

**2019 ANNUAL ACTION PLAN FOR HOUSING AND
COMMUNITY DEVELOPMENT
CITY OF CONWAY, ARKANSAS**



**PREPARED BY: OFFICE OF THE MAYOR
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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The major initiative and focus for the 2018 program year was to shift our focus to public facility improvements and homelessness prevention. We were able to complete the park renovations at the 5th Avenue Park. Those renovations included the addition of a splash pad--the second in the City of Conway. We chose this area because it is located in a low income area of the city. Over the years, the park has not been as utilized as other parks in the city. We were able to leverage funds with the Parks and Recreation department. The renovation and addition of the splash pad has produced a positive effect on the neighborhood. We have also received positive feedback from the city regarding the renovations. In addition to park improvements, we were able to assist in granting funds to a local non-profit, City of Hope Outreach, for the purpose of engineering and design costs for the 'tiny home' community. There will be a total of 10 homes constructed target homeless persons and veterans. CDBG funding was used to assist in the design phase. We were also able to continue our assistance with transportation efforts for the mentally and developmentally disabled, homeless, elderly, abused women, and children after school programs. In all we were able to meet 90% of our persons assisted for public services

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Administration	CDBG: \$	Other	Other	5	3	60.00%	1	1	100.00%
Affordable housing	Affordable Housing Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	20	0	0.00%			
Affordable housing	Affordable Housing Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	160	0	0.00%			
Affordable housing	Affordable Housing Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	40	0	0.00%			
Affordable housing	Affordable Housing Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0		40	0	0.00%

Affordable housing	Affordable Housing Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	20	0	0.00%			
Community Facilities	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	80	1700	2,125.00%	1700	1700	100.00%
Drainage, Storm, Water and Sewer Capacity	Affordable Housing Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	50	0	0.00%			
Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0			945	845	89.42%
Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	500	500	100.00%			
Repair and maintain streets and sidewalks	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	36	36	100.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

This year the city and CDBG allocated 96% of the funding to the public facility improvements. We wanted to start shifting our focus out of Pine Street and focus on other objectives in our consolidated plan. Leveraging the funding with our Parks and Recreation Department allowed us to have more of a financial impact in park. Over the past several years, we have continued to put money into the Pine Street neighborhood for the purpose of revitalization, and although still that is still a priority, we wanted to be able to have a large impact on other low to moderate income areas in our community. The city allocated a smaller amount towards homelessness prevention this year, however we plan on allocating more funding in the upcoming years with the purchase of a building to utilize for an emergency shelter. Although the 'tiny home' community is not incomplete at this time, the city was able to play a role in assisting with the first phase of design and engineering. 2018 was the first year in several years that we have funded a project outside of Pine Street revitalization. The city was still able to use 15% of the CDBG funding to still assist in transportation for our various non-profit agencies. In total 845 people were impacted by transportation funded by CDBG.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	450
Black or African American	359
Asian	11
American Indian or American Native	3
Native Hawaiian or Other Pacific Islander	0
Total	823
Hispanic	22
Not Hispanic	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

According to the 2010 Census, 23% of Conway's population is a minority race. Of that 23%, 15.58% is African American, the largest minority in the city of Conway. As the table above indicates, 42% of the 2018

CDBG program participants were African American, 53% were white, and 4% were of another ethnic minorities.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	815,954	

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-wide	15	15	Used for public services of LMI and limited clientele residents
LMI Census tracts	65	65	
PINE STREET NEIGHBORHOOD		0	

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG funds transportation for non-profit agencies in the city. The transportation is for homeless, mentally ill, disabled children and adults, and low-income children. The city of Conway also allocates some funding each year for non-profit agency transportation in addition to the CDBG funding. In addition to the public services that CDBG leverages with the city, this program year the city was also able to leverage funding with the Parks and Recreation department to assist in the renovation of 5th Avenue park. The total cost of the park renovation was approximately \$365,000, with CDBG funding \$292,200.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	40	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	40	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	44	44
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	44	44

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

This program year, CDBG was able to assist with the design and engineering costs for City of Hope Outreach, Hope Village. The project is estimated to help over 40 homeless and low income persons with housing. City of Hope Outreach is a local non-profit that relies heavily on donations and fundraising to fund large projects such as Hope Village. The project is estimated to take up to 3 years and there are 3 separate phases to complete the development. CDBG was able to assist in the first phase which is engineering and design costs. The one-year goal was to assist up to 40 persons with housing assistance

through Hope Village, however, the homes are not yet complete and ready for residents to move in. Although this was an initiative to prevent homelessness, the intended use of the funding was to assist with the start up costs in preparation for the actual development that will take place in the next couple of years. Through a public-private partnership, the city was able to work with a developer to build 44 townhomes. The homes were built in the Pine Street neighborhood, the area that the city has invested over \$1.2 million dollars worth of acquisition, infrastructure, and utility improvements. This year, the homes were built and residents were able to move in, in turn we were able meet our goal of 44 new units produced.

Discuss how these outcomes will impact future annual action plans.

Although CDBG assisted in funding the engineer and design cost for the first phase of Hope Village, after the development is complete in the next couple of years, we will be able to provide a number as to how many persons were assisted. We were unable to provide that number this program year because the development is incomplete and no persons have moved into the homes.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	361	0
Low-income	412	0
Moderate-income	72	0
Total	845	0

Table 7 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

With the creation of the city's homelessness task force, we are trying to help educate the community on how to identify the individual needs of homeless persons. With the various agencies that are involved in the task force, all serve the different needs that vary in the homeless community. The task force created a resource directory for citizens to be educated on the focus of each agency in an effort to direct any person who is need to an agency that will be able to properly assist them based on their individual needs. The task force and city are currently researching options for a warming station and a permanent emergency shelter which CDBG will assist in the cost of.

Addressing the emergency shelter and transitional housing needs of homeless persons

Conway is very fortunate to have four organizations in the City of Conway that provide supportive housing for all of Faulkner County. Bethlehem House is a true transitional housing shelter that provides for the needs of the homeless in Conway. The Central Arkansas Women's shelter provides supportive housing to women and children that are in abusive environments. City of Hope Outreach supports two LMI mobile home parks and provides emergency shelter for two singles at a time. The Ministry Center is also an organization that provides services for homes and office space for several non-profits that directly impact the homeless and low-incomes. In addition to these housing agencies, the Community Action Program of Central Arkansas provides utility assistance. CAPCA recently took over responsibility for the Emergency Shelter Grant. The members do a monthly point in time count of all the facilities in order to keep up with the number of homeless being served in the three county areas. One of the city's objectives to to have an emergency shelter. For the 2019 program year, CDBG will purchase a commercial building to renovate for the purpose of an emergency shelter--the first in the City of Conway.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City is not an agency that can take this on. What the city can do is be involved and provide support in areas that we are able to lend our CDBG funding to assist in making the transition to permanent housing and independent living and preventing these individuals and families from becoming homeless again

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 homeless task force meets monthly to discuss these various options to alleviate the number of homeless persons in our city. There are sub-committees within the task force that focus on employment for homeless persons. This year, the city was able to employ 4 persons recommended by non profit agencies that focus on homelessness. This was the second year for the "work local" program, city is in the process of creating job opportunities within the city for those who are struggling with chronic homelessness to help them gain a more consistent income to help support them and/or their family. Next year, the city plans on collaborating with other local business to participate in the "work local" program. We believe that creating these opportunities will allow those who are struggling with having consistent housing to transition to more permanent housing and prevent them from becoming homeless again.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Conway Housing authority provides 92 units for low income public housing for families, the elderly and persons with disabilities. 300 families receive assistance with rent through the Section 8 Rental Assistance Program, where a family finds a dwelling unit which meet local and federal guidelines. There are 112 apartments available for elderly persons 62 years of age and older or disabled. There is a waiting list for these programs. Rent is based upon 30% of their adjusted income. Eligibility: low-income family, elderly or disability. Verification required for eligibility.

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

In 2016, a private developer out of Missouri approached the city with an opportunity to develop 44 units, 35 affordable and 9 unrestricted, in the Pine Street neighborhood. At the time, CDBG had invested over \$1 million for the purpose of preventing slum and blight in that neighborhood. After applying for a low income housing tax credit, the developer was approved and construction is now complete and residents have moved in. The development of the 44 affordable units, will provide tenants with opportunity to purchase their home after 15 years. The developer stated that what they have observed in the past that tenants tend to provide better care to their homes and act as though they are the actual homeowner. This path to homeownership allows for a better quality renter, leading to a better quality neighborhood eliminating slum and blight. The city is also still in the process of working with a private developer to build 12 cottage homes. Currently 2 homes have been constructed and the developer is in the process of working with local banks and realtors to determine income eligibility for buyers that will qualify for the subsidies for home ownership assistance. Seven of the 12 cottage homes will participate in the home ownership subsidies that will allow the buyers to receive assistance for fees and the down payment associated with purchasing a home. The income eligibility will be based off of the latest HUD income limits for low to moderate income persons based off of family size.

Actions taken to provide assistance to troubled PHAs

Conway Housing Authority is not designated as troubled.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City of Conway is committed to establishing and maintaining facilitative relationships with organizations and institutions who are service providers in an attempt to lessen the gaps in the institutional structure. Non-profit, private, and public entities are encouraged to provide housing opportunities. The City of Conway will continue to engage in and support collaborative efforts combining local government, non-profit organizations and private sector enterprise and resources to low and moderate income residents. The City will preserve and protect existing housing units as a means of stabilizing neighborhoods and enhancing property values. The City of Conway Housing Authority has an excellent relationship with the Mayor, the Assistant to the Mayor for Community Development, and the City Council. The City of Conway City Council approves all Conway Housing Authority Commissioners and the City oversees and assists the Housing Authority in every way possible. Over the past six years, the city has targeted the Pine Street Neighborhood for redevelopment. This historical African-American neighborhood sits in the heart of the city near downtown. Pine Street's demographics show a high percentage of rental homes, a population that is less educated with higher poverty rates than the rest of the city. The housing stock within the neighborhood is also smaller and older than areas nearby it. The affordable housing that is currently under construction will allow renters to buy their home after 15 years. In doing this in other cities, they reported that they have observed that tenants tend to take better care of their homes and treat it as though they are already homeowners. This leads to better quality renters, increasing the quality of the neighborhood, in turn eliminating the negative effects that can come with affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

All funding went to serve low to moderate income individuals. Funds were primarily spent in the Pine Street Neighborhood to stabilize the lowest-income census tract in our city and create affordable housing. Public Services, namely transportation, also constitute a significant portion of spending for 2018. This program year, CDBG was also able to assist in funding the renovation of a park in a low income area. Prior to the renovation, the park was not being utilized as much as other parks in the city. After the renovations and the addition of a splash pad, the park has seen a tremendous increase in attendance. The City also understands that transportation is more of an obligation to the low to moderate income citizens than other services and fulfills these needs first. The subgrantees providing transportation with CDBG funding cater to homeless, abused women and children, disabled adults and low to moderate income children for after school care

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

CAPCA housing staff has all been certified on lead paint rules. Through CAPCA, our strategy for addressing lead based paint in home rehabilitation includes:

- Education of Household members
- Incorporation of lead based paint regulations in contracts
- No lead based paint to be used in new construction or rehab
- All structures built before 1978 are assumed to involve lead based paint
- All surfaces are required to be covered with materials such as hardboard, plywood, drywall, or plaster before any repair or repainting

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Expanded economic opportunities include job creation and retention; establishment, stabilization and expansion of small businesses, the provision of public services concerned with employment; the provision of jobs involved in carrying out activities under programs and activities; availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices; access to capital and credit for development activities that promote the long-term economic and social viability of the community; and empowerment and self-sufficiency opportunities for low-income persons to reduce generational poverty in federally assisted and public housing

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

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Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The city is in the process of working with a private developer to construct 12 cottage style homes, 7 of which will be affordable, in the Pine Street area. Two of the 12 homes are almost complete and the

developer is working with local banks and realtors to secure income qualified buyers. Currently we also have the 44 townhomes that were completed by a private developer out of Nixa, Missouri. The city is using private developers with experience of developing other private areas in neighboring cities and using Low income housing tax credit. Although the homes will not be considered public housing, the homes will include subsidies that will assist in reducing the cost and making them more affordable. Both are private developers who want to develop housing and units that are affordable and reach our low to moderate income population.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

One of the impediments identified in the analysis of impediments to fair housing is the the disproportionately high home purchase loan denial rates exist for racial and ethnic minorities. With one of our focuses being on the Pine Street Revitalization--an area that is predominantly African American, the city is building homes in that area that are affordable and have a path to homeownership. With this path, low to moderate income renters in that area will be able to eventually own their home without being denied loans, ideally decreasing the amount of racial and ethnic minorities that are denied loans.

CR-40 - Monitoring 91.220 and 91.230

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

The Grantee takes an active role in all non-public service projects performing onsite visits throughout execution. If the Grantee does not directly oversee the project, onsite monitoring is conducted at least once per year. The CDBG Director and the the CDBG coordinator complete weekly site visits and take photos of both of the developments. While the townhomes were being constructed, weekly site visits and communication with the developers was high priority. the same process is being followed for the cottage homes. All subrecipients are required to enter into an agreement with the city that states all expectations and guidelines of the grant funding. Subrecipients attend a post award meeting after notice of funding to review said agreement and answer any questions. Monitoring reviews of the subrecipient are also completed each fiscal year. This allows the CDBG administrator to directly assess the implementation of the grant and ensure that HUD income requirements are being met. The CDBG administrator also attends agency board meetings as an additional observation measure. Transportation is a major need in Conway as identified by several studies including a health care assessment by Conway Regional Medical Center and a needs assessment by the United Way of Central Arkansas. The Conway City Council expressed an interest in providing transportation as a priority. Transportation programs funded by Conway CDBG benefit homeless, abused women and children, developmentally disabled adults and an after school program.

Transportation programs have a dramatic effect on our community in that at risk populations are provided a better quality of life through CDBG funded programs. High risk children now have tutoring, mentorship and sports activities after school rather than being home alone. Senior Citizens are able to remain in their home for years with an enhanced quality of life rather than relying on assisted living or a nursing facility. Homeless adults, abused women and disabled adults are able to find and maintain employment. Subrecipients are given an estimate as to when funding will be available during pre-application training. All subrecipients are made aware that funding will only be reimbursed for money spent after signing the contract agreements. The city will continue to improve the monitoring process and will keep documentation of corospondence with subrecipients and monitoring details.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to

comment on performance reports.

2 public hearings were held prior to the submission of the 2018 Action Plan. The second and final public hearing was held before City Council. This public hearing outlined the details on the Action Plan and which agencies and projects will be funded. There was also a 30 day comment period prior, per HUD regulations, prior to the submission of the Plan allowing citizens the opportunity to voice any questions or concerns that they have about the 2018 Action Plan. The application window was open for 30 days with 2 mandatory trainings held prior to applying. All of this information was submitted to the local newspaper and on the City's website. The Action Plan draft was also submitted on the city's website for citizen review.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There has been no changes made to the jurisdiction's program objectives since the Con Plan was developed in 2016. The city does not plan to change program as a result of any experience we have encountered

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

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