeowners with emergency repairs to aid them in retaining their homes in challenging economic times, and to keep their homes warm, safe and dry
- Support community revitalization eliminating deterioration, danger, blight, or blighting influences; and through Code Enforcement activities as defined by its Code Enforcement Guidelines and Certified Code Enforcement Area
- Support initiatives to provide permanent supportive housing for the homeless as well as case management services leading to greater self-sufficiency
- Support projects that promote economic development through private investment, job creation and retention
- Support programs and activities that provide supportive services and meet essential basic needs of the City's LMI households, to include computer literacy, job skills, and job placement activities
- Support public efforts to leverage resources that will improve neighborhood sustainability, livability, and availability of necessary resources - this includes sidewalks, ADA accessibility improvements, etc.

3. Evaluation of past performance

In the past five years, the City completed 44 emergency home repair projects with available funding. There continues to be a waiting list of eligible homeowners with complete applications. Home repair continues to be a priority for CDBG funding. Due to the demand and number of eligible applicants, as well as rising costs of construction, the City has increased the amount of CDBG funds allocated to its Emergency Home Repair program. The last 3 years, the City has exhausted its funding for this program with a remaining waiting list averaging ten eligible applicants. The City will continue to make Emergency Home Repair program a top priority for funding during the next five years.

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The City funds an average of ten public service agencies each year who provide services to the homeless, LMI persons and households, neglected/abused children, and the uninsured, with the maximum allowable allocation. There are also several areas in the City within low income communities that need sidewalks but the City does not have enough funding available for extensive sidewalk projects. The City uses a portion of its entitlement funds to leverage additional funding for limited sidewalk and ADA improvements to make for safer pedestrian travel and accessibility. The City also funds a portion of the Property Maintenance Official's salary to carry out code enforcement activities (including rental inspections) to make the City safer for residents, and to identify blight issues within its communities. The City has Code Enforcement Guidelines and a Certified Code Enforcement Area.

The City continues to use a small portion of CDBG funding to provide certain incentives to business owners and private investors that bring economic development opportunities to the City. These include facade grants and job training incentives, as well as rental assistance for start-ups.

4. Summary of citizen participation process and consultation process

Public notices for two public hearings were posted on the City website, the CDBG blog, the Bristol Public Library and City Hall advertising the amount of funds the City expects to receive, information on the application process, the dates of the public hearings and comment period, soliciting comments from the public on how the City should spend the entitlement funds. Public comment period began on February 26 2025 and ended on March 28 2025. A Community Development Survey through Survey Monkey was made available on the City's website and sent out into the community in November to collect public opinion regarding the needs of the City - there were 130 respondents. This survey has been used to complete this five-year Consolidated Plan.

5. Summary of public comments

There were no public comments at the first public hearing. Please see attached a summary of the information gathered from the Community Survey earlier in the past year.

At the second public hearing, several comments were made by public service agencies requesting CDBG funding. These speakers included: Erin Faust and Cindy Rockett from Crossroads Medical Mission; TJ DeWitt from the Jones Creativity Center at the Bristol Public Library; Kathi Roark with the Children's Advocacy Center; Laura Kelly from Holston Habitat for Humanity; Steve Halley from the Appalachian Independence Center; and Mollie Allen from Girls Incorporated.

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

All comments received were accepted.

7. Summary

The Community Development Specialist continues to be very active within the community by attending various board and consumer meetings of various public service agencies, and meets regularly with staff from the Bristol Redevelopment and Housing Authority (now known as Beyond Housing), the Cumberland Plateau Continuum of Care, Bristol TN staff, the HOME Consortium, the Bristol Housing Coalition, the Bristol Community Response Team (a collaboration of agencies that originated with COVID-19), etc. Public notices are provided for non-English speaking persons (typically Spanish) and interpreters were made available if needed/requested.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

| Agency Role | Name | Department/Agency |
|--------------------|---------|-------------------------------|
| CDBG Administrator | BRISTOL | Community Development |
| HOME Administrator | | First TN Development District |

Table 1 – Responsible Agencies

Narrative

The Community Development Specialist, within the Community Development Department, is responsible for preparing the City's 5-year Consolidated Plan. The HOME funds assigned to the City of Bristol VA are administered by the Northeast TN/VA HOME Consortium - the Lead is the City of Bristol TN who will prepare the Consolidated Plan for all HOME funds allocated to the Consortium, including the City of Bristol, VA.

Consolidated Plan Public Contact Information

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

1. Introduction

The City developed this 5-year Consolidated plan after consulting public and private partners. A public hearing was held at a regularly scheduled Council meeting on February 25 2025 and a 30-day comment period was held beginning February 26 2025 and ending March 28 2025.

The second public hearing was held April 22, 2025.

Additionally, an 18-question survey was made available to residents and community members to inform the City's 2025 5-year plan. The link was sent to private and public stakeholders, as well as residents of the City. There were 130 respondents in all. The survey was posted on the City website.

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

The City works closely with social service providers, lenders, builders, developers and other housing providers as well as local governmental agencies on a regular basis. The Community Development Specialist meets on a regular basis with the local community action agency, People Incorporated, as part of the Cumberland Plateau Continuum of Care and designated CHDO; the Bristol Housing and Redevelopment Authority and other local service providers as part of the Bristol Housing Coalition; and as a member of the Northeast TN/VA HOME Consortium. The Community Development Specialist is also a member of the Community Response team which was formed during the COVID-19 pandemic and continues to meet on a regularly scheduled basis. This team brings together government, public health and housing providers, as well as other non-profit and service providers in the area.

The Bristol Housing Coalition is made up of a wide range of service providers including housing, mental and physical health representatives, veteran advocates, and those who provide services to handicapped individuals. This coalition meets once a month and new information is shared among all the partners. The membership of this coalition is fluid and has increased measurably within the last few years.

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

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Bristol's Community Development Specialist is a voting member of the Cumberland Plateau Continuum of Care which meets every two months. This Continuum of Care represents rural counties in Southwest Virginia and includes the City of Bristol. Representatives from regional housing service agencies also attend to share information. Staff assisted and participated with the CoC in the Homeless Point in Time count in January of this year (2024).

Bristol uses CDBG funding to support a Permanent Supportive Housing shelter for chronically homeless men in the City of Bristol. This facility houses up to 12 chronically homeless men, providing them case management and other services. The community action agency that operates this facility, People Incorporated, has increased its capacity for the homeless, particularly to have similar shelter for women and families. The City of Bristol used some of its CDBG funding to assist in this endeavor last year. It was able to add six additional permanent supportive housing units for this purpose.

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

The City does not receive 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 | People Incorporated |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Service-Fair Housing Services - Victims Child Welfare Agency Regional organization Community Development Financial Institution |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Economic Development Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Community Development Specialist has received and reviewed the agency's Annual Needs Assessment to inform the City's 5-year plan. The broad needs of the region help identify resources that leverage CDBG funding and improve coordination of services, with an outcome of less duplication. |
| 2 | Agency/Group/Organization | Bristol Redevelopment & Housing Authority |
| | Agency/Group/Organization Type | Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Education Services-Employment Service-Fair Housing Regional organization |

| | | |
|---|--|--|
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | BRHA provides up to date information on housing needs in the City, particularly needs of LMI. |
| 3 | Agency/Group/Organization | Bristol Faith in Action |
| | Agency/Group/Organization Type | Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Neighborhood Organization |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Bristol Faith in Action is an ecumenical service provider for Bristol; it provides food and clothing for LMI as well as acts as a referral for other services available in the area. This organization was consulted for current needs of the City's LMI populations to further project development. |
| 4 | Agency/Group/Organization | Adult Learning Lab |
| | Agency/Group/Organization Type | Services-homeless Services-Education Services-Employment Other government - Local Extension of the Public Library |
| | What section of the Plan was addressed by Consultation? | Economic Development Computer Literacy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | This agency provides information on the number of individuals seeking computer literacy skills and job seeking skills and opportunities. |

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| | | |
|---|--|--|
| 5 | Agency/Group/Organization | Department of Social Services |
| | 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-Education Services-Employment Services - Victims Child Welfare Agency Publicly Funded Institution/System of Care Other government - State Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | This agency regularly works with LMI and informs the City of the variety of needs it must address in its 5-year ConPlan. It also provides the City with information about available local resources. |
| 6 | Agency/Group/Organization | Believe in Bristol |
| | Agency/Group/Organization Type | Other government - State Planning organization Business Leaders Civic Leaders Business and Civic Leaders Main Street Program Neighborhood Organization |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy Economic Development |

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| | | |
|---|--|---|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Believe in Bristol assists the City in identifying Economic Development needs and more recently has been involved with efforts to develop a homeless strategy, particularly in the downtown area. |
| 7 | Agency/Group/Organization | Crossroads Medical Mission |
| | Agency/Group/Organization Type | Services-Persons with HIV/AIDS Services-Health Health Agency Regional organization |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Needs of LMI |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Crossroads Medical Mission provides healthcare to those who have no insurance. Their agency was consulted to inform healthcare needs of the un- and under-insured in Bristol. |
| 8 | Agency/Group/Organization | Children's Advocacy Center |
| | Agency/Group/Organization Type | Services-Children Services-Victims of Domestic Violence Services - Victims Child Welfare Agency Regional organization |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs Abused and Neglected Children |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Children's Advocacy Center provides information on abused and neglected children in the City of Bristol. |
| 9 | Agency/Group/Organization | Health Department |
| | Agency/Group/Organization Type | Services-Health Services-Education Health Agency Other government - Local |
| | What section of the Plan was addressed by Consultation? | Lead-based Paint Strategy |

| | | |
|----|--|---|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Health Department provides information regarding prevalent lead-based paint incidents, pandemic awareness, health education and other information. |
| 10 | Agency/Group/Organization | 211 Virginia |
| | 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-Employment Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - State |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs 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? | This service provides referrals throughout the state; they provide comprehensive needs assessments for each locality and counts the numbers of services requested to illustrate prioritized needs in localities and the wider area. |

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

The Mount Rogers PCD was not consulted; however, information and statistics were retrieved from their website to inform this Plan. For example, the CEDS (Community Economic Development Strategy) was pulled for Economic Development strategies and is attached.

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 | People Incorporated | The City has received a copy of the community action agency's annual community needs assessment to inform its 5-year plan. |
| City's Consolidated Plan | City of Bristol | The City's CDBG program will align with efforts made to improve the City as laid out in the latest Consolidated Plan (2025). Of note, a new revised Consolidated Plan has been completed. |
| 5-year Consolidated Plan - HOME | Northeast TN/VA HOME Consortium | The City, while informing the Consortium's 5-year plan with its own priorities, will utilize HOME plans to leverage and strengthen its CDBG 5-year plan. |
| PDC CEDS | Mt. Roger's PDC | This plan is used to inform the City's Economic Development challenges and redevelopment issues. |

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))

The City retains a good relationship with Virginia Dept of Housing and Community Development in order that it may utilize funding opportunities that may benefit the City and leverage its CDBG funding. This allows the City to keep apprised of the Commonwealth of Virginia's priorities which may inform the City's housing, poverty and economic interests.

It should also be noted that the City's Community Development Specialist and Planning Department work alongside those from the City of Bristol TN staff to combine resources and information, particularly in regard to economic development activities in the downtown area which is shared by both states. The Cities work together to ensure there are public services available to its most vulnerable, particularly the homeless population.

Narrative (optional):

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 City has held two public hearings, a 30-day comment period, and made an 18-question survey (Survey Monkey) available to the public to inform the new 5-year Consolidated Plan. The hearings, comment period, and the survey responses received have greatly informed this 5-year plan with detailed, personalized information. As postings in newspapers are no longer required, public hearing notices were placed at the Bristol Public Library, posted on the City's website, and sent out via the CDBG Blog.

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 Library, City website, CDBG Blog | Non-English Speaking - Specify other language: spanish Non-targeted/broad community | First public hearing and 30-day comment period - February 25, 2025. There were about 20 persons in attendance; this was a regularly scheduled Council meeting and the first of two public hearings. | n/a | n/a | |

Demo

| 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 Library, City website, CDBG Blog | Non-English Speaking - Specify other language: spanish Non-targeted/broad community | Second public hearing - April 22, 2025. There were about 15 persons in attendance; this was a regularly scheduled Council meeting and there were six speakers for the CDBG Annual Action Plan. | Comments were received by CDBG competitive application applicants. These included Girls Inc., Crossroads Medical Mission, Children's Advocacy Center, TJ Dewitt, Appalachian Independence Center, and Holston Habitat. | all comments were accepted. | |
| 4 | Public Hearing | Non-English Speaking - Specify other language: spanish Non-targeted/broad community | First public hearing and 30-day comment period - February 25, 2025. There were about 20 persons in attendance; this was a regularly scheduled Council meeting and the first of two public hearings. | no comments were received | n/a | |

Demo

| 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 | Public Hearing | Non-English Speaking - Specify other language: spanish Non-targeted/broad community | Second public hearing - April 22, 2025. There were about 15 persons in attendance; this was a regularly scheduled Council meeting and there were six speakers for the CDBG Annual Action Plan. | Comments were received by CDBG competitive application applicants. These included Girls Inc., Crossroads Medical Mission, Children's Advocacy Center, TJ Dewitt, Appalachian Independence Center, and Holston Habitat. | All comments were accepted. | |
| 6 | Public Library, City website, CDBG Blog | Non-targeted/broad community | 130 responses were received. | A summary of the results of this survey is included in this Plan. | n/a | |

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

As can be determined by the following Needs Assessment statistics, the highest housing priority for the City is affordable housing for low to moderate income individuals, as well as workforce housing. There is a lack of housing stock available that can be accessed by low to moderate income individuals and there is a large number of LMI families that have higher than usual housing cost burden. Also informing this needs assessment is a Housing Needs Assessment for the City of Bristol conducted in June 2021 by an independent consultant, Camoin Associates.

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

Summary of Housing Needs

The population in Bristol Virginia has stayed about the same from 2019 to 2024, with a slight decrease in 2024. However, the 2020 Bristol Housing Needs Assessment predicts that the population in Bristol will continue a slow decline until 2040. The good news is the median income has increased 11%. While this appears promising, during the same time period, the state's median income increased by 25%. This shows that Bristol, along with the rest of Southwest Virginia, still lags behind the rest of the state economically. This lagging economy demonstrates the need for increased affordable housing for those with low to moderate incomes. The following information also shows a relatively high housing cost burden for those in the lower income brackets. Affordable housing must be at the top of list for needs in Bristol, VA.

Again, per the 2020 Bristol Housing Needs Assessment, the percent of older people has increased, while overall population continues is projected to decrease. Those aged 65 and older have increased in population by 16% in the City. This results in the median age in Bristol is rising from 41.3 in 2010 to 43.8 in 2020.

From 2010 to 2019, the number of family households has decreased by 11.1%; non-family households have increased by 5.8%. This trend agrees with the demographics displayed below from 2009 to 2017.

The highest proportion of family households (23%) make between \$50,000 and \$74,999, for a monthly housing budget of between \$1,250 and \$1,875. Non-family households have less household income, 24% making between \$15,000 and \$24,999 annually. Median income by household type in 2019 exhibits the following: all households \$37,500; family households \$53,902; and nonfamily households \$22,051.

| Demographics | Base Year: 2009 | Most Recent Year: 2017 | % Change |
|---------------|-----------------|------------------------|----------|
| Population | 17,526 | 17,075 | -3% |
| Households | 8,044 | 7,420 | -8% |
| Median Income | \$31,797.00 | \$37,844.00 | 19% |

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|------------------------|-----------------------------|-----------------------------|------------------------------|---------------------------|
| Total Households | 1,040 | 1,085 | 1,235 | 715 | 3,345 |
| Small Family Households | 490 | 205 | 350 | 315 | 1,850 |
| Large Family Households | 20 | 125 | 20 | 90 | 75 |
| Household contains at least one person 62-74 years of age | 90 | 245 | 400 | 125 | 800 |
| Household contains at least one person age 75 or older | 100 | 325 | 355 | 145 | 290 |
| Households with one or more children 6 years old or younger | 305 | 145 | 210 | 130 | 185 |

Table 6 - Total Households Table

Data 2013-2017 CHAS
Source:

Housing Needs Summary Tables

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

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 50 | 0 | 0 | 0 | 50 | 0 | 0 | 30 | 0 | 30 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 15 | 4 | 10 | 29 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 465 | 195 | 4 | 0 | 664 | 35 | 115 | 95 | 0 | 245 |

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| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Housing cost burden greater than 30% of income (and none of the above problems) | 140 | 285 | 320 | 45 | 790 | 45 | 130 | 110 | 65 | 350 |
| Zero/negative Income (and none of the above problems) | 85 | 0 | 0 | 0 | 85 | 75 | 0 | 0 | 0 | 75 |

Table 7 – Housing Problems Table

Data 2013-2017 CHAS
Source:

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

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 515 | 215 | 10 | 10 | 750 | 35 | 115 | 125 | 0 | 275 |
| Having none of four housing problems | 255 | 475 | 475 | 240 | 1,445 | 80 | 285 | 625 | 465 | 1,455 |
| Household has negative income, but none of the other housing problems | 85 | 0 | 0 | 0 | 85 | 75 | 0 | 0 | 0 | 75 |

Table 8 – Housing Problems 2

Data 2013-2017 CHAS
Source:

3. Cost Burden > 30%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 315 | 110 | 150 | 575 | 30 | 55 | 15 | 100 |
| Large Related | 20 | 90 | 20 | 130 | 0 | 0 | 0 | 0 |
| Elderly | 80 | 145 | 119 | 344 | 14 | 184 | 135 | 333 |
| Other | 195 | 135 | 35 | 365 | 34 | 10 | 65 | 109 |
| Total need by income | 610 | 480 | 324 | 1,414 | 78 | 249 | 215 | 542 |

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 230 | 20 | 0 | 250 | 0 | 35 | 0 | 35 |
| Large Related | 20 | 50 | 0 | 70 | 0 | 0 | 0 | 0 |
| Elderly | 80 | 30 | 4 | 114 | 4 | 69 | 70 | 143 |
| Other | 140 | 95 | 0 | 235 | 30 | 10 | 25 | 65 |
| Total need by income | 470 | 195 | 4 | 669 | 34 | 114 | 95 | 243 |

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

| | Renter | | | | | Owner | | | | |
|--------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 0 | 0 | 0 | 10 | 10 | 0 | 0 | 0 | 0 | 0 |

Demo

| | Renter | | | | | Owner | | | | |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Multiple, unrelated family households | 0 | 15 | 4 | 0 | 19 | 0 | 0 | 0 | 0 | 0 |
| Other, non-family households | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 0 | 15 | 4 | 10 | 29 | 0 | 0 | 0 | 0 | 0 |

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

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

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

The number of single person households continues to grow and need affordable housing. Two or more person households typically have more than one income, increasing the amount they can afford for rent or mortgage. Single households are both young and old. Some of the younger singles make minimum wage and may be surviving on less than 40 hours a week of pay. 25.8% are female householders, 10.3% of which have children under 18 at home. And many of the seniors are living on fixed incomes based solely upon social security benefits. In 2018, 32.9% of the population in Bristol were living alone and 16.6% of those were elderly. The PHA is addressing this need with planned developments or more single person units - and they are doing away with efficiencies and turning them into larger, one bedroom apartments.

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

There are 132 disabled individuals on the waiting list for public housing and vouchers and, according to the latest shelter counts, the majority of female homeless are victims of domestic violence and are currently in need of housing.

What are the most common housing problems?

Without a doubt, the most common housing problem in Bristol is high cost burden, particularly among renters. Affordable housing continues to be an issue. Affordable housing is meant to meet a need with the low-income population. The structure of affordable housing limits the income of those who qualify. The private sector has set rents (differs from public housing) that tend to be too high for the renter to afford. Without a voucher to support the rental payment, the renter falls behind and ends up being evicted.

Since the housing stock in Bristol is relatively old, most housing problems are due to age. Roofs, heating and air systems, window and door replacements are all among the most requested home repair projects. 78% of the current housing stock was built prior to 1980.

However, the most common housing issue is cost burdens. According to the statistics in this report, the number of families renting who are cost burdened are three times more than those who own their homes. And very-low and low-income families who are renting are more likely to be experiencing high housing cost burden (over 50%), while housing cost burden is more spread out among homeowner households. It also appears that small families, singles and elderly that rent are experiencing much greater housing cost burden than those who own their homes. The one exception is the number of elderly who own their homes. They have a higher rate of housing cost burden than elderly that rent. This is typically because many are living on low fixed incomes.

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

Overall, the City of Bristol is home to many lower income individuals and families. 31% of households are below 50% of the average median family income; 48% are below 80% of the average median family income. More than half (58%) are below the average MFI. These statistics can help us understand why the community is so housing cost burdened.

Smaller, related families earning less than 30% AMI that are renting appear to be the most burdened proportionately. Additionally, many seniors and disabled residents living on fixed income provided through social security are affected by common housing problems. This population cannot afford or are physically unable to make improvements to their homes, or even manage regular maintenance. As mentioned in the first narrative, this population is increasing.

Also, renters are more likely to face any of the four housing problems than homeowners.

The current public housing units in Bristol do not meet the need in the community. There is, certainly, a need among those who are disabled for housing that meets their specific needs. Housing that accommodates their limited mobility is a problem, both in public housing and in the affordable housing market. It is also a problem for those who have Section 8 vouchers. They having trouble finding landlords who will accept their vouchers. Transitional housing is an issue for our community as well. There is a population who need support in order to gain the stability needed to maintain stable housing for an extended period of time. There are many reasons for the need: substance issues; lack of employment; lack of documentation needed to gain housing/employment, incarceration, lack of transportation and homelessness. Added support and case management may be needed in order for these vulnerable populations to gain stable housing.

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

Bristol is home to some of the most impoverished communities in the Commonwealth. The demographics show that the population is predominantly white so there is some noticeable discrimination. There is also a lack of educational attainment among Bristolians, few go on to college because of poverty issues and social culture (high school completion rate in 2023 is 89.6%). There is also the prevalence of substance abuse, mental illness and domestic violence, all of which can be exacerbated by poverty. Predatory lending is prevalent and very accessible which causes its own set of financial problems and instability to those who are mostly living paycheck to paycheck. While unemployment is low, there is still limited permanent, accessible, living wage jobs. Many of the available jobs are in the service industry which does necessarily pay well or offer benefits. There is a limited number of permanent, safe, affordable, supportive housing. Additionally, the locality has much larger percentages of seniors and disabled that the state and nation. Under age 18, 10% of the population is disabled (compared to 6.7% in Virginia and 4.17% in the nation). There are 32.1% disabled within the 18-64 age group compared to 18.7% statewide.

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

Methodology or sources used to determine these estimates are retrieved from the U.S. Census Bureau, ACS 2019-2023, and Community Commons website.

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

Demo

As previously mentioned, the City has older housing stock. And with limited incomes, homeowners cannot afford to keep up with improvements. We have identified many homes that are unsuitable for habitation and, as such, this creates housing instability for those individuals living in those houses. This, coupled with high cost burdens, can lead to housing insecurity and homelessness. The City has increased the amount of CDBG funding it uses to make improvements to those homes that are owned by low income persons or families. The City has also tried to spread the word about Fair Housing guidelines to those who are renting. However, many who rent substandard housing are afraid to "rock the boat" for fear of being evicted or having their rent increased.

There is a demonstrated need for additional housing vouchers, but Bristol lacks the housing stock to pair with the vouchers. BRHA is planning long-range to be the landlord that will help fill this void through both acquisitions/rehab and new construction. BRHA has observed a definite need for more elderly housing as the population continues to age (along with assisted living) and more accessible units. BRHA is also exploring more non-traditional roles for their organization, such as ex-offender housing, transitional housing, permanent supportive housing, and homeless housing options.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

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

Introduction

The population in the City of Bristol is predominantly white - 88% white, 7% black, less than 1% Asian, and 5% other or multiple races. Less than 1% of the population is of Hispanic origin. Thus the numbers following show no significant disproportionate needs among racial or ethnic groups. Income tends to be a greater factor.

0%-30% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 730 | 145 | 160 |
| White | 660 | 115 | 160 |
| Black / African American | 60 | 30 | 0 |
| Asian | 0 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 0 | 0 |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2013-2017 CHAS

Source:

*The four housing problems are:

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

30%-50% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 745 | 340 | 0 |
| White | 625 | 340 | 0 |
| Black / African American | 85 | 0 | 0 |
| Asian | 0 | 0 | 0 |

Demo

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 0 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

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

50%-80% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 565 | 675 | 0 |
| White | 530 | 565 | 0 |
| Black / African American | 35 | 60 | 0 |
| Asian | 0 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 4 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

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

80%-100% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|-------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 120 | 595 | 0 |

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| White | 120 | 520 | 0 |
| Black / African American | 0 | 0 | 0 |
| Asian | 0 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 0 | 0 |

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS
 Source:

*The four housing problems are:

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

Discussion

The greatest population with housing problems are those with incomes at 30 - 50% of the Area Median Income. There does appear to be greater percentages of minority populations with housing problems than the overall race population distribution. For example, while the overall population of white persons in Bristol is 88%, only 77% are experiencing housing problems in the 30-50% AMI while 9% of black persons are experiencing housing problems while only 7% of Bristol population is black. The greatest discrepancy in this category is the Hispanic population which exhibits a 6% population experiencing housing issues, while less than 1% reside in Bristol.

These numbers do show a slightly disproportionate lack of appropriate housing among minorities.

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

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

Introduction

The numbers below exhibit, as expected, more severe housing problems among all the lower income persons and families.

0%-30% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------|---|--|---|
| Jurisdiction as a whole | 550 | 335 | 160 |
| White | 480 | 300 | 160 |
| Black / African American | 60 | 30 | 0 |
| Asian | 0 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 0 | 0 |

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

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

30%-50% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------|---|--|---|
| Jurisdiction as a whole | 330 | 760 | 0 |
| White | 305 | 660 | 0 |
| Black / African American | 0 | 85 | 0 |
| Asian | 0 | 0 | 0 |

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------|---|--|---|
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 0 | 0 |

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

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

50%-80% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------|---|--|---|
| Jurisdiction as a whole | 135 | 1,100 | 0 |
| White | 135 | 960 | 0 |
| Black / African American | 0 | 95 | 0 |
| Asian | 0 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 4 | 0 |

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------|---|--|---|
| Jurisdiction as a whole | 10 | 705 | 0 |
| White | 10 | 630 | 0 |
| Black / African American | 0 | 0 | 0 |
| Asian | 0 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 0 | 0 |

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

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

Discussion

The populations experiencing more severe housing problems again fall within the lower income bracket of 0-50% AMI. The greater percentage of black families living in houses with severe problems are in the lowest income bracket, 0-30%, and a greater percentage of Hispanic families living in substandard housing are in the 30-50% AMI. However, the white population experiencing severe housing issues is still greater than other races; these demographics are in keeping with southwest Virginia which is not very racially diverse.

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

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

Introduction:

Overall, as housing cost burden increases, a disproportionate number of minority race households are subject to higher housing cost burden.

Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|--------------------------------|-------|--------|------|-------------------------------------|
| Jurisdiction as a whole | 5,020 | 1,265 | 930 | 210 |
| White | 4,680 | 1,130 | 840 | 205 |
| Black / African American | 190 | 115 | 60 | 0 |
| Asian | 0 | 0 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 |
| Hispanic | 4 | 0 | 0 | 0 |

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion:

94% of the population paying less than 30% of their income is white; the other races make up approximately 4%. The number of minority races experiencing housing cost burden increases as the amount of income spent on housing increases. In the 30-50% cost burden, the percentage of white households burdened drops to 92% and the black households burdened increase to 8%. And for those paying more than half their income for housing, the percentage of white drops to 86%, the percentage of black households drops to 4%, and Hispanic families make up 5% of households experiencing housing cost burden above 50% of income.

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

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

Overall, it appears that as income decreases, the number of racial and ethnic groups are negatively affected. While the number of white households still retain the highest numbers experiencing housing needs and burdens due to current demographics, the percentages of racial and ethnic groups experiencing housing cost burden increases along with declining income levels.

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

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

Bristol's overall population is only made up of a small number of minorities - whites make up 88% of the population, black households are at 7%, the remainder (5%) is made up of Asian, Other or mixed race. Hispanics make up less than 1% of the population. The majority of the black population lives in Census tracts 202 and 203, which also represent the tracts with the higher poverty levels. Many of the block groups in these census tracts demonstrate poverty rates of over 50%.

NA-35 Public Housing – 91.205(b)

Introduction

Bristol Redevelopment and Housing Authority (BRHA) has a variety of housing options available depending on a family's or individual's need. There are three different types of rental housing assistance programs: public housing program, housing choice voucher program and low-income housing and tax credit program.

Public housing - BRHA owns and operates 336 public housing units (updated in 2024) in six apartment complexes in the City of Bristol. Participants select an apartment in one of the complexes, sign a lease and pay 30% of the adjusted gross income for rent.

Housing Choice Voucher - In the HCV program, BRHA provides rental assistance payments for participants who live in privately owned rental properties. Participants pay 30% of their adjusted gross income for rent.

Tax Credit - BRHA owns and operates 74 units of affordable housing through the tax credit program. These units are located at Sapling Grove Apartments and the Village at Oakview. These units have fixed rents that do not change with a participant's income; participants must have sufficient income to rent these units.

As of December 30 2024, BRHA has a large waiting list: Public Housing 282 single and 228 waiting for units with at least 2 bedroom.

Totals in Use

| | Program Type | | | | | | | | |
|----------------------------|--------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project-based | Tenant-based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| | | | | | | | | | |
| # of units vouchers in use | 0 | 0 | 399 | 213 | 0 | 213 | 0 | 0 | 0 |

Table 22 - Public Housing by Program Type

Demo

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

| | Program Type | | | | | | | |
|---|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program |
| Average Annual Income | 0 | 0 | 7,730 | 10,227 | 0 | 10,227 | 0 | 0 |
| Average length of stay | 0 | 0 | 3 | 6 | 0 | 6 | 0 | 0 |
| Average Household size | 0 | 0 | 1 | 2 | 0 | 2 | 0 | 0 |
| # Homeless at admission | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of Elderly Program Participants (>62) | 0 | 0 | 58 | 66 | 0 | 66 | 0 | 0 |
| # of Disabled Families | 0 | 0 | 122 | 70 | 0 | 70 | 0 | 0 |
| # of Families requesting accessibility features | 0 | 0 | 399 | 213 | 0 | 213 | 0 | 0 |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of DV victims | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

| Race | Certificate | Mod-Rehab | Public Housing | Program Type | | | | | |
|-------------------------------|-------------|-----------|----------------|--------------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | | | | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White | 0 | 0 | 347 | 173 | 0 | 173 | 0 | 0 | 0 |
| Black/African American | 0 | 0 | 50 | 40 | 0 | 40 | 0 | 0 | 0 |
| Asian | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| American Indian/Alaska Native | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

| Ethnicity | Certificate | Mod-Rehab | Public Housing | Program Type | | | | | |
|--------------|-------------|-----------|----------------|--------------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | | | | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic | 0 | 0 | 10 | 1 | 0 | 1 | 0 | 0 | 0 |
| Not Hispanic | 0 | 0 | 389 | 212 | 0 | 212 | 0 | 0 | 0 |

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Demo

Data Source: PIC (PIH Information Center)

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

Those with disabilities and the elderly receive preference for units. These individuals are generally on a fixed income and are only in need of single bedroom units.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The waiting list includes the following: 282 for efficiencies; 31 for one bedroom units; 88 for two bedroom units; 61 for three bedroom units; 48 for four and five bedroom units. This demonstrates a much higher number of folks waiting for housing than five years ago (over a 50% increase).

The need for vouchers has been increasing but there is insufficient rental housing stock to pair with the vouchers. The need for elderly housing continues to increase as the population ages, as is the need for accessible units. The BRHA would like to explore more non-traditional housing efforts such as ex-offender housing; transitional housing; permanent supportive housing; and homeless housing options.

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

Needs to the population at large are fairly comparable. All are looking for quality housing that meets acceptable standards and is affordable.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness is a growing issue in the City of Bristol. It is becoming more transparent with numbers of this population increasing and more showing up at the Bristol Public Library. The City has no public restrooms downtown so many of the business owners are seeing more of this population. It is agreed upon by social service professionals and law enforcement officials that the numbers from the PIT count are greatly underestimated due to the difficulty of locating the homeless and their willingness to share (or not) their information. There were only 41 homeless individuals counted in Bristol, Virginia during the 2025 PIT count - this is unusually low and may be due to inadequate volunteers surveying the area.

During this year's count (2025), 41 homeless persons were counted/interviewed in Bristol, VA and 121 were counted/surveyed in Bristol, TN. This number is much lower than actual homeless numbers in the City. For example, the City of Bristol has no homeless shelters; both shelters are located in Bristol TN. A Place to Be, which is a homeless day center operated three days a week on the TN side, counted 1,882 unique individuals for the 2024 calendar year. These individuals are from both Bristol VA and TN.

Homeless Needs Assessment

| Population | Estimate the # of persons experiencing homelessness on a given night | | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|--|--|-------------|--|--|---|--|
| | Sheltered | Unsheltered | | | | |
| Persons in Households with Adult(s) and Child(ren) | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Children | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Adults | 43 | 104 | 0 | 0 | 0 | 0 |
| Chronically Homeless Individuals | 0 | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Families | 0 | 0 | 0 | 0 | 0 | 0 |

Demo

| Population | Estimate the # of persons experiencing homelessness on a given night | | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|---------------------|--|-------------|--|--|---|--|
| | Sheltered | Unsheltered | | | | |
| Veterans | 2 | 5 | 0 | 0 | 0 | 0 |
| Unaccompanied Child | 6 | 4 | 0 | 0 | 0 | 0 |
| Persons with HIV | 0 | 0 | 0 | 0 | 0 | 0 |

Table 26 - Homeless Needs Assessment

Data Source Comments: This information originates from the 2025 Homeless Point in Time Count - 44 were counted in the City of Bristol VA and 121 were counted in Bristol TN. These sister cities share shelters so both counts are included. This data shows a increase in homelessness within Bristol although we get a glimpse of numbers from the Place to Be count.

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

The City has observed chronic homeless, transitional homeless, lifestyle homeless and episodic homeless. As mentioned before, families with children are the easiest and first to get assistance with services and housing. During the last count, the majority of the homeless were single men with mental illness or addictions, or formerly incarcerated, with few employment options. The women were also experiencing, sometimes severe, mental illness and addictions. There were various reasons for them all being in Bristol, VA - some are travelling through to reach another area, some have heard of services/shelters available, etc.

Nature and Extent of Homelessness: (Optional)

| Race: | Sheltered: | Unsheltered (optional) |
|----------------------------------|-------------------|-------------------------------|
| White | 104 | 45 |
| Black or African American | 8 | 5 |
| Asian | 0 | 0 |
| American Indian or Alaska Native | 0 | 1 |
| Pacific Islander | 0 | 0 |
| Ethnicity: | Sheltered: | Unsheltered (optional) |
| Hispanic | 0 | 0 |
| Not Hispanic | 0 | 0 |

Data Source

Comments:

Annual Point in Time Count 2025 - Bristol VA and TN

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

This count did not show many veterans that were homeless. There does not appear to be a large population of veterans and families needing housing assistance (again, families with young children are typically housed very quickly).

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

The majority of the homeless counted this year were Caucasian; just a few were African American, and none identified as mixed race. This corroborates with existing area demographics.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

This is a growing issue nationwide, and the City of Bristol is no exception. There are many more homeless persons observed in the area that are counted during the PIT count each year. Last year, the City of Bristol (both VA and TN) counted 209 homeless. One reason for a lower count on the Bristol VA side is due to the fact that both homeless shelters are located on the TN side of State Street. Additionally, a Day Center which was opened two years ago which is housed within the Salvation Army, served more than 1,800 unduplicated individuals during this past year.

Discussion:

As previously mentioned, this is a growing issue around the country. The City of Bristol has been working with its counterpart Bristol, TN to join forces with local community agencies and stakeholders to develop a day center for the homeless where they can access case management and other services as

needed. This will be discussed in more detail in this Plan. The recent Coronavirus pandemic has shown us that 1) we were not prepared how to accommodate our homeless population during this virus and 2) that the Day Center is more important than ever to, not only to assist with this population's basic needs, but to allow for future planning.

Currently, the City now has three established Day Centers that provide services and resourced to the homeless population. The HUD-designated EnVision Center is open five days a week; A Place to Be is open Tuesday, Wednesday, and Thursday; Proverbs 3:23 Mission Center is open Mondays and Fridays.

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

Introduction:

The City of Bristol Virginia has a growing elderly population as well as a disproportionate number of disabled individuals.

Describe the characteristics of special needs populations in your community:

The City of Bristol has an aging population. As of 2023, 23.1% of Bristol's population is over age 65. This is a much higher older population than the nation (17.7%) and the state (17.2%). These folks are living on fixed incomes, and in aging housing stock. The number of families with children is 24.9% which is well below the nation (28%) and the state (29%). This also demonstrates on older population with fewer young families. These numbers, compared to five years ago, illustrate and growing number of seniors and reduction in families with children.

The City of Bristol also has a disproportionate number of a disabled population. 21.1% of the City's population have a disability. This is a much greater percentage than the nation (13.6%) and the state (12.2%).

These populations have special housing needs which the City must accommodate if possible. This is especially difficult due to the age of the housing stock. 78% of the current housing stock was built prior to 1960. This is one reason the City's CDBG Emergency Housing Repair program is in such demand.

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

Previously stated, the older population and the disabled have special housing needs. These needs are supported by many of the public and private services available in Bristol; many of these public service agencies are supported with the City's CDBG funds. Typically, the needs are determined by those who work directly with the seniors and the disabled. Once the needs are identified, they reach out to various service agencies in the community. It is difficult for the City to provide the resources needed for housing upgrades and modifications required to meet the needs of these special populations.

The City's Emergency Home Repair program, funded through CDBG, is one of the most popular of its programs. These are limited resources, however, to meet the current existing needs of these

populations. Last year, the City of Bristol received approximately 15 qualifying Home Repair Applications; the majority of applicants are disabled seniors living on social security benefits. And while the City doubled the amount of its CDBG allocation to this program in 2023, there are still eligible applications that are pending one to two years.

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

The number of new cases of persons living with HIV and AIDS as of December 31, 2023 in the City of Bristol is 20. The number of those with AIDS is 40. Together, this gives the City an overall rate (of all cases) of 234.5 (rate per 100,000 persons). This is just slightly higher than the state rate of 313.0. In 2023, there was just one newly diagnosed case of HIV Disease. There was 1 new case in 2023, 0 in 2022, 3 in 2021, 1 in 2020 and 0 in 2019.

These numbers show an overall decrease in HIV/AIDS cases/numbers in the City which a slightly higher increase in the state.

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

N/A

Discussion:

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

Describe the jurisdiction’s need for Public Facilities:

The City's goal is to provide high-quality City services, maintain adequate infrastructure and utilities throughout the community, and make Bristol one of the best places to live in Virginia. According to the City's 2017 Consolidated Plan, priorities include regularly identifying necessary short-, medium-, and long-term facility, road, and infrastructure projects, and working with the public school system as they re-assess their facility needs, including development of new facilities and/or redevelopment and re-use of closed facilities. The City has recently constructed a new consolidated elementary school for its students. This facility opened for the 2024-2025 school year.

In many instances, lack of adequate space, parking, accessibility, and the general wear and tear on facilities, render challenges to the community. There continue to be several vacant buildings around town which could be transformed into useful service as community centers, service agencies, etc. However, these are privately owned and the City has very limited resources to perform costly acquisition and/or rehabilitation. CDBG funding has been and will continue to be used in rehabilitation efforts, on a case by case basis, to better serve the population. In the past few years, the City, with CDBG funding, has improved schools and public service agencies. It has constructed sidewalks, and provided ADA handicap access at strategic areas in the City including updating elevators in its public schools.

How were these needs determined?

The City continues to coordinate with utility and service providers such as BVU to establish an inventory and assessment of local infrastructure capacity, with regular updates to maintain a clear understanding of infrastructure needs in Bristol. The efficiency and organization of a municipality is often reliant on the ability to coordinate and cooperate between internal departments, non-jurisdictional agencies, and adjacent government organizations. The City of Bristol works to maintain positive channels of communication with all public and quasi-public agencies, community service providers, and to support them in their missions to provide quality services and infrastructure.

CDBG staff belongs to many community groups that share information about the needs within the community and also communicates with community members, residents, and service providers. More specifically, the City recently completed a community-wide survey to inform its 5-year ConPlan, asking about needs within the communities such as public improvements, services needed, housing needs, etc. This is a long, thorough and comprehensive process to find out what the community itself believes are its needs and wants, as well as suggestions, etc. The results will be shared throughout this Plan and used for prioritization purposes.

Describe the jurisdiction's need for Public Improvements:

Bristol's financial resources have continued to be limited and public dollars, including CDBG funds, must be spent wisely. The physical infrastructure systems and facilities of Bristol provide the backbone through which public amenities are provided. This includes public roadways, stormwater and sanitary sewers, the electric grid, civic facilities, and other infrastructure systems.

Due to limited funds for such a long period of time, many streets and sidewalks have severely deteriorated. CDBG funds have been used solely in the low-income areas of the City for these repairs that may not otherwise be possible. These funds continue to be used for these improvements and are critical to meet the City's needs. Also, the unification of downtown with surrounding residential areas has been identified as a priority. The downtown area surrounding State Street includes many of the City's assets including employment opportunities at area businesses, retail, restaurants, recreation, parks, concerts, as well as the Farmer's Market and public facilities such as the Bristol Public Library and the Birthplace of Country Music Museum. The City intends to make downtown more accessible to residents, by better connecting the residential areas and making downtown more accessible. As the City continues to work with Bristol TN into making downtown Bristol an inviting tourism attraction, it needs to improve its public infrastructure with economic development projects. The City will continue to utilize a portion of its CDBG funding to increase its efforts to grow the City of Bristol.

A newly identified need is the reconstruction of failing retaining walls around the City, many within historic districts. Many of the City's older homes are surrounded by 100 year-old limestone walls which through time and the elements have deteriorated to a point where they are failing. These have been identified as hazardous because they fall on walkways and into roads. While these walls are on private property, it has been determined that the City originally put these walls in place. The cost is prohibitive and the property owners are having a difficult time coming up with resources to correct this problem.

How were these needs determined?

Needs were determined by a process of community data collection as well as citizen, stakeholder, and other community member input. The Community Development team also works with other departments such as Engineering, Public Works, and Parks and Rec, to identify short-term and long-term needs in Bristol. This is a continuous process throughout each year.

Describe the jurisdiction's need for Public Services:

Bristol has many public service agencies that are vital to the varied, special needs within this community. These agencies offer services including healthcare, counseling, education, shelter, drug abuse prevention education, computer skills and job services, and other social service needs. Additionally, many agencies offer specialized programs and services to victims of domestic violence, child victims of abuse or neglect, runaways, and at-risk youth. Many of these are funded with grant money, but the grant may be so specific in what it can be used for or the funding is so limited, the breadth of services

may suffer. That, coupled with the intense need for these services, has caused the City to be as generous as HUD will allow in assisting these agencies. The City will continue to support agencies that include, but will not be limited to: The Boys & Girls Club of Bristol, Girls Inc., People Inc., Children's Advocacy Center, Jones Creativity Center, Appalachian Independence Center, as well as public agencies including BRHA and the public school system. Through various non-profits and coalitions, the City of Bristol tries to stay apprised of new ideas and ways to meet the needs of its more vulnerable populations.

How were these needs determined?

Needs were determined by a process of community data collection as well as citizen, stakeholder, and other community member input. The Community Development Specialist belongs to different coalitions in the City to identify short-term and long-term needs in Bristol - these include homelessness issues, housing, and poverty education and awareness. This is a continuous process throughout each year. Additionally, each year prior to completing its Annual Action Report, the City accepts applications from the community for public service agencies to request CDBG funding and possible capital project funding.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Bristol Virginia is a small metropolitan area that is part of the Kingsport-Bristol TN/VA MSA. Total population is 17,219 and is just under 13.5 square miles in area. Median Household Income for the City is \$44,706 which is well below \$90,974 in the state and \$78,538 in the U.S. Overall, the poverty rate is 14.7% compared to 8.7% in the U.S. and 6.8% in Virginia. There are pockets (census tract blocks) in the City where the poverty rates run between 50%-60%. In short, Bristol is a small municipality with high poverty rates, low median incomes, and an aging population; by definition, the City is a low-income and disadvantaged community (identified by the CEJST Screening Tool). The following information and data support this description.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

| Property Type | Number | % |
|---------------------------------|--------------|-------------|
| 1-unit detached structure | 5,845 | 67% |
| 1-unit, attached structure | 340 | 4% |
| 2-4 units | 875 | 10% |
| 5-19 units | 1,065 | 12% |
| 20 or more units | 450 | 5% |
| Mobile Home, boat, RV, van, etc | 185 | 2% |
| Total | 8,760 | 100% |

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

| | Owners | | Renters | |
|--------------------|--------------|------------|--------------|-------------|
| | Number | % | Number | % |
| No bedroom | 0 | 0% | 75 | 2% |
| 1 bedroom | 55 | 1% | 415 | 14% |
| 2 bedrooms | 1,110 | 25% | 1,370 | 45% |
| 3 or more bedrooms | 3,205 | 73% | 1,190 | 39% |
| Total | 4,370 | 99% | 3,050 | 100% |

Table 28 – Unit Size by Tenure

Data Source: 2013-2017 ACS

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

Beyond Housing, the Housing Authority, completed a comprehensive Marketing Analysis in 2020. Some of the information coming from this Analysis include more senior housing due to the increasing number of Baby Boomers aging and retiring. They are looking at getting rid of efficiencies and making larger one bedroom units. For example, one of the first building renovations includes 2 current public housing structures. These structures currently house both one-bedroom and efficiency units, totaling 100 units. The rehabilitation efforts will include demolishing the efficiencies and converting the one bedrooms into larger units. These units will be rehabilitated within VHDA ADA standards to meet the needs of the growing, elderly population - a barrier free design. Beyond Housing intends to make more vouchers available and to provide workforce housing.

There is a definite need for more elderly housing as the population continues to age as well as a need for more accessible housing units to meet this need.

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

At this time, the only units lost recently were due to the demo of 4 multi-family apartment buildings known as Bonham Circle. New construction is underway on this same lot to develop 23 apartments in three townhome clusters. This development will be known as Goodson Hills.

Beyond Bristol does not have any expiring contracts, and have secured 30 additional vouchers for non-elderly disabled persons. They hope to pursue vouchers in the future for those transitioning from foster care, but that will take some planning and partnering agencies.

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

The current vacancy rate of available housing units in the City of Bristol is 15% according to the most recent ACS data, 10% of which are rental units. Bristol's leading housing problems have more to do with quality than quantity. The housing stock is old, and more expensive to keep within code guidelines. Additionally, with an aging population, many of these units lack accessibility. 31.9% of households are single, 15.8% of those are 65 and older.

Current public housing and affordable housing units do not meet the need in the community. The waiting list for public housing units is almost double what it was five years ago. There is a need for housing that meets the needs of disabled, elderly, and those with limited mobility. Additionally, there are limited available rental properties for those with vouchers. Many landlords will not accept vouchers and more recently, since COVID, landlords have raised rent that exceeds voucher guidelines. Transitional housing is an issue as well. There is a large population of people who need support in order to gain the stability needed to maintain stable housing for an extended period of time. There are many needs for that assistance: substance abuse, lack of employment, lack of sufficient documentation for housing/employment, incarceration, lack of transportation and homelessness.

Describe the need for specific types of housing:

Quality, affordable housing is what is needed at this time in Bristol. There are not many homes for sale in good condition that meet the needs of low to moderate income families. 56% of the housing stock within the City was built prior to 1960. Affordable housing is meant to meet the needs of low-income populations. The structure of affordable housing limits the income of those who qualify. It also has set rents (which differs from public housing) that tend to be too high for the renter. Without a voucher to support the payment of rent, the renter falls behind and ends up being evicted.

Discussion

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

Introduction

Cost of Housing

| | Base Year: 2009 | Most Recent Year: 2017 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value | 89,600 | 114,100 | 27% |
| Median Contract Rent | 395 | 492 | 25% |

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

| Rent Paid | Number | % |
|-----------------|--------------|---------------|
| Less than \$500 | 1,665 | 54.7% |
| \$500-999 | 1,205 | 39.6% |
| \$1,000-1,499 | 135 | 4.4% |
| \$1,500-1,999 | 15 | 0.5% |
| \$2,000 or more | 24 | 0.8% |
| Total | 3,044 | 100.0% |

Table 30 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

| Number of Units affordable to Households earning | Renter | Owner |
|--|--------------|--------------|
| 30% HAMFI | 310 | No Data |
| 50% HAMFI | 1,020 | 375 |
| 80% HAMFI | 2,140 | 1,130 |
| 100% HAMFI | No Data | 1,609 |
| Total | 3,470 | 3,114 |

Table 31 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | 677 | 717 | 905 | 1,179 | 1,335 |
| High HOME Rent | 792 | 836 | 1,056 | 1,375 | 1,562 |

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Low HOME Rent | 0 | 0 | 0 | 0 | 0 |

Table 32 – Monthly Rent

Data Source Comments: The above data for Fair Market Rent is from the FY 2024 Kingsport-Bristol VA-Bristol TN MSA from HUD.

Is there sufficient housing for households at all income levels?

Although numbers show there are enough housing units available, houses are not affordable at all levels nor are they in necessarily in move-in condition. As previously mentioned, housing stock is old. Very few houses are affordable to those making 30-50% of the area median income, and those that are affordable to low income families are generally poor in quality.

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

Fair housing rent for a 1-bedroom apartment has increased 6% since 2015. Median income has increased by 6% as well since 2015. It appears that rent is not keeping up with home values, which is good for renters; however, this is not good for low-income homebuyers whose income has not kept up with the 28% increase in housing property values. And fair housing rent does not apply to private landlords who have higher rentals than most low-income folks can afford, even with vouchers.

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

The high HOME rent limit is equal to the Fair Market Rent in most cases. Low incomes continue to be the biggest obstacle to housing affordability, rather than inflated housing prices.

Discussion

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

Introduction

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

"Substandard condition" means that units do not meet current local, state and federal building codes and may be hazardous to occupants. "Substandard condition but suitable for rehabilitation" means the unit is structurally sound and could be rehabilitated if not cost prohibitive.

Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|--------------------------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| With one selected Condition | 730 | 17% | 1,555 | 51% |
| With two selected Conditions | 10 | 0% | 30 | 1% |
| With three selected Conditions | 0 | 0% | 0 | 0% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 3,635 | 83% | 1,460 | 48% |
| Total | 4,375 | 100% | 3,045 | 100% |

Table 33 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| 2000 or later | 340 | 8% | 315 | 10% |
| 1980-1999 | 470 | 11% | 615 | 20% |
| 1950-1979 | 2,355 | 54% | 1,640 | 54% |
| Before 1950 | 1,205 | 28% | 480 | 16% |
| Total | 4,370 | 101% | 3,050 | 100% |

Table 34 – Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|---|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 3,560 | 81% | 2,120 | 70% |
| Housing Units build before 1980 with children present | 255 | 6% | 40 | 1% |

Table 35 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

| | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|--------------------------|-----------------------------|---------------------------------|-------|
| Vacant Units | 0 | 0 | 0 |
| Abandoned Vacant Units | 0 | 0 | 0 |
| REO Properties | 0 | 0 | 0 |
| Abandoned REO Properties | 0 | 0 | 0 |

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

79% of Bristol's housing stock was built before 1980. The highest proportion of Bristol's housing stock was built between 1960 and 1979. The median age of a house in Bristol is 56. Since Bristol has older housing stock, there remains a great need for owner and rental rehabilitation. With a large LMI population, however, it is not always possible for the homeowners or the rental agents to afford the costs of improvements. Bristol will continue to use its CDBG funds to help LMI homeowners make improvements to their homes in order to bring them up to code and make them safe and comfortable for occupants, enabling them to stay in their homes.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Due to the fact that a large population of Bristolians are over the age of 55 (33.7% of the population), lead based paint present in older homes is not an issue. Additionally, the number of families with young children is lower when compared to state and national statistics. Bristol has 5% less families with children (26%) - there are only 869 children below the age of 5. In 2019, the Virginia Department of Health had no record of any lead poisoning cases occurring with children.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

| | Program Type | | | | | | | | | |
|-------------------------------|--------------|-----------|----------------|----------|----------------|---------------|-------------------------------------|----------------------------|------------|---|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | | |
| | | | | Total | Project -based | Tenant -based | Special Purpose Voucher | | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * | |
| # of units vouchers available | | | 411 | 254 | | | | 0 | 0 | 0 |
| # of accessible units | | | | | | | | | | |

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

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

BRHA provides 410 units of affordable housing in the Virginia Hill neighborhood of Bristol, located just north/northeast of downtown Bristol. BRHA also administers 303 Tenant Based Vouchers and 30 Mainstream Vouchers intended to subsidize affordable housing units with Bristol's private residential marketplace. Current public housing includes the following:

- Rice Terrace - 136 townhouse style units, built in 1938 - renovations in 1999
- Johnson Court - 60 townhouse style units, built in 1943, electrical distribution system updated in 2018

- Mosby Court - 40 garden, duplex, townhouse style units built in 1966, currently undergoing improvements
- Stant Hall/Jones Manor - 100 apartment style units in 2 buildings, built in 1968 and 1970, renovations are being considered
- Sapling Grove - 26 duplex units, built in 2008
- Village at Oakview - 48 apartments within 12 buildings, newest public housing units built in 2016

Beyond Housing will be renovating/rebuilding Stant Hall and Jones Manor when they have access to funding. They would also like to eventually rebuild Rice Terrace and Johnson Court due to their age.

Public Housing Condition

| Public Housing Development | Average Inspection Score |
|---|--------------------------|
| All except for Village at Oakview which is fairly new | 89.2 |

Table 38 - Public Housing Condition

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

Beyond Housing just completed a Master Plan for the Future to direct their activities moving forward. As noted above, many of the public housing units are older and have undergone minor and major rehabilitation through the years. The newest public housing units were built in 2016, with 48 units. The majority of housing was built prior to 1970, 336 units representing 82% of all public housing units. There are plans in place to provide major rehabilitation to Stant Hall and Jones Manor, removing all studio units and replacing with one-bedroom units. There have also been recommendations to raze Rice Terrace and rebuild, but this requires funding which is not in place.

Beyond Bristol recently demolished 4 multi-family apartment buildings known as Bonham Circle. New construction is underway on this same lot to develop 23 apartments in three townhome clusters. This development will be known as Goodson Hills. Additionally, with HUD HOME ARP funding, Beyond Housing will be constructing a 12 building, 24-duplex unit housing community for vulnerable populations in the City. The PHA intends to build twelve units on property they already own. These units will serve a very vulnerable population of homeless, domestic violence victims, etc. Additionally, Beyond Housing recently received a HUD Choice Neighborhood Planning Grant to look into housing options and community development needs around the public housing campus. The City is partnering with them on this grant.

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

Beyond Housing provides many residential services including assistance and guidance to the individuals and families living in their units. Resident services include the "Find a Way Program" (connects residents to jobs and assists them in becoming more self-sufficient through training), "Resident Opportunity and Self-Sufficiency (ROSS) Program (assess various needs of residents and coordinates necessary resources available in the community), "Elderly/Disabled Services" (helps residents obtain supportive services to assist them in living independently), and most recently "Project Advance" which provides families with case management to make them more self-sufficient. Some of the facilities have a Resident Services Coordinator who provides and coordinates services and activities for the residents. Also new, BRHA will be part of HUD's Moving to Work (MTW) Cohort I Program. This will provide flexibility to help improve quality of life, improve efficiency, market the Housing Choice Voucher Program, and assist residents with meeting self-sufficiency goals.

And most recently, BRHA has been designated by HUD as an EnVision Center, which can provide comprehensive and coordinated services to all who live in Bristol, not just public housing residents.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

| | Emergency Shelter Beds | | Transitional Housing Beds | Permanent Supportive Housing Beds | |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
| | Year Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New | Current & New | Under Development |
| Households with Adult(s) and Child(ren) | 0 | 0 | 0 | 7 | 0 |
| Households with Only Adults | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Households | 0 | 0 | 60 | 12 | 0 |
| Veterans | 0 | 0 | 0 | 0 | 0 |
| Unaccompanied Youth | 0 | 0 | 0 | 0 | 0 |

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: This data is from People Incorporated and Highlands Community Services, who provide transitional and permanent supportive housing for the City's more vulnerable populations.

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

With assistance from a multitude of public service agencies, homeless populations have resources to assist them. Crossroads Medical Mission provides free healthcare to those who are uninsured and Highlands Community Services can assist with mental health and drug addiction. The Crisis Center, Family Promise of Bristol, Faith in Action, People Incorporated, Communities in Schools, and Veteran programs are just a few of the resources available to the homeless in this area.

New to Bristol in the last year is the addition of 60 vouchers available to Highlands Community Services to provide transitional housing assistance to chronically homeless individuals with a severe mental illness diagnosis. This is a difficult population to serve, and those clients have wrap-around services available to them. It has proven a bit difficult to find housing available for this purpose; many landlords have increased rents above voucher standards.

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

There are two homeless shelters that are available to the homeless in Bristol VA even though they are located on the TN side of Bristol. The Salvation Army and Haven of Rest provide beds and services for homeless in the area. And as previously mentioned, there is a variety of service providers who can assist the homeless population. People who stay in these shelters can typically receive services from both states.

Additionally, the City does have a Permanent Supportive Housing facility available for up to 12 chronically homeless men. This facility is supported and operated by People Incorporated and provides case management services to the residents. The City of Bristol supports this facility with CDBG funding. People Incorporated has also added six additional transitional housing units in the City of Bristol, totaling 7 beds.

In the last 5-year plan, the City mentioned how it has been working with its counterpart, Bristol, TN, to open a Day Center for the homeless population. The City's unhoused population now has access to two Day Centers which provide showers and laundry, and a place to get out of extreme weather. But most importantly, they provide a central location for the homeless to receive case management services and assistance with finding out what services they need and who they can contact for them. There is a day center located within the Salvation Army that is open Tuesday - Thursday each week. And Proverbs 3:27 is open Mondays and Fridays to provide similar services and lunch. These day centers have proven to be a wonderful resource for the unhoused population in the City.

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

Introduction

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

Elderly people are defined as those 65 years of age or older, and make up 23.1% (2023) of the City's population. There continues to be a need for services assisting the elderly despite the fact that many low- and very low-income seniors live in public housing.

Most mentally, physically, and/or disabled citizens of Bristol are served through existing outpatient services. The City has many public and private organizations to assist citizens with various needs, both physical and mental. Highlands Community Services (HCS) provides mental, developmental and behavioral services to all populations, typically basing their fees on a sliding scale. HCS now has 60 vouchers available to house chronically homeless individuals with severe mental illness diagnoses. Crossroads Medical Mission continues to provide healthcare services free of charge to those without insurance. In addition to their traveling van, Crossroads now has a physical location to see patients. And most recently, Crossroads will soon be opening a Behavioral and Mental Health facility to increase its capacity to care for those in need of these services.

As mentioned in other sections of this ConPlan, public housing provides many supportive services and resources through their residential services.

A formed partnership of Ballad Health, Healthy Kingsport and the United Way of Southwest Virginia serves as the backbone of the Accountable Care Community (ACC) for our region. Much of the groundwork has already been laid for the ACC in Northeast Tennessee and Southwest Virginia. The lead support organizations are Healthy Kingsport and United Way of Southwest Virginia.

Their 4 key priorities:

1. Substance abuse
2. Tobacco use
3. Obesity
4. Childhood trauma and resilience

The ACC will focus initially on the supportive systems, programs and environments that nurture strong children and families to help them develop key characteristics that lead to success in life.

Also new is Serving TriCities, and comprehensive and detailed central website dedicated to connecting those in need with programs and resources available in the region (www.servingtricity.org).

Other programs serving special needs populations are many of those organizations receiving public service CDBG funding. Counseling services are provided by the Crisis Center, Healing Hands Health Center, Highlands Community Services, and the Department of Social Services. Abuse Alternatives provides a shelter for domestic violence victims. They are provided food, shelter, clothing, and on-site counseling. The Crisis Center and Department of Social Services also help these victims get additional counseling and financial assistance.

There are resources available for children who may be from economically disadvantaged families or neglected/abused. Childcare services are provided locally by Girls Incorporated of Bristol and the Boys and Girls Club. Neglected/abused children are aided through the Children's Advocacy Center and the CASA program to make sure they receive the advocacy they need to receive proper care and assistance until their case is resolved - whether by returning the child to the home, placing them in foster care or through adoption.

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

The lack of supportive housing for this population has been a huge barrier in the region. Many of these individuals end up part of the homeless population. Frontier Health and Highlands Community Services provide counseling with mental and behavioral issues, as well as substance abuse. Other counseling providers include the Crisis Center and Abuse Alternatives. As mentioned in other sections of this plan, Highlands Community Services now has 60 vouchers to provide transitional housing for chronically homeless with severe mental illness issues. This is a huge step toward housing some of the most difficult to house population.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with

respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Elderly, disabled homeowners and others with disabilities are given priority for programs including the City's CDBG Home Repair program. CDBG funds are used to support King's Mountain Permanent Supportive Housing (providing PSH to 12 chronically homeless men with disabilities and, more recently 7 beds for families), and abused/neglected children are provided assistance through the Children's Advocacy Center which is funded through the City's CDBG program. All of these supported programs address issues of availability or sustainability for housing or public service goals for LMI individuals in the City.

Additionally, the Community Development Specialist has been involved with the establishment of two Homeless Day Centers in Bristol that not only provide basic services, but access to case management services and resource referrals.

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

Elderly and disabled persons are given priority for the City's Emergency Home Repair program which enables grantees to keep their houses up to code, making them safer and more comfortable. CDBG funds are used to provide case management to the chronically homeless and disabled men residing at King's Mountain PSH and six other PSH locations that shelter women and families. Additionally, the City of Bristol assists children from economically disadvantaged homes receive case management services within the school system, abused and neglected children are provided advocacy through the Children's Advocacy Center and the CASA program, and other children with childcare provided by Girls Inc and the Boys and Girls Club. Those who need help getting the education and skills sets required for employment receive assistance through the Jones Creativity Center at the Bristol Public Library.

The City's Property Maintenance Official now conducts rental inspections in a certified Code Enforcement area to ensure rental properties are to code and safe for residents.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies in Bristol, Virginia do not pose undue barriers to low-income households. Although some regulations, codes, and zoning might be considered barriers, they are necessary components of day-to-day administration and necessary for the good of the community as a whole. Several housing "barriers" have been examined and determined necessary for city-wide planning, public safety, and welfare of the City. These barriers include:

- Zoning and subdivision regulations
- New home construction codes
- Unsafe building abatement codes
- Utility Board restrictions
- High infrastructure costs
- Building codes and code enforcement
- Moratorium on annexation
- Low wages insufficient to cover housing costs

Other barriers fall under public opinion on special exceptions (such as trying to allow transitional housing in a certain neighborhood); this includes the public, the Planning Commission, and the City Council who vote on such things.

MA-45 Non-Housing Community Development Assets – 91.215 (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 | 40 | 5 | 1 | 0 | -1 |
| Arts, Entertainment, Accommodations | 954 | 2,272 | 17 | 26 | 9 |
| Construction | 233 | 289 | 4 | 3 | -1 |
| Education and Health Care Services | 1,057 | 1,017 | 19 | 11 | -8 |
| Finance, Insurance, and Real Estate | 208 | 360 | 4 | 4 | 0 |
| Information | 103 | 237 | 2 | 3 | 1 |
| Manufacturing | 814 | 1,315 | 15 | 15 | 0 |
| Other Services | 215 | 322 | 4 | 4 | 0 |
| Professional, Scientific, Management Services | 374 | 219 | 7 | 2 | -5 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 1,101 | 2,039 | 20 | 23 | 3 |
| Transportation and Warehousing | 229 | 388 | 4 | 4 | 0 |
| Wholesale Trade | 199 | 403 | 4 | 5 | 1 |
| Total | 5,527 | 8,866 | -- | -- | -- |

Table 40 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

| | |
|--|-------|
| Total Population in the Civilian Labor Force | 7,730 |
| Civilian Employed Population 16 years and over | 7,140 |
| Unemployment Rate | 7.76 |
| Unemployment Rate for Ages 16-24 | 22.50 |
| Unemployment Rate for Ages 25-65 | 4.63 |

Table 41 - Labor Force

Data Source: 2013-2017 ACS

| Occupations by Sector | Number of People |
|--|------------------|
| Management, business and financial | 1,515 |
| Farming, fisheries and forestry occupations | 365 |
| Service | 750 |
| Sales and office | 1,750 |
| Construction, extraction, maintenance and repair | 485 |
| Production, transportation and material moving | 360 |

Table 42 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

| Travel Time | Number | Percentage |
|--------------------|--------------|-------------|
| < 30 Minutes | 5,055 | 74% |
| 30-59 Minutes | 1,465 | 21% |
| 60 or More Minutes | 310 | 5% |
| Total | 6,830 | 100% |

Table 43 - Travel Time

Data Source: 2013-2017 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 | 355 | 150 | 540 |

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| High school graduate (includes equivalency) | 1,840 | 215 | 960 |
| Some college or Associate's degree | 1,710 | 35 | 735 |
| Bachelor's degree or higher | 1,965 | 4 | 335 |

Table 44 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 4 | 24 | 20 | 135 | 405 |
| 9th to 12th grade, no diploma | 95 | 260 | 155 | 450 | 455 |
| High school graduate, GED, or alternative | 655 | 780 | 630 | 1,610 | 1,085 |
| Some college, no degree | 440 | 450 | 540 | 885 | 630 |
| Associate's degree | 45 | 90 | 165 | 355 | 285 |
| Bachelor's degree | 50 | 430 | 330 | 720 | 355 |
| Graduate or professional degree | 25 | 135 | 250 | 440 | 155 |

Table 45 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | 11,620 |
| High school graduate (includes equivalency) | 19,790 |
| Some college or Associate's degree | 26,945 |
| Bachelor's degree | 44,350 |
| Graduate or professional degree | 54,265 |

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

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

The major employment sectors definitely align with Bristol becoming a tourist destination. Among the larger employment sectors are Arts, Entertainment and Accommodations sector and Retail. Education

and Healthcare is the largest sector which correlates to Bristol having a Regional Hospital located within the sister City of Bristol. Manufacturing falls into fourth place as an employment sector.

Describe the workforce and infrastructure needs of the business community:

Unfortunately, the education level in Bristol remains low and many businesses who are searching for educated labor choose to locate in other areas, or move in educated outsiders. Existing employers have cited a skills gap as a problem with their employees. Needs include more soft skills training such as business communication, employer expectations, financial skills as well as technical skills including technology, trouble-shooting, and problem solving. Our high school and local colleges have been making headway in trying to meet these needs but more must to be done. Bristol is also subject to "brain drain" where many of its young people go to college and do not move back.

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.

The Southwest Virginia Alliance for Manufacturing has spearheaded the Center of Excellence regionally; this has proven to be a huge benefit to increasing the area's skilled workforce.

Most recently, the City of Bristol has opened its permanent Hard Rock Casino. The Hard Rock Casino will provide the City with increased jobs and tax revenues. Additional housing will be needed, and this project should create continued growth for the City.

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

Many of the jobs in Bristol are low-paying jobs which require little education, reflective of the area's residents. However, there are professional jobs in Bristol that go unfilled or are filled by outsiders simply because of a lack of education in the community.

There are jobs available in Bristol and, while they could be filled by persons without any college, they pay little and typically have no benefits. These jobs are in fast food, retail, lodging etc. These sectors have a difficult time getting a sufficient number of employees to fill these 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.

Community Colleges, WIOA, and organizations such as Jones Creativity Center at the Public Library offer trainings for GED prep, Career Readiness Certificates, healthcare and technical training such as

sonography and welding, among others. There are programs designed to fill positions in healthcare and manufacturing, sectors that have current job openings within the community and pay a living wage. These efforts are in line with the efforts of the consolidated plan to provide training opportunities to low- and moderate- income individuals in order to improve accessibility and sustainability.

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.

See attached CEDS projects. Most of these initiatives involve redevelopment of existing properties. The City has been utilizing an EPA Brownfields Grant to provide Environmental Assessments and redevelopment plans for many of the vacant properties within the area to encourage redevelopment activities.

Discussion

MA-50 Needs and Market Analysis Discussion

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

Tracts 202 and 203 have areas with multiple housing problems. The Virginia Hills section of the City faces these problems particularly. Concentrated areas include blocks where multiple houses face multiple housing problems. And residents in certain blocks of these tracts are typically very-low to low income. There is also a section of the City named "King Town" which has many vacant, deteriorating structures and homes that were built in the 40's and 50's.

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

An area of racial/ethnic minority concentration is a block group exhibiting a total percentage of minority households that are twice as great as Bristol as a whole. Racial concentrations do occur.

The populations experiencing more severe housing problems again fall within the lower income bracket of 0-50% AMI. The greater percentage of black families living in houses with severe problems are in the lowest income bracket, 0-30% and a greater percentage of Hispanic families living in substandard housing are in the 30-50% AMI. However, the white population experiencing severe housing issues is still greater than other races.

The two census tracts that are subject to lower income communities, Tracts 202 and 203, have more racially diverse residents. Keep in mind that Bristol demographics do not demonstrate a large number of minorities which is consistent with the rest of Southwest Virginia (76.5% of the population is Caucasian; 13.4% African American; 2.7% 2 or more races; 7.4% Other; 18.3% Hispanic). Tract 202 has 10% population of African Americans, 2% 2 or more races, and 1% Asian. Tract 203 has 14% population of African Americans, 1% one or more races and 1% Asian. Within these tracts, there are racial concentrations. In CT 202, Block group 3, African Americans make up almost 25% of the population. In CT 204, Block Group 1, the Asian population is more than 7% compared to just 1% of the City's population. There are also areas of low-income concentration within the City. CT 201, Block Group 2, Tract 202 block groups 2 and 4, and CT 203, Block Group 2, all have LMI population percentages that exceed 50%.

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

Bristol's population has changed little over the past decades. During the early 1980's, industrial development in the region resulted in residential development. However, since that time many large businesses have relocated, many have had severe lay-offs, and others have closed altogether. The last five years have brought new businesses into the City, but unfortunately most of the jobs are low-paying. Therefore, while the employment rate is typically low, our citizens continue to make low wages due to

the surplus of retail, fast food and lodging jobs. Bristol also has a decreasing population which has caused housing availability to rise. Inadequate wages have caused even moderately priced housing units to be beyond reach for many LMI residents.

Are there any community assets in these areas/neighborhoods?

There are several parks located within LMI communities. The YWCA is within walking distance of most of these areas, and many organizations that support children are located within these communities including the Boys and Girls Club and Girls Inc. The City continues to increase sidewalks in these areas to make them safer and more accessible.

Are there other strategic opportunities in any of these areas?

A Hard Rock Casino and Hotel has recently opened in the City. This facility should benefit the entire region by providing jobs, tax revenues, and more housing availability. Employment is anticipated to reach approximately 600 which should benefit some of the residents living in these areas.

Additionally, the City is assisting Beyond Housing with a Choice Neighborhoods Planning grant that will benefit a LMA target area within these areas.

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.

The City of Bristol is fortunate to have widespread broadband accessibility - 100%. However, that does not mean that all of the residents have the service whether for lack of knowledge/education or income restraints. Proportionately, fewer Bristolians have households with computers than the state and the nation.

Per the 2013-2017 ACS, 80% of the households in Bristol had computers while 89% of households had a computer the state and 87% of households had one in the nation. Additionally, while as previously stated, the City of Bristol has 100% access to broadband, only 88% of those households with computers have a broadband subscription. Comparatively, 90% of households in Virginia have broadband subscriptions and 89% in the U.S. have subscriptions.

These numbers clearly illustrate that the City is well behind the state and the rest of the nation when it comes to being "connected". And those who go without this service are typically the lower income and less educated among us.

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

There is more than one option for broadband internet in the area. The local company, Point Broadband LLC, has proven to be providing services at reasonable, competitive pricing.

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 biggest natural hazard risk facing Bristol is the number of floodways and flood plains in the area that could be exacerbated by climate change.

Bristol's biggest problem with flooding is from storm events that bring heavy rainfall over a short period of time. Obviously, the City is not on the coast, so sea level rise is not an issue. But if climate change involves more extreme weather and therefore, more intense storm activity, than it does impact the City.

In 2017, the Mount Roger's PDC updated its Pre-Disaster Hazard Mitigation Plan. This plan basically concurs with the above in that the greatest hazard risk to Bristol is its flooding issues. We have several flood prone areas in the city including: Dunlap Street near King Mill Pike and other parts of Kingtown along Mumpower Creek. Also, a very small creek in Briarwood Subdivision behind the Lee Highway Hardee's has had flooding issues that have affected 4-5 homes in that area. We also have homes and businesses located in the flood zones of Little Creek and Susong Branch that are impacted. More frequent and heavy storms do exacerbate the problem.

There is not as much flooding from Beaver Creek due to the flood reduction project that was done over many years, including improvements at Sugar Hollow Dam and just across the state line in Bristol, TN.

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

Many of the older neighborhoods that are occupied by low to moderate income households are more likely to be in or near flood zones. While the City has corrected many drainage issues and improved infrastructure, some homes are still at greater risk than others for flooding.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Priority needs determined by the City have not changed from prior years. These include: Housing Rehabilitation, Public Services, Homeless Services, Affordable Housing, Economic Development activities, Public Infrastructure and attention to blight.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

| | | |
|---|--|---|
| 1 | Area Name: | AREA SURROUNDING ALL PUBLIC HOUSING UNITS |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Comprehensive |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | Public housing units are concentrated in CT 202, Blocks 3 and 4. |
| | Include specific housing and commercial characteristics of this target area. | There is public housing available in this area including apartments, duplexes, and LIHTC units. |
| | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | One comment received during the citizen participation process was to see more sidewalks being developed. The City plans to develop more sidewalks in this area to make pedestrian travel safer as they walk to work, shop, etc. |
| | Identify the needs in this target area. | Infrastructure needs are prevalent in the public housing area as well as self-sufficiency assistance through public service agencies and the PHA. |
| | What are the opportunities for improvement in this target area? | |
| Are there barriers to improvement in this target area? | Many residents within the public housing neighborhoods are seniors, disabled and have a lower education. This presents a challenge to increasing self-sufficiency. | |
| 2 | Area Name: | BRISTOL COMMERCIAL HISTORIC DISTRICT |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |

| | | |
|----------|---|---|
| | Revital Type: | Commercial |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | Many of the lower income communities and neighborhoods surround the downtown commercial historic district. This area runs along State Street, Cumberland Avenue, Piedmont Avenue, Country Music Way, Lee Street, Moore Street, and is bordered by Commonwealth Avenue, State Street and Martin Luther King Boulevard. |
| | Include specific housing and commercial characteristics of this target area. | This target area consists of historical buildings that have been improved to include retail businesses, restaurants, offices and upstairs residential lofts. |
| | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | Bristol is relying more and more on tourism and the downtown historic area is one of the bigger attractions. The Birthplace of Country Music Museum as well as many entertainment venues are in the downtown district. Making economic development strong in the area as well as improved infrastructure will benefit the entire City and the surrounding low income communities. |
| | Identify the needs in this target area. | Infrastructure improvements and economic development activities |
| | What are the opportunities for improvement in this target area? | Infrastructure improvements and economic development activities |
| | Are there barriers to improvement in this target area? | Lack of funding and sometimes negative public opinion. |
| 3 | Area Name: | Census Tract 201, BG 2 |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Comprehensive |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | The neighborhood boundaries for this target area include West State Street, Euclid Avenue and Commonwealth Boulevard. |

| | | |
|--|---|--|
| | Include specific housing and commercial characteristics of this target area. | This area is home to LMI individuals for the most part, which is surrounded by older businesses and warehouses, with much need for improvements. |
| | 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. | Needs for this target area include housing improvements, sidewalk development, and private investment in the commercial properties surrounding this community. |
| | What are the opportunities for improvement in this target area? | Developing more sidewalks and improving the older commercial stock. |
| | Are there barriers to improvement in this target area? | It is difficult to entice private investment in this area. |
| 4 | Area Name: | Census Tract 202, BG 2 |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Comprehensive |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | This area is bounded by Commonwealth Avenue, Euclid Avenue and Glenway Avenue. |
| | Include specific housing and commercial characteristics of this target area. | These are LMI neighborhoods with older housing stock. |
| | 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. | Home repairs to keep the older housing stock to code are needed. |
| What are the opportunities for improvement in this target area? | | |

| | | |
|---|---|---|
| | Are there barriers to improvement in this target area? | |
| 5 | Area Name: | Census Tract 202, BG 3 |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Comprehensive |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | This area is surrounded by Euclid Avenue, Martin Luther King Avenue, Piedmont and Scott Streets. |
| | Include specific housing and commercial characteristics of this target area. | This area surrounds low income neighborhoods with a few older, commercial areas. |
| | 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. | Housing repair is needed for older housing stock. |
| | What are the opportunities for improvement in this target area? | |
| Are there barriers to improvement in this target area? | | |
| 6 | Area Name: | Census Tract 202, BG 4 |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Comprehensive |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | This area is bounded by State Street, Commonwealth Avenue, Piedmont and Scott Streets, and Euclid Avenue. |

| | | |
|----------|---|---|
| | Include specific housing and commercial characteristics of this target area. | This area is part of the historic downtown commercial area as well as LMI neighborhoods with older housing stock. Some of the commercial/business sections have been improved, some are in the process of being improved, and there are still a few structures that require renovations and new businesses. |
| | 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. | Better pedestrian connections with sidewalks, housing repairs and improvements and private investment in the business section. |
| | What are the opportunities for improvement in this target area? | A brownfields assessment study has been completed for several older buildings within this section as well as a street plan for Moore Street and Winston Alley. This will assist in the redevelopment of the area. |
| | Are there barriers to improvement in this target area? | Private investment is still needed for some properties. |
| 7 | Area Name: | Census Tract 203, BG 2 |
| | 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. | This area is bounded by State Street, Valley Street and Martin Luther King Boulevard, Kings Mill Pike and Second Street. |
| | Include specific housing and commercial characteristics of this target area. | This area is made up of LMI neighborhoods, from very low to moderate income householders. There is some older industry scattered about within this 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. | Home repairs and sidewalks are needed within these neighborhoods. There are also some brownfield areas within this area that could use assessment and possibly remediation before being redeveloped. |
| | What are the opportunities for improvement in this target area? | This area included the old Ball Plant which has been purchased and is now owned by American Merchant, a textile manufacturer. This business is expected to employ up to 400 individuals with a few years. |
| | Are there barriers to improvement in this target area? | Funding for brownfields assessments is a barrier but the City has been successful recently in receiving grants to carry out some of these activities. |
| 8 | Area Name: | Enterprise Zone |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Commercial |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | There are three different sections to the Enterprise Zone. The West Area surrounds the old Mall off of Gate City Highway and the old NuLife building property. The East area contains several older industrial sites that would benefit from private investment. This area is bordered by Old Airport Road, and Bonham Road. And the Central Area includes State Street, Commonwealth Boulevard, Bob Morrison Boulevard, Old Abingdon Highway, and along Martin Luther King Boulevard. |
| Include specific housing and commercial characteristics of this target area. | There are many older industrial centers and buildings located in this area, some of which could benefit from expansion. There are also vacant building which could benefit from private investment. | |
| How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | Job creation was a priority of the Community Survey completed. | |

| | | |
|--|--|--|
| | Identify the needs in this target area. | Incentives for expansion would benefit the existing businesses, and incentives to bring private investment in to open new businesses in some of the older facilities would benefit the City greatly by improving its tax revenues and increasing the number of jobs. |
| | What are the opportunities for improvement in this target area? | Job creation is the biggest opportunity for this area. |
| | Are there barriers to improvement in this target area? | Lack of private investment to bring new business in and to rehab old facilities. |
| 9 | Area Name: | LMI households |
| | Area Type: | |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Housing |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | City-wide. |
| | Include specific housing and commercial characteristics of this target area. | The City of Bristol has very old housing stock. And many of the LMI residents have difficulty maintaining their homes due to restricted finances. |
| | 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. | Home repair and bringing houses to code is the major need within LMI communities to keep homeowners safe and comfortable. Code enforcement activities play a major role in maintaining safe neighborhoods and households by taking complaints and notifications from neighbors, and overseeing that houses are up to code. | |
| What are the opportunities for improvement in this target area? | | |

| | | |
|--|--|--|
| | Are there barriers to improvement in this target area? | Lack of sufficient funding to make all the home improvements needed is the greatest barrier. The demand for home repair has continued to grow and although the City allocates more of its entitlement funds to the Home Repair program, it still maintains a lengthy waiting list. |
| 10 | Area Name: | all LMI neighborhoods and downtown district |
| | Area Type: | |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Comprehensive |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | City-wide. |
| | Include specific housing and commercial characteristics of this target area. | These areas include meeting basic needs of the City's population by funding public service agencies to assist all of those residing within the City. |
| | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | Public service activities were considered a priority for residents from the community survey. |
| | Identify the needs in this target area. | Public service needs identified are medical and mental health, substance abuse, ADA assistance, job training and GED classes, advocacy for abused and neglected children, domestic violence victims, homelessness, etc. |
| What are the opportunities for improvement in this target area? | The City has many public service agencies that provide services to those in need. | |
| Are there barriers to improvement in this target area? | Services can be expensive and funding resources area always in need to keep these non-profits and service agencies open and able to serve all in need. | |
| 11 | Area Name: | Certified Substandard Housing 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? | |
| 12 | Area Name: | City wide |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Other |
| | Other Revital Description: | Public Services |
| | 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 jurisdiction (or within the EMSA for HOPWA)

Bristol Commercial Area, Enterprise Zone, and the Opportunity Zones are all included as target/strategy areas in order to incentivize investment into Bristol's commercial areas to boost Bristol's economy.

The Census Tract and Block Groups mentioned all have LMI populations greater than 51% (according to the 2019 ACS LMISD). These as well as the downtown district would benefit from infrastructure improvements such as new sidewalks, public improvements, code enforcement activities and ADA accessibility improvements. LMI households will benefit from CDBG-funded programs such as the Home Repair program.

The City has a Certified Substandard Housing Area consists of CT 201, Block 2; CT 202, Blocks 2,3, and 4; CT 203, Block 2. Code Enforcement Activities including residential inspections are performed in this area.

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

Priority Needs

Table 48 – Priority Needs Summary

| | | |
|-----------------------|------------------------------------|--|
| 1 | Priority Need Name | Housing Rehabilitation |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities |
| | Geographic Areas Affected | |
| | Associated Goals | Code Enforcement Housing Rehabilitation |
| | Description | All LMI households will benefit from the City's Home Repair program. Right now, this program only benefits homeowners. Due to the aging housing stock in Bristol and the fact that our LMI households are financially (or physically) unable to make necessary improvements, the City receives many requests for housing improvements - these include roofs, HVAC, ADA accessibility improvements, flooring, and energy efficiency improvements. |
| | Basis for Relative Priority | The City has increasingly been using a larger portion of its CDBG allocation for this program due to obvious needs and increased demand, as well as rising construction costs. |
| | 2 | Priority Need Name |
| Priority Level | | High |

| | |
|---|--|
| <p>Population</p> | <p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents 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 HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p> |
| <p>Geographic Areas Affected</p> | <p>AREA SURROUNDING ALL PUBLIC HOUSING UNITS Census Tract 202, BG 3 Census Tract 203, BG 2 Census Tract 201, BG 2 Census Tract 202, BG 2 Census Tract 202, BG 4</p> |
| <p>Associated Goals</p> | <p>Public Service Agencies</p> |
| <p>Description</p> | <p>The City uses the maximum amount allowable (15%) of its allocation to fund public service agencies in the City. It has been receiving more requests in the last few years and funded nine this past year. The down side of funding so many is that the grant amounts must be small.</p> <p>However, the City will continue with its competitive application process and try to provide resources to these very vital services in the community. This also helps leverage organized efforts in the City to improve neighborhood sustainability, availability of resources, and the health and wealth of our low income residents.</p> |

| | | |
|----------|------------------------------------|--|
| | Basis for Relative Priority | The City provides the maximum allowable (15%) of its CDBG allocation to public service agencies that submit applications for these grant funds. The average grant amount has been decreasing every year as all of the agencies requesting CDBG funds is necessary to meet community needs. The average grant amount is approximately \$5,000 with a minimum of \$3,000. The City will probably have to begin not funding some of these so very vital services. |
| 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 |
| | Geographic Areas Affected | BRISTOL COMMERCIAL HISTORIC DISTRICT AREA SURROUNDING ALL PUBLIC HOUSING UNITS Census Tract 202, BG 3 Census Tract 203, BG 2 Census Tract 201, BG 2 Census Tract 202, BG 2 Census Tract 202, BG 4 |
| | Associated Goals | Public Service Agencies |
| | Description | The City of Bristol is experiencing an increasing population of homeless individuals and it is causing issues among business owners downtown as well as draining public service agencies that provide shelter and assistance to this population. |
| | Basis for Relative Priority | The homeless population is growing in Bristol and the Cities of Bristol VA and TN are being held accountable to address municipality issues that are caused by this population. Due to the recent Coronavirus pandemic, the City was made aware that there is no centralized person or organization that is able to coordinate activities directed to the growing homeless population in the City(ies), particularly when faced with new challenges such as the virus. |

| | | |
|---|------------------------------------|---|
| 4 | Priority Need Name | Affordable Housing |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents |
| | Geographic Areas Affected | Census Tract 202, BG 3 Census Tract 203, BG 2 Census Tract 201, BG 2 Census Tract 202, BG 2 Census Tract 202, BG 4 |
| | Associated Goals | Housing Rehabilitation Neighborhood Revitalization |
| | Description | Affordable housing, homeownership and rental opportunities for LMI households continue to needed within the City. |
| | Basis for Relative Priority | As per results of the City's Needs Assessment in this ConPlan, Housing Cost Burden is a huge issue among individuals and families living at 30 - 50% AMI. Bristol will continue its work with the PHA and local housing providers to assess and meet this need for more affordable housing. As the Casino and hotel are now in operation, more affordable housing units are needed for the correlated increase in employment opportunities. |
| 5 | Priority Need Name | Economic Development |
| | Priority Level | Low |
| | Population | Moderate Middle Non-housing Community Development |
| | Geographic Areas Affected | BRISTOL COMMERCIAL HISTORIC DISTRICT Enterprise Zone |
| | Associated Goals | Economic Development |

| | | |
|---|------------------------------------|--|
| | Description | The tourism industry in Bristol is growing; however, most of the small business owners still struggle with cash flow as well as low levels of foot traffic into the downtown area. The City is still struggling to attract new industrial development and private investment at The Falls. More and more of the businesses have begun to take advantage of the City's DHCD/State funded Enterprise Zone which helps them train employees, apply for state grants, make facade improvements, etc. The City is also interested in redeveloping the Exit 7 retail area and make it mixed use with workforce housing included in the plan. |
| | Basis for Relative Priority | The City hopes to use its Enterprise Zone to assist the City's small business owners, improve the visage of downtown and spur outside investment into the City. The City continues to make improvements in its commercial areas and to increase/improve tourism and lodging opportunities. |
| 6 | Priority Need Name | Public Improvements and Infrastructure |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Middle 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 Developmental Disabilities Non-housing Community Development |

| | |
|------------------------------------|--|
| Geographic Areas Affected | BRISTOL COMMERCIAL HISTORIC DISTRICT AREA SURROUNDING ALL PUBLIC HOUSING UNITS Census Tract 202, BG 3 Census Tract 203, BG 2 Census Tract 201, BG 2 Census Tract 202, BG 2 Census Tract 202, BG 4 |
| Associated Goals | Code Enforcement Neighborhood Revitalization Public Infrastructure/Sidewalks Public Service Agencies |
| Description | The City will continue to keep infrastructure and public improvements a priority for the City and for use of its CDBG funding. With aging housing stock and the need to provide connectivity around the City with new sidewalks, the City will eliminate deterioration, blight and blighting influences. Additionally, the City will continue with demolition activities to improve the safety and aesthetics of all of its neighborhoods. |
| Basis for Relative Priority | Deteriorating properties are widespread throughout Bristol and are often abandoned, dangerous and structurally beyond repair. Also, sidewalks allow for pedestrians to walk more safely and ADA improvements address mobility issues for our elderly and disabled populations. Improvements are also needed by public service agencies for structural and ADA improvements to benefit those they serve including homeless populations. |

Narrative (Optional)

The City's priorities have not varied in the last several years although allocations may shift from time to time due to demand and need.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|---------------------------------------|--|
| Tenant Based Rental Assistance (TBRA) | These funds are not utilized in this jurisdiction. |
| TBRA for Non-Homeless Special Needs | <p>Use of these funds for special needs populations would be most helpful for securing accessible units, especially since there are 132 individuals with special needs on the PHA waiting list.</p> <p>Recently, Highlands Community Services, has received 60 vouchers for chronically homeless persons with a serious mental health diagnosis.</p> |
| New Unit Production | n/a |
| Rehabilitation | <p>Funding priorities currently exist for extensive rehabilitation of substandard properties owned by low income individuals and/or families. With an aging housing stock and high incidence of rental and vacant units, property maintenance is a major need. Along with upgrades of homes are improvements to infrastructure. The most critical needs have been identified among very low-income small families and the elderly. This population will have priority over other low-income or moderate-income families for housing rehabilitation. Rehabilitation is a high priority.</p> |
| Acquisition, including preservation | Acquisition of property may be required to place new sidewalks in heavily traveled roadways used by pedestrians in LMI neighborhoods. |

Table 49 – Influence of Market Conditions

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

Introduction

The City of Bristol has been allocated \$273,121 in CDBG funds for program year 2025.

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 | 273,121 | 0 | 65,000 | 338,121 | 1,040,000 | Historically, the City of Bristol receives about \$260,000 per year in CDBG funding. It does not anticipate any program income and estimates that there will be \$65,000 carried over. |

Table 50 - 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

Firstly, the City generates leveraged funding and resources from its public service partners that receive public service grants. In 2023, the City utilized 15% of its CDBG allocation to fund eight (8) public service agencies. In turn, these agencies collectively raised \$2.7 million to fully operate

their programs. These leveraged funds came from donors, foundations, as well as local, state and federally funding. Additionally, these agencies utilized 2,180.25 volunteer hours to meet their missions, a total value of \$73,016.57.

Secondly, the City is able to leverage funding from City resources, including state maintenance funds and VDOT grant funds to make public infrastructure improvements. This includes sidewalks, ADA accessibility, and other pedestrian improvements. Also, its Enterprise Zone incentives are based on significant private investments made to the City, both commercially and in job creation.

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

The City owns very little vacant property in the City. It does have a small piece of property located at Spencer and Russell Streets where it plans to develop a park, pending funding.

Discussion

SP-40 Institutional Delivery Structure – 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 |
|---|------------------------------------|--|-------------------------------|
| People Incorporated | Non-profit organizations | Economic Development Homelessness Non-homeless special needs Ownership Rental public services | Region |
| Southwest Virginia Legal Aid Society | Regional organization | Non-homeless special needs | Region |
| Crossroads Medical Mission | Non-profit organizations | Homelessness Non-homeless special needs public services | Region |
| Highlands Community Services | Community/Faith-based organization | Non-homeless special needs public services | Region |
| CHILDREN'S ADVOCACY CENTER | Non-profit organizations | Non-homeless special needs public services | Region |
| Bristol Redevelopment & Housing Authority | PHA | Homelessness Planning Public Housing Rental public services | Jurisdiction |
| Believe in Bristol | Non-profit organizations | Economic Development Non-homeless special needs | Jurisdiction |
| Bristol Faith in Action | Community/Faith-based organization | Homelessness Non-homeless special needs public services | Jurisdiction |
| Department of Social Services | Government | | Jurisdiction |

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|-----------------------------------|--------------------------------|---|-------------------------------|
| Bristol Public Library Foundation | Non-profit organizations | Non-homeless special needs Public Housing public services | Jurisdiction |
| Family Promise of Bristol | Non-profit organizations | Homelessness | Region |

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Bristol works in collaboration with several agencies, both public and non-profit, to provide needed services to all of its residents. The City will continue with these productive partnerships, to connect with and share all available resources in the City, and continue to cultivate new partnerships.

The City of Bristol works alongside People Incorporated, which is the City's designated community action agency, to provide services within the community. The agency provides many services addressing housing, poverty, homelessness, economic and workforce development. They provide housing counseling, affordable housing, family education and a Head Start program. They also operate the CASA program and King's Mountain PSH which houses and provides case management services to 12 chronically homeless men in Bristol.

Southwest Legal Aid provides free legal services to victims of domestic violence, seniors, disabled and veterans. Their priorities are to support basic needs including safety, health, shelter, food, education and employment.

Crossroads Medical Mission and Highlands Community Services provide medical and mental health services to those most vulnerable in the community.

Faith in Action and Bristol Social Services assist in identifying and addressing needs of folks who may not directly ask for assistance. And the City collaborates with Believe in Bristol, the local Main Street program, to identify and address local economic development opportunities.

Family Promise of Bristol now has a homeless day center in operation that provide resources and services to those unhoused in the City.

However, even in partnership, there is not always enough funding to help all of those in need. Per the United Way, more financial assistance is needed to meet basic needs of residents. These needs include housing, food, energy assistance, etc.

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

Table 52 - 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)

People Incorporated assists those that are homeless or in danger of becoming homeless to access rapid rehousing and provide financial assistance to those who are at risk of becoming homeless. They also provide resource referrals to clients.

All of the service agencies are readily accessible to the homeless, and the CoC is continually assessing how to best serve that population and make services more accessible. Those who enter rapid-rehousing or homeless prevention programs with People Incorporated are provided supportive mainstream services including education, employment, basic needs, and health services. Faith-based organizations, shelters, and law enforcement implement active outreach activities.

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

Typically, homeless persons are not actively seeking assistance; they either don't feel they need it or don't know where to go. This makes it difficult to meet the increasing needs among the homeless population in Bristol.

Because Bristol's Department of Planning and Community Development is very active in the community and is part of several local and regional coalitions, it is able to achieve a high level of communication and coordination with service providers and referring agencies. The biggest issue faced is maintaining contact and coordination between meetings. Staff refer to many organizations that they work with; unfortunately, funding changes from day to day. This makes it difficult to maintain up to date information on who has funding for different services and those providers which have exhausted all funding available or the organization's priorities or programs may have changed. Agencies and governmental entities continue to improve community and coordination.

The United Way of Bristol recently brought to the City's attention the need to address needs more urgently. While there are services available, they take time to be addressed. The United Way of Bristol tries to meet the more urgent needs of individuals in the City. However, there resources are very limited.

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

One of the most important developments in strategy was the establishment of homeless day centers. The City has been working with its counterpart Bristol TN to develop a Homeless Day Center that will become a central system to identify the needs among the homeless population and to bring them together with available services. The City of Bristol has provided CDBG funding to Family Promise of Bristol, a local non-profit, to employ an AmeriCorps volunteer to provides services at the day center, A Place to Be, centralizing all services available to the homeless.

The Continuum of Care meets bi-monthly and revised its strategy as conditions change. These strategies include:

- identifying current housing issues
- providing a centralized and coordinated intake for all of its clients
- increase outreach efforts to identify the homeless populations
- pursue additional funding to address housing needs and gaps
- maintain agreements and relationships with community partners to avoid duplication of services and to ensure proper resources can meet the needs of clients.

SP-45 Goals Summary – 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 | Housing Rehabilitation | 2025 | 2029 | Affordable Housing | LMI households | Affordable Housing Housing Rehabilitation | CDBG: \$235,000 | Homeowner Housing Rehabilitated: 45 Household Housing Unit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---------------------------------|------------|----------|-----------------------------------|--|--|-----------------|--|
| 2 | Public Infrastructure/Sidewalks | 2025 | 2029 | Non-Housing Community Development | BRISTOL COMMERCIAL HISTORIC DISTRICT AREA SURROUNDING ALL PUBLIC HOUSING UNITS Census Tract 202, BG 3 Census Tract 203, BG 2 all LMI neighborhoods and downtown district Census Tract 201, BG 2 Census Tract 202, BG 2 Census Tract 202, BG 4 | Public Improvements and Infrastructure | CDBG: \$551,804 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-------------------------|------------|----------|---|---|---|--------------------|---|
| 3 | Public Service Agencies | 2025 | 2029 | Public Housing Homeless Non-Housing Community Development | AREA SURROUNDING ALL PUBLIC HOUSING UNITS Census Tract 202, BG 3 Census Tract 203, BG 2 LMI households Census Tract 201, BG 2 Census Tract 202, BG 2 Census Tract 202, BG 4 | Homeless Services Public Improvements and Infrastructure Public Service Agencies | CDBG: \$187,500 | Public service activities other than Low/Moderate Income Housing Benefit: 3500 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted Homeless Person Overnight Shelter: 60 Persons Assisted Homelessness Prevention: 30 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-----------------------------|------------|----------|----------|---|---|-----------------|-----------------------------------|
| 4 | Neighborhood Revitalization | 2025 | 2029 | Blight | AREA SURROUNDING ALL PUBLIC HOUSING UNITS Census Tract 202, BG 3 Census Tract 203, BG 2 all LMI neighborhoods and downtown district Census Tract 201, BG 2 Census Tract 202, BG 2 Census Tract 202, BG 4 | Affordable Housing Public Improvements and Infrastructure | CDBG: \$110,000 | Buildings Demolished: 8 Buildings |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|----------------------|------------|----------|--|--|----------------------|--------------------|--|
| 5 | Economic Development | 2025 | 2029 | Affordable Housing Non-Housing Community Development | BRISTOL COMMERCIAL HISTORIC DISTRICT Enterprise Zone | Economic Development | CDBG: \$121,000 | Facade treatment/business building rehabilitation: 5 Business Rental units constructed: 50 Household Housing Unit Jobs created/retained: 10 Jobs Businesses assisted: 5 Businesses Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|------------------|------------|----------|-----------------------------------|---|---|-----------------|--|
| 6 | Code Enforcement | 2025 | 2029 | Non-Housing Community Development | AREA SURROUNDING ALL PUBLIC HOUSING UNITS Census Tract 202, BG 3 Census Tract 203, BG 2 all LMI neighborhoods and downtown district Census Tract 201, BG 2 Census Tract 202, BG 2 Census Tract 202, BG 4 | Housing Rehabilitation Public Improvements and Infrastructure | CDBG: \$165,000 | Housing Code Enforcement/Foreclosed Property Care: 40 Household Housing Unit |

Table 53 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|---|
| 1 | Goal Name | Housing Rehabilitation |
| | Goal Description | The City of Bristol will provide financial assistance to LMI property owners who need critical home repair services to bring their homes up to code, keep them comfortable, promote energy efficiency and increase ADA accessibility. |

| | | |
|---|-------------------------|---|
| 2 | Goal Name | Public Infrastructure/Sidewalks |
| | Goal Description | The City of Bristol will continue to make the City's pedestrians safer as they walk around the City, encouraging healthy habits and providing ADA accessibility where needed. This goal also includes special projects requested through an application process for public facilities improvements. |
| 3 | Goal Name | Public Service Agencies |
| | Goal Description | The City will collaborate with public service agencies providing services to its residents and provide financial support to many of these agencies. Services include non-housing, public service assistance for persons, and family education service for public housing families, supporting Kings Mountain PSH and the anticipated Homeless Day Center. |
| 4 | Goal Name | Neighborhood Revitalization |
| | Goal Description | This goal involves projects addressing blight in the City. |
| 5 | Goal Name | Economic Development |
| | Goal Description | Economic development activities are used to create jobs, incentivize private investment, plan for redevelopment, and create a more vital downtown district. |
| 6 | Goal Name | Code Enforcement |
| | Goal Description | This goal will sustain code enforcement activities to revitalize the community, improve safety and appearance of neighborhoods, identify blight conditions and deteriorating/hazardous structures, particularly in low to mod income areas. |

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)

With HOME funding, which is managed through the East TN/Bristol HOME Consortium, the City will provide 3 new reconstructions, and 10 low income homeowners will receive down payment assistance.

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

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

Not required.

Activities to Increase Resident Involvements

BRHA is very involved with their residents. Residents are represented on the governing board, and several of their developments their own resident's association that plan events and activities. The BRHA has many programs for their residents and feedback is well-received as this provides a more informal format for public comment.

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

No

Plan to remove the 'troubled' designation

n/a

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Public policies in Bristol, Virginia do not pose undue barriers to low-income households. Although some regulations, codes, and zoning might be considered barriers, they are necessary components of day-to-day administration and necessary for the good of the community as a whole. Several housing "barriers" have been examined and determined necessary for city-wide planning, public safety, and welfare of the City. These barriers include:

- Zoning and subdivision regulations
- New home construction codes
- Unsafe building abatement codes
- Utility Board restrictions
- High infrastructure costs
- Building codes and code enforcement
- Moratorium on annexation
- Low wages insufficient to cover housing costs

Other barriers fall under public opinion on special exceptions (such as trying to allow transitional housing in a certain neighborhood); this includes the public, the Planning Commission, and the City Council who vote on such things.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Barriers:

Public policies in Bristol, Virginia do not pose undue barriers to low-mod income households. Although some regulations and codes might be considered barriers, they are necessary components of day-to-day administration and necessary for the good of the community as a whole, keeping all residents safe and protecting the rights of all homeowners and renters. Several barriers have been examined and determined necessary for city-wide planning, public safety, and the welfare of the City. These barriers include:

- Zoning and subdivision regulations
- New home construction codes
- Unsafe building abatement codes
- Property taxes
- Utility Board restrictions
- High infrastructure costs (water and sewer connections, streets, etc.)
- Building codes and code enforcement
- Moratorium on annexation which limits land use

- Low income levels to cover housing costs which creates high housing cost burdens
- Lack of financial skills/mortgage financing etc.

Strategy:

The City has a completed a new Comprehensive Plan (2024) which evaluates these barriers and provides suggestions and direction to implement changes that will accommodate or compensate for some of these barriers. This plan identifies existing infrastructure and development plans, and future redevelopment options. This new plan incorporates housing issues as addressed by the Bristol's 2021 Housing Needs Assessment.

SP-60 Homelessness Strategy – 91.215(d)

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

The greatest needs identified through the Continuum of Care process are for additional transitional housing and permanent supportive housing, as well as more affordable housing units for sale or rent. Additionally, resources continue to be strained for rapid rehousing programs. A previously mentioned, there are 12 units of permanent supportive housing in Bristol for chronically homeless men. It remains at capacity. People Incorporated recently added six new transitional housing units to the Bristol area. The 2024 homeless count in Bristol VA identified 88 homeless persons. However, it is difficult to count all of the homeless, particularly in the winter time. There are emergency shelters located across the state line in TN and many of Bristol's homeless population shelter there. Also, many of this population do not want to be interviewed/counted and so are missing at well-known camps etc. when the count is being taken. The Continuum of Care will continue to find ways to identify and assist the homeless population.

Addressing the emergency and transitional housing needs of homeless persons

The Cumberland Plateau CoC, under the leadership of People Incorporated, continues to operate King's Mt. PSH project. This facility houses 12 chronically homeless men and remains at capacity. This building was donated by a local businessman and has become the first housing of this type in Bristol and Southwest Virginia. People Incorporated has successfully opened six additional transitional housing units that houses chronically homeless women and/or children in Bristol.

The City's homeless needs are verifiable and visual in the community; however, resources remain short. Staff is encouraged that, through the opening of Homeless Day Centers, identification of the homeless and service provision will be improved.

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

The Community Development Specialist meets with the Cumberland Plateau CoC bi-monthly to discuss housing activities and resources in the CoC, as well as any newly identified strategies to house our folks. Additionally, the Community Development Specialist attends the Bristol Housing Coalition meeting once a month to share programs and resources with other public service agencies in Bristol and regionally. This group includes the PHA, the Virginia Department of Health, mental health providers, the regional

community action agency, veteran advocates, providers of independent living services, insurance advocates, and many others.

These meetings and the Day Centers should improve the City's ability to 1) identify more homeless, 2) holistically and comprehensively identify their needs through case management and 3) identify and provide those needed services.

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

The Cumberland Plateau CoC has established agreements with the Bristol VA Department of Social Services, the Southwest VA Mental Health Institute, Highlands Community Services Board, Bristol Regional Counseling Center, Bristol Virginia Sheriff's office, Crossroads Medical Mission, and Bristol Faith in Action, among others, to help coordinate the discharge from respective systems to local homeless shelters. All agencies involved work together to make the transition from institutions as smooth and seamless as possible for clients. The City and its various community partners will continue to assess current services, work to coordinate existing resources to maximize effectiveness and reduce duplication, and enhance services as necessary.

SP-65 Lead based paint Hazards – 91.215(i)

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

The overall goal of the City is to reduce or eliminate any existing hazards, including lead-based paint, and to prevent childhood poisoning. This is accomplished through a coordinated effort of public and private sectors. The Bristol Virginia Health Department has established a lead-screening process to screen children under the age of six for lead exposure and to treat those who exhibit high levels of lead exposure. The Bristol Redevelopment and Housing Authority has received training addressing lead-based pain issues and have conducted seminars for Section 8 landlords. All housing proposed for rehabilitation under the City's CDBG program is screened by year built to determine possible LBP hazard. This checklist also records whether or not there are young children living in the home. If the house was built prior to 1978, the homeowner is given the EPA publication - Protect Your Family from Lead in Your Home.

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

Due to the fact that a large population of Bristolians are over the age of 55 (33.7% of the population), lead based paint present in older homes is not an issue. Additionally, the number of families with young children is lower when compared to state and national statistics. Bristol has 5% less families with children (26%) - there are only 869 children below the age of 5. In 2019, the Virginia Department of Health had no record of any lead poisoning cases occurring with children.

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

Young children are especially susceptible to lead poisoning. As such, homes with young children (under the age of 6) automatically receive education and information on lead hazards. In Virginia, children are tested at school.

SP-70 Anti-Poverty Strategy – 91.215(j)

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

The City of Bristol has a current overall poverty rate of 22.7%, which is more than double that of the state (10.7%) and almost double the national poverty rate (11.8%). And five of the of the City's thirteen (13) census tract block groups, the poverty rate exceeds 50%. This is a substantial issue affecting the City's residents as well as the economy.

There are many problems faced by the City's poverty-level families, but as a whole, these problems stem from job-related issues. Low educational attainment by citizens and lack of living wage jobs available contribute to high poverty rates. Bristol Virginia employs an Economic Development Specialist to search for new businesses for the area that will create adequate paying employment opportunities for our citizens. The City is making great strides in creating job opportunities at the Exit 5 Falls Development Plaza. The Casino has opened and has recently expanded - they are expected to have 600 employees. This has provided additional economic development opportunities for the City. The City utilizes state and local incentive programs to help this process, including its designated Enterprise Zone. Through this designation, both the state and the City are able to provide a wide range of business incentives to new/expanding businesses, including tax exemptions, cash incentives, infrastructure improvements and job-training with the goal of creating sustainable jobs.

In addition to its focus on job creation, the City continues to support agencies that provide literacy programs, such as the Adult Learning Lab, and job training opportunities. The City will continue to support agencies that provide affordable or free medical care to the uninsured or underinsured, assistance with basic health needs including but not limited to food, shelter, utility and rental assistance. These partner agencies will be served either through United Way via general fund contribution or CDBG public service agency allocations.

Despite the discouraging distress indicators presented, there is a positive outlook among community leaders, educators, and residents that the City of Bristol can and should pro-actively address its problems and take steps to improve its economic health. This may take help from other regional partners and involvement of the existing strong business community here in Bristol. One of the City's core priorities is to prepare its young people with skills for emerging technology-based career opportunities through both pre- and post-secondary education, and to encourage small business entrepreneurship. The City is focusing on support of existing employers and their needs in addition to working to attract new investment and jobs that will raise income levels for its residents and provide opportunities for a more promising future.

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

The City will continue to endorse BRHA's efforts to provide self-sufficiency programs and homebuyer opportunities to its residents. It will continue to allocate some of its HOME funding for home down payment assistance to first-time homebuyers. It will continue to support agencies that provide homebuyer education, budgeting and financial instruction, credit counseling and basic life skill training. The City will continue to provide its elderly citizens and those with disabilities with property tax exemptions. These policies effectively raise the standard of living for those families in poverty.

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 Community Development Specialist is responsible for maintaining oversight and monitoring all activities carried out with CDBG funding in the City. The Community Development Specialist follows all policies and procedures in place to ensure that standards are met in relation to utilization of CDBG funding projects. Staff receives quarterly reports from all public service grant recipients to make sure they are in line with their projected goals of meeting their LMI deliverables. If an issue is found with the sub-recipient, the Community Development Specialist addresses it at that time. The majority of grant sub-recipients are long-time grantees and are very aware of reporting requirements. Staff has found that it is more beneficial to have a monitoring visit with first-time grantees or those that are not meeting projected goals.

Staff utilizes all contractors available, including minority businesses. It should be noted that there is only one known Section 3 contractor although there are others in the community that would qualify. The City of Bristol has a very limited number of contractors to choose from and tries to make sure all are represented through the bidding and award process, when required. The City has recently revamped its CDBG policies and procedures to ensure that a greater number of contractors are utilized in its emergency home repair program.

Expected Resources

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

Introduction

The City of Bristol has been allocated \$273,121 in CDBG funds for program year 2025.

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 | 273,121.00 | 0.00 | 65,000.00 | 338,121.00 | 1,040,000.00 | Historically, the City of Bristol receives about \$260,000 per year in CDBG funding. It does not anticipate any program income and estimates that there will be \$65,000 carried over. |

Table 54 - 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

Firstly, the City generates leveraged funding and resources from its public service partners that receive public service grants. In 2023, the City

utilized 15% of its CDBG allocation to fund eight (8) public service agencies. In turn, these agencies collectively raised \$2.7 million to fully operate their programs. These leveraged funds came from donors, foundations, as well as local, state and federal funding. Additionally, these agencies utilized 2,180.25 volunteer hours to meet their missions, a total value of \$73,016.57.

Secondly, the City is able to leverage funding from City resources, including state maintenance funds and VDOT grant funds to make public infrastructure improvements. This includes sidewalks, ADA accessibility, and other pedestrian improvements. Also, its Enterprise Zone incentives are based on significant private investments made to the City, both commercially and in job creation.

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

The City owns very little vacant property in the City. It does have a small piece of property located at Spencer and Russell Streets where it plans to develop a park, pending funding.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|------------------------|------------|----------|--------------------|-----------------|------------------------|----------------------|---|
| 1 | Housing Rehabilitation | 2020 | 2024 | Affordable Housing | LMI households | Housing Rehabilitation | CDBG: \$77,000.00 | Homeowner Housing Rehabilitated: 8 Household Housing Unit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---------------------------------|------------|----------|-----------------------------------|---|--|--------------------|---|
| 2 | Public Infrastructure/Sidewalks | 2020 | 2024 | Non-Housing Community Development | BRISTOL COMMERCIAL HISTORIC DISTRICT AREA SURROUNDING ALL PUBLIC HOUSING UNITS Census Tract 202, BG 3 Census Tract 203, BG 2 all LMI neighborhoods and downtown district Census Tract 201, BG 2 Census Tract 202, BG 2 Census Tract 202, BG 4 | Public Improvements and Infrastructure | CDBG: \$105,500.00 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-------------------------|------------|----------|---|--|---|----------------------|---|
| 3 | Public Service Agencies | 2020 | 2024 | Public Housing Homeless Non-Housing Community Development | BRISTOL COMMERCIAL HISTORIC DISTRICT AREA SURROUNDING ALL PUBLIC HOUSING UNITS Census Tract 202, BG 3 Census Tract 203, BG 2 LMI households all LMI neighborhoods and downtown district Census Tract 201, BG 2 Census Tract 202, BG 2 Census Tract 202, BG 4 | Economic Development Homeless Services Public Service Agencies | CDBG: \$38,000.00 | Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-----------------------------|------------|----------|--|--|---|----------------------|---|
| 4 | Neighborhood Revitalization | 2020 | 2024 | Blight | BRISTOL COMMERCIAL HISTORIC DISTRICT Census Tract 202, BG 3 Census Tract 203, BG 2 Census Tract 201, BG 2 Census Tract 202, BG 2 Census Tract 202, BG 4 | Public Improvements and Infrastructure | CDBG: \$10,000.00 | Buildings Demolished: 3 Buildings |
| 5 | Economic Development | 2020 | 2024 | Affordable Housing Non-Housing Community Development | BRISTOL COMMERCIAL HISTORIC DISTRICT Enterprise Zone | Economic Development | CDBG: \$15,450.00 | Businesses assisted: 2 Businesses Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|------------------|------------|----------|-----------------------------------|--|--|-------------------|--|
| 6 | Code Enforcement | 2020 | 2024 | Non-Housing Community Development | AREA SURROUNDING ALL PUBLIC HOUSING UNITS Census Tract 202, BG 3 Census Tract 203, BG 2 all LMI neighborhoods and downtown district Census Tract 201, BG 2 Census Tract 202, BG 2 Census Tract 202, BG 4 | Affordable Housing Rehabilitation Public Improvements and Infrastructure | CDBG: \$37,000.00 | Housing Code Enforcement/Foreclosed Property Care: 40 Household Housing Unit |

Table 55 – Goals Summary

Goal Descriptions

| | | |
|---|------------------|------------------------|
| 1 | Goal Name | Housing Rehabilitation |
| | Goal Description | |

| | | |
|---|-------------------------|--|
| 2 | Goal Name | Public Infrastructure/Sidewalks |
| | Goal Description | This goal includes sidewalks, ADA Accessibility, and public facility improvement request |
| 3 | Goal Name | Public Service Agencies |
| | Goal Description | |
| 4 | Goal Name | Neighborhood Revitalization |
| | Goal Description | This project consists of addressing blight issues including demolition. |
| 5 | Goal Name | Economic Development |
| | Goal Description | Some new funding - has carryover from prior years. |
| 6 | Goal Name | Code Enforcement |
| | Goal Description | \$20,000 for Code Enforcement |

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects carried out with entitlement CDBG funds will enable the City to benefit its LMI families and communities by making the City safer, improving failing or poor infrastructure and assisting with the City's economic vitality, making the City more inviting to visitors and possible new residents.

Projects

| # | Project Name |
|----|--|
| 1 | CDBG Administration 2025 |
| 2 | Code Enforcement 2025 |
| 3 | Neighborhood Revitalization 2025 |
| 4 | Emergency Home Repair 2025 |
| 5 | Sidewalks/ADA Accessibility/Public Infrastructure 2025 |
| 6 | Economic Development 2025 |
| 7 | Jones Creativity Center 2025 |
| 8 | Crossroads Medical Mission 2025 |
| 9 | Boys and Girls Club 2025 |
| 10 | People Inc PSH - 2025 |
| 11 | Girls Inc - 2025 |
| 12 | Children's Advocacy Ctr (HCS) 2025 |
| 13 | Family Promise - 2025 |
| 14 | Bristol Transit - 2025 |

Table 56 – Project Information

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

First of all, administration is a necessary expense. Housing rehabilitation, City infrastructure, economic development and code enforcement remain priorities for the City in order to keep it safe and livable. Median household incomes remain low, while poverty and housing cost burdens remain high, necessitating sufficient vital public service in these areas.

AP-38 Project Summary
Project Summary Information

| | | |
|----------|--|--|
| 1 | Project Name | CDBG Administration 2025 |
| | Target Area | BRISTOL COMMERCIAL HISTORIC DISTRICT AREA SURROUNDING ALL PUBLIC HOUSING UNITS Census Tract 202, BG 3 Census Tract 203, BG 2 Enterprise Zone LMI households all LMI neighborhoods and downtown district Census Tract 201, BG 2 Census Tract 202, BG 2 Census Tract 202, BG 4 City wide Certified Substandard Housing Area |
| | Goals Supported | Housing Rehabilitation Public Infrastructure/Sidewalks Public Service Agencies Neighborhood Revitalization Economic Development Code Enforcement |
| | Needs Addressed | Housing Rehabilitation Public Service Agencies Homeless Services Affordable Housing Economic Development Public Improvements and Infrastructure |
| | Funding | CDBG: \$54,624.00 |
| | Description | Firstly, administration is a necessary expense. Housing rehabilitation, City infrastructure, economic development and code enforcement remain priorities for the City in order to keep it safe and livable for all. Median household incomes remain low, while poverty and housing costs burdens remain high, necessitating sufficient vital public service activities in these areas. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | All CDBG projects and activities are administered by the Community Development Specialist; the City estimates that more than 1,000 LMI individuals will benefit from these activities. |

| | | |
|----------|--|---|
| | Location Description | City-wide |
| | Planned Activities | The City will utilize these funds for the general administration of the CDBG Entitlement program, including fair housing activities, training, salary and benefits for the Community Development Specialist, marketing and all other related administrative activities. Such activities include program oversight, environmental reviews, contracting for home repair, etc., and required public notices. |
| 2 | Project Name | Code Enforcement 2025 |
| | Target Area | Census Tract 202, BG 3 Census Tract 203, BG 2 Census Tract 201, BG 2 Census Tract 202, BG 2 Census Tract 202, BG 4 Certified Substandard Housing Area |
| | Goals Supported | Code Enforcement |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$37,000.00 |
| | Description | This project will cover code enforcement activities provided to improve the City and make it safer for all residents. Activities include demolition, inspection of residences in response to concerned citizen requests, and identification of infrastructure needs, particularly in LMI areas of the City within the Certified Substandard Housing Area. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 40 residences within the Certified Substandard Housing Area will benefit from code enforcement activities, including rental inspections. |
| | Location Description | Certified Substandard Housing Area |
| | Planned Activities | The Code Enforcement officer will receive and address community and property complaints; review any obvious code violations through regular windshield observations, assist with demolition activities social service questions and requests. These activities will also include rental inspections to ensure rental units are up to code. |
| | Project Name | Neighborhood Revitalization 2025 |

| | | |
|---------------------------|---|--|
| 3 | Target Area | City wide Certified Substandard Housing Area |
| | Goals Supported | Public Infrastructure/Sidewalks Neighborhood Revitalization |
| | Needs Addressed | Public Improvements and Infrastructure |
| | Funding | CDBG: \$10,000.00 |
| | Description | This project includes the identification, inspections, and demolition of blighted and unsafe structures as identified by the Code Enforcement Officer and the Building Official. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 2 blighted buildings will be demolished each year. |
| | Location Description | City-wide |
| Planned Activities | Blighted and deteriorated properties identified by the Code Enforcement Officer and other staff will be demolished. | |
| 4 | Project Name | Emergency Home Repair 2025 |
| | Target Area | Census Tract 202, BG 3 Census Tract 203, BG 2 LMI households Census Tract 201, BG 2 Census Tract 202, BG 2 Census Tract 202, BG 4 City wide |
| | Goals Supported | Housing Rehabilitation |
| | Needs Addressed | Housing Rehabilitation |
| | Funding | CDBG: \$77,547.00 |
| | Description | Emergency home repair services will be provided to eligible LMI homeowners by qualified contractors to make their homes warm, safe and dry. |
| | Target Date | 6/30/2026 |

| | | |
|----------|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately eight (8) LMI households will receive home repair to bring their homes to code, making them safer, more energy efficient, and accessible. |
| | Location Description | Within City limits. |
| | Planned Activities | Houses owned by LMI families will receive emergency home repairs to meet code and to be safer, more comfortable and accessible by addressing any existing ADA barriers. All applicants will complete an application to determine eligibility, and environmental reviews will be completed for each project. |
| 5 | Project Name | Sidewalks/ADA Accessibility/Public Infrastructure 2025 |
| | Target Area | AREA SURROUNDING ALL PUBLIC HOUSING UNITS Census Tract 202, BG 3 Census Tract 203, BG 2 LMI households all LMI neighborhoods and downtown district Census Tract 201, BG 2 Census Tract 202, BG 2 Census Tract 202, BG 4 |
| | Goals Supported | Public Infrastructure/Sidewalks Neighborhood Revitalization |
| | Needs Addressed | Public Improvements and Infrastructure |
| | Funding | CDBG: \$77,000.00 |
| | Description | This project includes the installation of sidewalks and ADA accessibility in public areas in LMI areas of the City. It also includes infrastructure improvements to benefit the LMI population and neighborhoods, as well as public housing areas. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | An estimated 500 individuals will benefit from new sidewalks, ADA accessibility projects, and other public areas in LMI neighborhoods. It also includes infrastructure improvements to benefit the LMI population and neighborhoods, as well as public housing areas. |
| | Location Description | City wide. |

| | | |
|----------|--|--|
| | Planned Activities | New sidewalks will be constructed, ADA accessibility issues will be addressed, and other public infrastructure that provides for safer pedestrian traffic. |
| 6 | Project Name | Economic Development 2025 |
| | Target Area | Enterprise Zone |
| | Goals Supported | Economic Development |
| | Needs Addressed | Economic Development |
| | Funding | CDBG: \$15,450.00 |
| | Description | This project includes economic development activities that address downtown revitalization and generates private investment in the City. A portion of these funds provide some incentives for the City's Enterprise Zone program which encourages job creation and economic development in the City. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | At least two businesses in the designated Enterprise Zone will get a facade improvement grant or one of the other local incentives available through the City's Enterprise Zone program. |
| | Location Description | The City's designated Enterprise Zone |
| | Planned Activities | Economic development activities include facade improvement grants (up to \$8,000 each) for businesses locating and/or located in the City's Enterprise Zone. |
| 7 | Project Name | Jones Creativity Center 2025 |
| | Target Area | City wide |
| | Goals Supported | Public Service Agencies |
| | Needs Addressed | Public Service Agencies |
| | Funding | CDBG: \$8,500.00 |

| | | |
|----------|--|---|
| | Description | JCC will retain instructors to assist the increasing number of participants that are seeking assistance. The agency provides Adult Basic Education (remedial reading, writing and math), English as a second language, computer instruction, career and job-exploration assistance, job readiness training, and financial aid assistance for indigent and LMI adults and teenagers, insuring them the opportunity to enhance job skills and qualifications, and reach educational goals. JCC aims to assist clients to set and reach goals and to become more self-sufficient through education and employment. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 50 individuals will be assisted with job training, computer literacy, and job placement services. |
| | Location Description | City-wide |
| | Planned Activities | Individuals will be assisted with job training and computer literacy skills through the Jones Creativity Center located within the Bristol Public Library. |
| 8 | Project Name | Crossroads Medical Mission 2025 |
| | Target Area | City wide |
| | Goals Supported | Public Service Agencies |
| | Needs Addressed | Public Service Agencies |
| | Funding | CDBG: \$8,000.00 |
| | Description | Crossroads Medical Mission is a mobile medical clinic that provides healthcare services for uninsured, low-income residents of Bristol, VA. CMM will provide, free of charge, 150 patients with healthcare visits. Bristol's sites are set up in areas of low-income housing in conjunction with establishments already in existence to aid persons in need such as food pantries, homeless shelters, and community centers. CMM targets the medically underserved including the uninsured and the underinsured, the homeless and others with poor access to medical care. Crossroads patients are at or below 150% of the federal poverty level. |
| | Target Date | 6/30/2026 |

| | | |
|-----------|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 400 healthcare visits will be provided to 250 unduplicated low-income Bristol Virginia residents. |
| | Location Description | City-wide |
| | Planned Activities | Approximately 250 uninsured Bristol residents will be provided free healthcare. |
| 9 | Project Name | Boys and Girls Club 2025 |
| | Target Area | AREA SURROUNDING ALL PUBLIC HOUSING UNITS Census Tract 202, BG 3 Census Tract 203, BG 2 Census Tract 201, BG 2 Census Tract 202, BG 2 Census Tract 202, BG 4 |
| | Goals Supported | Neighborhood Revitalization |
| | Needs Addressed | Public Improvements and Infrastructure |
| | Funding | CDBG: \$8,500.00 |
| | Description | CDBG funding will be provided to the Boys & Girls Club to reconstruct their basketball court. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | At least 100 club members will be served as well as their families and other community members. |
| | Location Description | 650 Quarry Street, Bristol, VA 24201 |
| | Planned Activities | CDBG funds will be used to repair and reconstruct the Club's outside courtyard which includes the basketball court. |
| 10 | Project Name | People Inc PSH - 2025 |
| | Target Area | City wide |
| | Goals Supported | Public Service Agencies |
| | Needs Addressed | Public Service Agencies |
| | Funding | CDBG: \$8,000.00 |

| | | |
|-----------|--|--|
| | Description | CDBG funds will be used to provide case management services for People Incorporated's Permanent Supportive Housing projects in Bristol. This includes Kings Mt which houses 12 chronically homeless men and 5 scattered site units for women and children. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | At least 21 unduplicated unhoused individuals will be provided permanent supportive housing with case management services. |
| | Location Description | City-wide Bristol, Virginia |
| | Planned Activities | Permanent Supportive Housing coupled with case management services will be provided to at least 21 unduplicated unhoused individuals. |
| 11 | Project Name | Girls Inc - 2025 |
| | Target Area | Census Tract 202, BG 3 Census Tract 202, BG 2 City wide |
| | Goals Supported | Public Service Agencies |
| | Needs Addressed | Public Service Agencies |
| | Funding | CDBG: \$2,000.00 |
| | Description | CDBG funds will be used to improve the safety of the playground used by children served by Girls Inc. A required depth of mulch is required to meet licensing standards and CDBG funds will be used to purchase mulch. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | At least 100 girls will be served through this public service project. |
| | Location Description | 885 Clinton Avenue, Bristol, VA |
| | Planned Activities | A safe playground will be provided for at least 100 disadvantaged girls served by Girls Inc. |
| | Project Name | Children's Advocacy Ctr (HCS) 2025 |

| | | |
|---------------------------|--|---|
| 12 | Target Area | City wide |
| | Goals Supported | Public Service Agencies |
| | Needs Addressed | Public Service Agencies |
| | Funding | CDBG: \$4,500.00 |
| | Description | CDBG funds will be used to provide forensic interviewing service to abused/neglected children in Bristol, VA. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 150 abused/neglected children will be served through this project. |
| | Location Description | 21451 Sugar Hollow Road, Bristol, VA 24201 |
| | Planned Activities | At least 150 neglected/abused children will be provided specialized forensic interviewing services to traumatized children. |
| 13 | Project Name | Family Promise - 2025 |
| | Target Area | City wide |
| | Goals Supported | Public Service Agencies |
| | Needs Addressed | Public Service Agencies |
| | Funding | CDBG: \$7,000.00 |
| | Description | CDBG funding will be used to provide case management services at a homeless day center, "A Place to Be". |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 500 unduplicated, primarily unhoused individuals will be provided case management services to improve their quality of life by offering resources, etc. |
| | Location Description | A Place to Be is located at the Bristol Salvation Army located at 137 Martin Luther King Blvd, Bristol, TN 37620. |
| Planned Activities | Funding will be used to provide case management services to primarily unhoused individuals residing in Bristol, VA. The Salvation Army in Bristol TN is the only homeless shelter available to unhoused individuals in both Bristol TN and VA. | |

| | | |
|---------------------------|--|---|
| 14 | Project Name | Bristol Transit - 2025 |
| | Target Area | AREA SURROUNDING ALL PUBLIC HOUSING UNITS Census Tract 202, BG 2 |
| | Goals Supported | Public Infrastructure/Sidewalks |
| | Needs Addressed | Public Improvements and Infrastructure |
| | Funding | CDBG: \$20,000.00 |
| | Description | A pull-off and bus shelter in an LMI area will be constructed to aid in improved safety for transit riders. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 100 residents from two Beyond Housing residential buildings (primarily seniors) will benefit from the addition of the pull-off and shelter. |
| | Location Description | Martin Luther King, Jr. Blvd. just south of W Mary St. Intersection (Tract 202, Block Group 3) |
| Planned Activities | A pull-off and bus shelter will be constructed to aid Bristol Public Transit riders. | |

AP-50 Geographic Distribution – 91.220(f)

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

The City's entitlement CDBG funding will be provided to LMI individuals and families, LMI communities (those with 51% or more population LMI), areas surrounding public housing units and communities, CDBG funding may also be used to meet eligible economic development goals within its Enterprise Zone, Downtown District and Opportunity Zones.

Geographic Distribution

| Target Area | Percentage of Funds |
|---|---------------------|
| BRISTOL COMMERCIAL HISTORIC DISTRICT | 8 |
| AREA SURROUNDING ALL PUBLIC HOUSING UNITS | 2 |
| Census Tract 202, BG 3 | 15 |
| Census Tract 203, BG 2 | 15 |
| Enterprise Zone | 10 |
| LMI households | 25 |
| all LMI neighborhoods and downtown district | |
| Census Tract 201, BG 2 | 10 |
| Census Tract 202, BG 2 | 10 |
| Census Tract 202, BG 4 | 5 |

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City's Home Repair program is very much in demand, particularly among the City's senior homeowners. All of the households eligible for this program must be LMI which is why 20% has been allocated to this geographic area. The Census tracts selected all have more than 50% of the population below 80% AMI. These will be target areas for sidewalks, handicapped accessibility, etc. And approximately 10% will be used to assist small business owners within the Enterprise Zone to improve their businesses. Five percent may be used to promote mixed-use development activities in Opportunity Zones.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing activities will include providing grant funds to Kings Mt. PSH to provide case management services to 12 chronically homeless, disabled men, as well as six other units to house women and families. Affordable housing activities also include the provision of emergency housing repair to LMI residents/families.

| One Year Goals for the Number of Households to be Supported | |
|--|----|
| Homeless | 19 |
| Non-Homeless | 0 |
| Special-Needs | 0 |
| Total | 19 |

Table 58 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|--|---|
| Rental Assistance | 0 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 8 |
| Acquisition of Existing Units | 0 |
| Total | 8 |

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Founded in 1938, Bristol Redevelopment and Housing Authority (now known as Beyond Housing) is Virginia's second oldest redevelopment and housing authority. Beyond Housing is governed by a five-member Board of Commissioners who are appointed by the Mayor of the City of Bristol, Virginia. In addition to creating governing policy, the Board outlines Beyond Housing's long-term goals. The Board also employs an Executive Director (Ms. Lisa Porter) to manage daily operations for the Authority. Beyond Housing has a variety of housing opportunities available depending on a family's or individual's need.

Beyond Housing is the designated public housing agency in the City of Bristol. Beyond Housing currently owns and operates 336 conventional public housing units located in five developments. The agency administers 303 Housing Choice vouchers, 30 Mainstream vouchers, 15 Emergency Housing vouchers, and 74 tax credit/mixed finance units.

There are three types of rental housing assistance programs provided: public housing program, housing choice voucher program, and low-income housing tax credit program:

- **Public Housing:** Beyond Housing owns and operates 336 public housing units in six apartment complexes in the City of Bristol. Participants select an apartment in one of our complexes, sign a dwelling lease with Beyond Housing and pay 30% of their adjusted gross income for rent.
- **Housing Choice Voucher:** In the HCV program, Beyond Housing provides rental assistance payments for participants who live in privately owned rental properties. Participants will sign an HCV participant agreement with Beyond Housing *and* will sign a lease with the owner of the private property. Participants pay 30% of their adjusted gross income for rent.
- **Tax Credit:** Beyond Housing owns and operates 74 units of affordable housing through the "tax credit" program. These units are located at Sapling Grove Apartments and The Village at Oakview. These units have fixed rents that do not change with a participant's income; that is, rents are not based on a percent of a family's income. Clients must have sufficient income to be able to rent these units.

According to the City's recent housing assessment, there are 608 multi-family that are rent subsidized and 311 that are rent restricted.

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

There continues to be a demand for higher quality affordable housing as well as single and accessible units. The PHA is in the process of converting 100 single and studio units into 92 larger single units (two separate complexes). While the majority of public housing stock is very old (the oldest units were built in the 1940's and are still being used), it is a delicate balance to utilize existing resources for new facilities while having to demo some of the older structures. Beyond Housing is about to break ground for a new

housing development that will have 23 apartments in 3 townhouse clusters.

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

Residents' associations and boards are present for all of the developments. In addition, Beyond Housing offers self-sufficiency programs that encourage goal setting and services toward homeownership. They have offered a new project this past year, Project Advance, which received CDBG funding this past year to provide families in public housing with greater employment opportunities and outcomes through education and training. This program will soon be provided through its EnVision Center.

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

The PHA is not designated as troubled.

Discussion

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

Introduction

The City continues to work with its "sister" City Bristol TN to address homeless needs. Communication and coordination are getting stronger and more services are available for the homeless population. Through efforts among cities, social service agencies, and non-profits, the Cities now have two successful "day centers" available to the homeless community five days a week. "A Place to Be" is located within the Salvation Army shelter and is open Tuesday, Wednesday and Thursday. Hunt Memorial is open Mondays and Fridays.

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

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

As both the City of Bristol VA and the City of TN are recognizing a growing prevalence of homelessness and its associated issues, it has become a greater priority for community leaders and stakeholders. Several community organizations have come together to develop a theory of change surrounding homelessness, which includes the establishment of a Day Center that provides basic amenities (showers, laundry, etc.) as well as a central access for case management services. This is a difficult population to assist due to the many varied reasons they are homeless, as well as mental illness issues. As mentioned in the Introduction section, the City now has two Day Center options available Monday through Friday that provide coffee and snacks, laundry and shower facilities, and access to case management and referral services. Also, several of our community-based non-profits are opening more resources to assist with mental and behavioral health issues among this population (and those uninsured).

It is hoped that the homeless population will take advantage of these facilities so that some of their basic needs can be met, individualized case management and housing services, health care, and mental and behavioral services can be provided.

The City has come closer to assisting its homeless population through services and churches that have opened up their facilities to provide space for homeless individuals as well as certain basic amenities such as showers, clothing, and food. Family Promise of Bristol now has a Homeless Coordinator to organize assistance, and they recently received funding to hire a full-time Case Manager to assist homeless individuals. Additionally, the newly opened EnVision Center will provide resources for this population.

Addressing the emergency shelter and transitional housing needs of homeless persons

The greatest needs identified through the Continuum of Care process are for additional transitional housing and permanent supportive housing units and more affordable housing units for sale or rent. As

previously mentioned, there are 12 units of permanent supportive housing in Bristol, Virginia. These units are for chronically homeless and disabled men only. The case management provider, People Incorporated, now has funding for seven scattered site housing units that will be available to women and children. Unfortunately, the last homeless count the CoC conducted in Bristol, in 2025, showed 44 homeless persons in the City of Bristol VA which is a large increase from last year. It must be noted that the only shelters - Salvation Army and Haven of Rest - are on the Bristol TN side and their count is usually larger due to the location of the shelters. Staff surveyed 17 homeless individuals at the Hunt Memorial Church in Bristol, VA who opens their doors twice a week for the homeless population. The City of Bristol TN counted 121 this year which is also an increase from last year. The Cumberland Plateau CoC continues to conduct yearly point-in-time counts to identify the number, geographic location and other relevant demographics of chronically homeless and homeless persons in the CoC designated localities.

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

The Cumberland CoC, which the City actively supports and participates in, maintains agreements and relationships (in the Bristol locality) with Bristol Faith in Action, Bristol Redevelopment and Housing Authority, Salvation Army, United Way of Bristol, Haven of Rest Rescue Mission, Department of Social Services, Abuse Alternatives, the Crisis Center, Second Harvest Food Bank, Crossroads Medical Mission, Healing Hands Health Care Center, Highlands Community Services, and People Incorporated to provide comprehensive services and to avoid duplication of services. Two churches have stepped up this past year to provide day services to the homeless population by providing food, clothing, showers, laundry, etc. This growing network helps families and individuals transition to a sustainable living environment more quickly and efficiently. Many of the partners mentioned above can provide transitional housing and permanent supportive housing for individuals in need.

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

Bristol VA continues to have an optimal range of supportive services for all special needs populations. Families are served by most agencies that have already been listed in this document. However, due to federal, state and local funding cuts, many of these agencies are suffering and are decreasing their

services. In the fiscal year addressed by this Annual Action Plan, staff plans to continue developing the information sharing system to enable the City to better understand the services families are receiving, identify any gaps in services, and make proper referrals. The City also hopes to find proper intervention solutions for those who are at risk of becoming homeless. The Community Development Specialist will continue to be involved with the Bristol Housing Coalition which meets every month so she can be familiar with services agencies and providers, distribute and receive resource materials that serve public service residents, low-income persons, and persons with special needs.

The Cumberland Plateau CoC has established agreements with the Bristol VA Department of Social Services, the Southwest Virginia Mental Institute, Highlands Community Services, Bristol Regional Counseling Center, Bristol VA sheriff's office, Crossroads Medical Mission, Bristol Faith in Action, etc. to help coordinate the discharge from respective systems to local homeless shelters. All agencies involved work together to make the transition from institutions as smooth as possible for the clients. The City and its community partners will continue to assess current services, work to coordinate existing resources to maximize effectiveness and reduce duplication, and enhance services as necessary.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Barriers to achieving affordable housing faced by Bristol residents include:

- High poverty and low median incomes that lead to high housing cost burden;
- **Lack of decent, affordable housing stock to rent**; this has become a huge issue for social service providers. Not only is housing limited, but with increased demand for rental units, many landlords have priced their rentals out of subsidized housing limits.
- Limited resources to bring current housing stock up to building code;
- Stagnant wages that don't keep up with the rise in utilities, fuel costs, medical costs, and the general cost of living;
- Poor credit histories and lack of financial management skills;
- Zoning restrictions and building codes;
- Prevalence of predatory lenders, both institutional and online;
- Aging and disabled population living on fixed incomes;

During this planning period, the City will continue to examine local building codes, zoning restrictions, etc. to determine to what extent these regulations create barriers to affordable housing. If there are reasonable, responsible actions that can be taken to lessen any hardships these may cause, the City will act.

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

In 2021, the City of Bristol completed a Housing Needs Assessment that, among providing other valuable information about existing and future housing needs, provided information regarding barriers to workforce/affordable housing and any negative effects from current public policies. Some takeaways:

- While overall population in the City is declining, the percent of older people has increased;
- non-family households are increasing (singles)
- incomes are rising faster for family households as opposed to single households;
- close to half of renters are cost-burdened (more than 30% of income is spent on housing); 21% are severely cost burdened;
- owner households are considerably less cost-burdened (only 20%)
- housing demand is largely coming from those with incomes less than \$35,000;

Bristol VA is a member of the Northeast TN/VA HOME Consortium. Through this Consortium, the City receives HOME funds which enables it to provide down payment assistance, major rehab and

reconstruction to qualifying residents.

The City will continue to operate an emergency home repair program for income-eligible homeowners. Last year and this year, the City has almost doubled its CDBG allocation for this purpose due to the need and demand.

The City will refer potential first-time homebuyers to Northeast TN/VA HOME Consortium or People Incorporated for their first-time homebuyer program and housing counseling.

The City will continue efforts to establish greater economic development opportunities with adequate wages, and to continue to provide assistance and education to residents in financial management, credit repair, etc.

The City will continue to provide tax relief to the elderly and disabled.

The City will continue to support Beyond Housing, non-profits and private developers who are addressing the needs for additional affordable housing units and encourage mixed-income housing developments.

The City will increase its efforts to educate landlords, developers, realtors, and residents in fair housing laws.

The City will ensure CDBG sub-recipients are in compliance with Section 504 of the Rehabilitation Act of 1973, the Architectural Barriers Act and the Americans with Disabilities Act.

The City will continue to support agencies that provide rental assistance, health care, dental care, etc. so these expensive services will not prevent our residents from obtaining affordable housing or place them in a position where they are threatened with homelessness.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Bristol could do a great deal more in assisting with efforts to meeting underserved needs (housing, poverty, physical and mental health services, etc.) if it received more CDBG funding. The City's CDBG Entitlement Allocation has been greatly reduced through the years; the City received \$372,000 in 2002 and its allocations have continued to fluctuate and decline, particularly with this year's allocation which reflects a 3% decrease from the prior year. Overall, this greatly impedes the City's ability to subsidize its nonprofits who do so much to help our LMI citizens. Additionally, costs continue to rise for housing improvements and public infrastructure. Decreasing allocations directly impede the City in its efforts to effectively provide services to its LMI residents.

This program year, the City has run out of Emergency Housing Repair funds at the end of April, leaving more than 10 applicants in need emergency repairs having to wait for available funding. Additionally, the City was not able to fully fund its public service applicants, including a request for transitional housing dollars that would assist keeping LMI individuals housed who may be facing eviction or living in unsuitable housing.

The need for CDBG funding is greater than ever due to rising costs of living and construction, and having reduced CDBG funding makes the task of assisting our LMI residents increasingly difficult. The City of Bristol continues to have low income, high poverty and a growing homeless population. An increase in CDBG funding would be greatly appreciated and well utilized.

Actions planned to address obstacles to meeting underserved needs

The City will continue to support agencies that provide literacy programs, such as the Adult Learning Lab (Jones Creativity Center) at the Bristol Public Library, and job training and placement opportunities. It will also continue to support agencies that provide affordable or free medical care to the uninsured or underinsured, assistance with food, shelter, utility and rental assistance, and basic life essentials. These agencies will be served either through United Way via general fund contribution or CDBG allocations. Also, the City will continue to be heavily involved with local coalitions that serve residents by sharing resources, identifying new problems, etc.

City staff has become more informed about housing and employment issues among substance abuse recovery participants. Staff will continue to become more involved with this population and learn how the City can assist in stabilizing these recovering individuals. Currently staff is involved with promoting second-chance employment among local employers.

Actions planned to foster and maintain affordable housing

The City will endorse Beyond Housing's efforts to provide self-sufficiency programs and homebuyer opportunities to its residents. It will also support agencies that provide homebuyer education, budgeting

and financial instruction, and basic life skill training.

The City is encouraging development and redevelopment activities within the City to include "workforce" housing to ensure that those who work and play in the City have a decent, affordable place to live. This has become a priority.

Actions planned to reduce lead-based paint hazards

The overall goal of the City is to reduce or eliminate lead-based paint hazards and prevent childhood lead poisoning. This will be accomplished through a coordinated effort of public and private sectors. The Bristol Virginia Health department has established a lead screening process to screen children under the age of six and treat high levels of exposure to lead. Beyond Housing has received training addressing lead-based paint issues and has conducted seminars for Section 8 landlords. All housing proposed for rehabilitation under the City's Home Repair program is screened by the year built to determine possible LBP hazard. If a hazard is suspected, the owner is given the EPA publication - Protect Your Family from Lead in Your Home.

Actions planned to reduce the number of poverty-level families

Bristol VA employs an Economic Development professional to search for new businesses for the area that will create adequate paying employment opportunities for our citizens. As previously mentioned, the City is making great strides in creating job opportunities at the Exit 5 and The Falls development. The City also encourages expansion among its existing businesses and tries to cultivate economic incentives to bring in well-paying industries. The City is also generous with providing property tax relief to the elderly and disabled. Through the assistance of some of its housing and non-profit partners, job search and placement assistance are provided.

Actions planned to develop institutional structure

Bristol VA works in cooperation and collaboration with several agencies, both public and non-profit, in providing service to Bristol residents. During the next year, the City will continue to maintain productive relationships with the agencies we serve and develop new relationships with private developers, lenders, public institutions, public service providers, etc. The City will work to cultivate relationships with the non-CDBG funded agencies that are dedicated to the well-being of LMI persons, the disabled, the homeless, the elderly and those with other special needs populations.

One of the City's strengths is the number of partners it has that provide for the special needs of its populations. The City will continue to actively participate with the Bristol Housing Coalition, attending monthly meetings. The City will participate in special events of participating agencies and maintain a quality of service and involvement that our CDBG sub-recipients and the populations they

serve deserve.

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

The City has a wonderful working partnership with Beyond Housing; it has improved immensely over the past few years. And the City works closely with social service providers, lenders, builders, developers and other housing providers as well as other local governmental agencies on a regular basis as a member of the Bristol Housing Coalition, Cumberland Plateau CoC, the Northeast TN/VA HOME Consortium, and the Poverty Awareness and Education group, etc. These groups include agencies that focus on services to children, elderly persons, disabled persons, and persons with HIV/AIDS and their families.

Discussion:

Program Specific Requirements

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

Introduction:

The City will continue to ensure that at least 70% of its CDBG allocation benefits the low-moderate income persons living, working and playing in the City.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

| | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| <code><TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]></code> | |
| 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. | 70.00% |

The City of Bristol does not anticipate any program income from its CDBG activities. It will meet the minimum benefit of 70% of funding spent to benefit LMI. Demolition activities are considered blight and, although these demolitions are typically within targeted LMI communities, they do not meet the definition of LMI benefit.

Appendix - Alternate/Local Data Sources

| | |
|---------------------------------|---|
| 1 | Data Source Name Homeless Count |
| | List the name of the organization or individual who originated the data set. Betty Segal - Cumberland Plateau |
| | Provide a brief summary of the data set. This data covers Cumberland Plateau jurisdiction of solely the City of Bristol. |
| | What was the purpose for developing this data set? This data was collected in order to best assess homeless needs. |
| | Provide the year (and optionally month, or month and day) for when the data was collected. January 22, 2025 |
| | Briefly describe the methodology for the data collection. Employed forms and procedures developed specifically for the count. During the count agencies established a site at a food pantry and advertised with donations of winter wear, rode with police, visited shelters. |
| | Describe the total population from which the sample was taken. The area included City of Bristol VA-TN. |
| | Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Respondents included households of adults and children, single adults, and young adults totaling 162. |
| | 2 |
| Data Source Name BRHA | |

| | |
|----------|---|
| | <p>List the name of the organization or individual who originated the data set. Bristol Redevelopment & Housing Authority now known as Beyond Housing.</p> |
| | <p>Provide a brief summary of the data set. These are the public housing units reported by Beyond Housing.</p> |
| | <p>What was the purpose for developing this data set? To give an accurate picture of public housing located in Bristol.</p> |
| | <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Yes, among Beyond Housing residents.</p> |
| | <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? Data current as of January 1 2025.</p> |
| | <p>What is the status of the data set (complete, in progress, or planned)? complete</p> |
| 3 | <p>Data Source Name ACS and CHAS data</p> |
| | <p>List the name of the organization or individual who originated the data set. Census Bureau</p> |
| | <p>Provide a brief summary of the data set. These data sets summarize recent housing data from the U.S. Census Bureau per HUD CHAS.</p> |
| | <p>What was the purpose for developing this data set? The City wants to include the most recent data for this Consolidated Plan.</p> |
| | <p>Provide the year (and optionally month, or month and day) for when the data was collected. Data was collected January 5 2024.</p> |
| | <p>Briefly describe the methodology for the data collection. This data comes directly from the U.S. Census Bureau and HUD.</p> |
| | <p>Describe the total population from which the sample was taken. This information provides data for the population of Bristol, Virginia.</p> |
| | <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The City of Bristol has a population of 17,219.</p> |