

# Executive Summary

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

### 1. Introduction

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules consolidating the planning, application, reporting and citizen participation processes for four formula grant programs: Community Development Block Grants (CDBG), Home Investment Partnerships (HOME), Emergency Solutions Grants (ESG) and Housing Opportunities for Persons with AIDS (HOPWA). The new single-planning process was intended to more comprehensively fulfill three basic goals: to provide decent housing, to provide a suitable living environment and to expand economic opportunities. It was termed the Consolidated Plan for Housing and Community Development.

According to HUD, the Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for housing and community development actions. It offers entitlements the opportunity to shape these housing and community development programs into effective, coordinated neighborhood and community development strategies. It also allows for strategic planning and citizen participation to occur in a comprehensive context, thereby reducing duplication of effort.

As the lead agency for the Consolidated Plan, the Community Development Department (CDD) hereby follows HUD's guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing the citizen participation requirements that accompany the Consolidated Plan and the Community Development Block Grant (CDBG).

#### PURPOSE OF THE ANNUAL ACTION PLAN

The 2017 Conway Annual Action Plan for Housing and Community Development is the one-year planning document identifying the needs and respective resource investments in addressing the city's housing, homeless, non-homeless special population, community development and economic development needs.

#### GOALS OF THE CONSOLIDATED PLAN

The goals of the Community Development Department are to provide decent housing, a suitable living environment and expanded economic opportunities for the city's low-and moderate-income residents. The CDD strives to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities that will serve the economically

disadvantaged residents of the city. By addressing need and creating opportunity at the individual and neighborhood levels, the CDD hopes to improve the quality of life for all residents of Conway.

## **2. Summarize the objectives and outcomes identified in the Plan**

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

As stated in the 2016-2020 consolidated plan, one of the city's 5 year objectives was so increase the supply of affordable suitable housing. The main objective for the 2017 Action Plan is to fulfill this goal. The city plans on doing the following to increase the supply of affordable suitable housing.

- Work with area non-profit partners to create, rehab and replace affordable housing
- Create housing strategy that focuses on homeless and leaving public housing
- Create incentives for infill housing
- Create program for clearing vacant and boarded housing 4. Provision of additional community facilities and public services
- Emphasis on transportation for public services
- Focus on fair housing activities such as credit counseling when transportation allows extra funds
- Emphasis on homeless facilities for community facilities
- Allow for neighborhood community facilities

## **3. Evaluation of past performance**

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

Previous activities implemented have met the goals established in the latest Consolidated Plan. Under the past Consolidated Plan, the city aided in the construction of three public facilities, rehabilitation of five more, oversaw acquisition, demolition, and utility improvements in the Pine Street Neighborhood, provided employment support for developmentally disabled adults and provided transportation services for thousands of disabled, elderly, and homeless residents.

Previously the City partnered with multiple subrecipients in carrying out activities in an effort to maximize leverage of funds. The process became overly ambitious, however, and resulted in a number of findings in the 2014 audit. The City now limits the number of activities undertaken by subrecipients and especially limits the number of new subrecipients. The City continues to prioritize transportation for public service dollars. Transportation services are under the direction of subrecipients

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City will conduct at least one (1) public hearing to obtain citizens' views and to respond to proposals and questions. At least one will occur prior to development of the Draft Plan and will be intended to solicit public input regarding distinct issues, thereby aiding policy formation. Information about the time, location and subject of each hearing will be provided to citizens at least fourteen (14) calendar days in advance through adopted public notice and outreach procedures. Every effort will be made to ensure the public hearings are inclusive. Hearings will be held at convenient times and locations and in places where people most affected by proposed activities can attend.

The Director of Planning and Development will publish the Draft Annual Action Plan for Public Review in a manner that affords citizens, public agencies and other interested parties a reasonable opportunity to examine its contents and submit comments. A succinct summary of the Draft Plan will be published in a newspaper of general circulation at the beginning of the public comment period. The summary will describe the contents and purpose of the Annual Action Plan (including a summary of specific objectives) and include a list of the locations where copies of the entire proposed Annual Action Plan may be obtained or examined.

The City of Conway's Community Development Department, as lead agency, will receive comments from citizens on its Draft Plan for a period not less than fourteen (14) days prior to submission of the Annual Action Plan to HUD. All comments or views of citizens received in writing during the fourteen (14) day comment period will be considered in preparing the final Action Plan.

To the extent allowed by law, interested citizens and organizations shall be afforded reasonable and timely access to records covering the preparation of the Annual Action Plan, project evaluation and selection, HUD's comments on the Plan and annual performance

#### **5. Summary of public comments**

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

The Citizen Participation Plan will be included in the appendixes of this document.

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

#### **7. Summary**

The City of Conway is a committed partner with HUD in improving the lives of our low to moderate income citizens. We will continue to utilize calls received and input from supporting agencies to determine the best ways to assist in the livelihood of our citizens.

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

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

Describe the agency/entity 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	CONWAY	Kiera Oluokun

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The CDBG Administrator is responsible for administering the programs covered in the Annual Action Plan. This includes the development, implementation, monitoring and activities reporting. The CDBG Administrator uses non-profits, city staff and citizens for their insight and expertise on housing and service projects. The Planning Department and Streets Department assist on infrastructure and construction projects. The CDBG Administrator also conducts meetings and public hearings to encourage public comments and to receive citizen views to establish priorities

**Consolidated Plan Public Contact Information**

Kiera Oluokun

kiera.oluokun@cityofconway.org

(501) 513-3570

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Conway is the lead agency that oversees the Annual Action Plan

#### **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 created a homelessness task force to address the issues in the city as it relates to homelessness. In 2016, the city also worked with Conway Housing Authority to develop the Consolidated Plan for 2016-2020 and are in the process of developing a plan that will address a city-wide housing strategy from Emergency Sheltering to Public Housing and ultimately stable independent housing. The City reached out to all citizens, especially LMI either presumed or not, for the development of this plan. Public hearings were held.

#### **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.**

Conway is located in Faulkner County, Arkansas. The area was formerly paired with Conway and Perry Counties to form the Toad Suck Continuum of Care. When the state consolidated continuums between 2010 and now, Toad Suck became part of a larger Balance of State Continuum. The members of the Faulkner, Perry and Conway County non-profit entities still meet to address a variety of social needs such as affordable housing, homelessness and special needs populations. Conway CDBG has made significant investment in the local homeless shelter, transportation for several homeless non-profits and in facilities for the not-for-profits who provide housing and work for developmentally disabled adults.

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

### **2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Bethlehem House
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided point in time counts as well as insight on growing homeless needs.
2	<b>Agency/Group/Organization</b>	CAPCA
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CAPCA is the lone recipient of ESG funds in the county for 2016 and the program year will end 9/30/17. CAPCA reapplied this year for the ESG funds. They use these funds for Rapid Rehousing as well as emergency shelter and case management. The personnel at CAPCA bring a wealth of knowledge on low income citizens in working at these and other programs that they administer - weatherization, head start, food bank, LIHEAP, etc.
3	<b>Agency/Group/Organization</b>	City of Hope
	<b>Agency/Group/Organization Type</b>	Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CoHO is an agency in the city that focuses on the homeless community by opening holistic centers within under resourced areas in Central Arkansas. They are now in the process of acquiring land to build "tiny homes" in underserved communities in the city.
4	<b>Agency/Group/Organization</b>	Independent Living Services
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ILS focuses on providing services to those that are disabled from the age of 18 and above. This agency also provides a large amount of the transportation in the city which CDBG helps to fund. The agency brings knowledge about dealing with those with special needs and how to implement a strategy that will allow them to live independently and decrease our homelessness population.
5	<b>Agency/Group/Organization</b>	The Salvation Army
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Education Services-Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Salvation Army is an organization in the city that provides emergency disaster services to those in need. They are currently in the process of acquiring land that will be able to support an emergency shelter in the City of Conway.
6	<b>Agency/Group/Organization</b>	The Ministry Center
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency provides emergency sheltering and seeks to provide stabilization between emergency and transitional.
7	<b>Agency/Group/Organization</b>	FAULKNER COUNTY SENIOR CITIZENS PROGRAM
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted with Faulkner County Council on Aging concerning transportation needs. FCCA does an exemplary job of combining many revenue resources and dispensing those funds to various programs.

8	<b>Agency/Group/Organization</b>	United Way of Central Arkansas
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Public Service Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As the front line for many LMI emergency needs, United Way was able to provide call data to point to the needs foremost on LMI minds, which are 1) transportation and 2) utility costs.

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

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Bethlehem House	

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**



## **AP-12 Participation – 91.105, 91.200(c)**

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

The City of Conway follows its established citizen participation process to inform the public and take whatever actions are appropriate to encourage its citizens, to include clients of local non-profit agencies, minorities, persons with disabilities, low-to-moderate-income individuals and families, residents living in slum and blighted areas, and the areas where CDBG funds are proposed to be used to participate in the development of the City's Con Plan, Action Plan, substantial amendments to any plan, Caper and the Citizen Participation Plan. The City is aware that increased outreach efforts enhance public input to the planning, development, performance, implementation and modification of Annual Action Plan. This process also allows the City to receive requests each year and to more adequately address the needs of our community.

**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	Newspaper Ad	Non-targeted/broad community	Initial ad was to announce development of plan and list public meetings. Several non-profit entities called to ask if attendance was mandatory to receiving funds. A new non-profit reached out for TA on developing an application. A second new non-profit attended a meeting seeking information on CDBG.			
2	Public Meeting	Non-targeted/broad community	All agencies that applied for 2017 CDBG funding attended 1 of 2 meetings held prior to application deadline.			

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	395,110	0	221,626	616,736	1,580,440	The City of Conway receives approximately \$400,000 in CDBG each year. Over the last ten years, we have experienced a high of \$460,000 and a low of \$380,000. Public services are taken off the top to support transportation as our City does not have a public transportation system.

**Table 5 - 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**

Transportation services require city, private, and state dollars as CDBG provides a small percentage of the expenses.

Housing (acquisition, demolition, sewer/water) rely on private partnerships in order to construct the houses.

The sidewalk program is new and will fill in gaps for the state and local transportation funded program.

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

CDBG has been used to purchase land in the Pine Street Neighborhood. After demolition, adding utility upgrades, streets, sidewalks, the City has engaged a private developer to construct affordable housing who will start the building the homes this year. It has been decided that the 12 cottage style homes will be built and sold and the land will convert to private and create program income for Conway CDBG. 7 of the cottage style homes will affordable meeting the 51% LMI requirement for CDBG funding eligibility, 5 will be at market rate.

The City also wrote a letter of support for Housing Plus--a private developer who develops areas that are underserved such as the Pine Street Community. Housing Plus applied for a low-income housing tax credit through the state. The only requirement for the City is to provide a letter of support. If approved, the development would target income qualifying families with incomes at or below 60% of the area median income and will additionally incorporate units for market rate housing as well as a few families at a very low 30% AMI. The project will consist of up to 44 units with monthly rents estimated at approximately \$500 for 3 bedroom 60% AMI units. If the City chooses to proceed with this development upon approval, it will allow the city to greatly improve upon its growing need for affordable housing.

**Discussion**

The amount of CDBG funding is valuable to the City of Conway. It is beneficial to many agencies and LMI residents. It must be leveraged against larger programs to create benefit.

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Repair and maintain streets and sidewalks	2017	2020	Non-Housing Community Development	PINE STREET NEIGHBORHOOD	Sidewalks Drainage and Streets	CDBG: \$256,821	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 12 Households Assisted
2	Public Services	2016	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development	PINE STREET NEIGHBORHOOD LMI Census tracts	Public Services	CDBG: \$59,267	Public service activities other than Low/Moderate Income Housing Benefit: 945 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Administration	2016	2020	Administration	PINE STREET NEIGHBORHOOD LMI Census tracts	Public Services Sidewalks Community Facilities Drainage and Streets Sewer and Water Demolition and Code Enforcement Create affordable housing options	CDBG: \$79,022	Other: 1 Other

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Repair and maintain streets and sidewalks
	<b>Goal Description</b>	This project would complete a major pedestrian connection between Ingram Street and Harkrider Street, improving pedestrian safety and providing better handicapped access in the area. The project would further finish out drainage improvements to Siebenmorgen road, to include drainage connections from Lincoln Street which currently is experiencing flooding due to elevation issues with the street.

<b>2</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide transportation for developmentally and mentally disabled, homeless, elderly, abused women and school children for employment, preschool and after school programs.
<b>3</b>	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Costs for administering the CDBG grant. The costs will include salaries, supplies, advertising expenses, travel, and training.

**Table 7 – Goal Descriptions**

**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 91.215(b):**

## AP-35 Projects – 91.220(d)

### Introduction

The City of Conway continues to focus on the Pine Street Neighborhood Revitalization that has been underway for approximately 7 years. This year we plan to add a sidewalk that will complete a major pedestrian connection between 2 major streets in the neighborhood. The sidewalk will also improve pedestrian safety and provide better handicap access in that area. The project will further finish out drainage improvements to Siebenmorgan Road to include drainage connections to Lincoln Street which is currently experiencing flooding due to elevation issues with the street. This year, the city was able to start the development of homes in the Pine Street neighborhood. There will be 12 cottage style homes built--7 affordable and 5 at market rate.

Transportation remains a priority for the City of Conway's use of CDBG funding. Since the city does not have a public transportation system, providing the necessary transportation to our various agencies improves the city's ability to transport those in our LMI population.

#	Project Name
1	Pine Street Revitalization
2	Transportation - Public Services
3	Administration

Table 8 – Project Information

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

Because the primary national objective of the CDBG Program is to benefit low-income and moderate-income residents, the City of Conway' Block Grant Program funds will be targeted to low and moderate-income neighborhoods and activities to include special needs population. By targeting these groups, we not only provide a benefit to these individuals and families, but we benefit the City as well.

Because of limited funding and a desire to have a dramatic impact in our city, CDBG priorities change every year and we do not limit projects to specific programs such as housing rehab. The Pine Street Neighborhood Revitalization has been our most ambitious project in a decade. Because of the large scale of this project, the City has had to combine multiple years of funding in some instances to achieve an activity leading to timeliness scares.

After multiple years of funding the Pine Street Neighborhood Revitalization, the City has completed its task to create housing in this bleak neighborhood with the land now given over to the developer. With what we have learned in this first block, we should be able to branch out into other neighborhoods on a lesser scale.

Public services remains the most sought after funding. The City of Conway has traditionally made

transportation a priority for public services funding. Every year sees more non-profit organizations competing for these dollars.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	Pine Street Revitalization
	<b>Target Area</b>	PINE STREET NEIGHBORHOOD
	<b>Goals Supported</b>	Repair and maintain streets and sidewalks
	<b>Needs Addressed</b>	Sidewalks Drainage and Streets
	<b>Funding</b>	CDBG: \$247,042
	<b>Description</b>	Development of housing in a low-income, historic African-American neighborhood. Directly across a minor arterial from the neighborhood is the highest priced per square foot homes in the city with \$100 million investment in mixed use development. Pine Street is located within walking distance of the city's thriving downtown and a major fast food, banking, and small retail arterial that runs from the interstate to downtown. While the city has experience growth and development all around this neighborhood, income levels, education levels and land values in the neighborhood remain stagnant or are in decline. This project includes land acquisition, demolition, utility placement or redevelopment, streets, sidewalks and drainage repair or construction, site design, development, architectural and engineering costs and all other activities needed to prepare a site for development by private developers in order to incentivize low-to-moderate and market rate development.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Alleyway construction, street improvements, drainage improvements, sidewalk construction.
<b>2</b>	<b>Project Name</b>	Transportation - Public Services
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$59,266
	<b>Description</b>	Provides Transportation for LMI children and presumed benefit (elderly, developmentally disabled adults and children, homeless and abused women through non-profit subrecipients
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Transportation through subrecipients: homeless shelter; Boys and Girls Club; senior citizens center; developmentally disabled adults and preschoolers; developmentally disabled adults; juvenile girls in the court system
<b>3</b>	<b>Project Name</b>	Administration
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Administration

<b>Needs Addressed</b>	Public Services Sidewalks Community Facilities Drainage and Streets Sewer and Water Demolition and Code Enforcement Create affordable housing options
<b>Funding</b>	CDBG: \$79,022
<b>Description</b>	General Administration for the CDBG program
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	
<b>Planned Activities</b>	Project will provide funding for the administrative costs of the CDBG Program to include salaries, travel, training, postage, supplies, and annual audit.

## **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 Pine Street Neighborhood is the second oldest neighborhood in Conway. Traditionally an African-American neighborhood it boomed in the 1950s around the city’s segregated black school. As Conway has grown, the Pine Street area has seen significant decline. The neighborhood has higher crime and poverty rates than the city as a whole. Houses are significantly smaller than in Old Conway, which borders the neighborhood to the west and newer low- to moderate-income neighborhoods to the East and South. Pine Street consists of about 60 percent rental housing, but the area is full of vacant lots and uninhabitable homes.

The Pine Street Neighborhood, also known as the Northeast Old Conway District, is divided by Harkrider Street or US 65 B. To the east of Harkrider, the area boundaries are identified as Siebenmorgan, US Interstate 40, Mill Street, and Harkrider. The western part of the neighborhood is defined as the areas between Markham and Spruce to the north, Front Street to the west, and Van Ronkle to the south.

Remaining funds will be spent on transportation of LMI, primarily presumed income, throughout the city.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
PINE STREET NEIGHBORHOOD	75
LMI Census tracts	25

**Table 10 - Geographic Distribution**

## **Rationale for the priorities for allocating investments geographically**

The areas surrounding the Pine Street Neighborhood have seen tremendous investment and redevelopment in the last 5-10 years. First, Downtown Conway approximately 4 blocks from the edge of the residential neighborhood, is thriving. Hendrix College, directly north and northwest of Pine Street has invested \$150 million in developing a new urbanism community and wellness facilities. While the housing crash of 2008 did see a slowing of single family building permits in the city, the number is increasing each year.

## **Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Other than the 12 homes to be built in the Pine Street Neighborhood, the remaining households serviced are by public services.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	36
Special-Needs	0
Total	36

**Table 11 - 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	12
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	12

**Table 12 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

As families have not yet been identified for the 12 homes in Pine Street, this estimate is based on 3 people per family.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Conway CDBG program enjoys a working relationship with Conway Housing Authority. The director has a wealth of experience and a good vision for strengthening her program as well as serving her community. Conway PHA submits plans to HUD for management of that program.

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

At this time Conway Housing Authority meets the requirements for accessible units in all of the properties managed and owned.

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

Conway Housing Authority has not been funded for an FSS Coordinator for the past two years for voucher or public housing programs. The administration lacks limited ability to promote ownership without a coordinator.

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

N/A

### **Discussion**

The City of Conway is developing a long term housing strategy. Conway Housing Authority is a vital partner in this undertaking.

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

### **Introduction**

The city of Conway is fortunate to have the only transitional homeless shelter in the immediate area, the Bethlehem House, in addition to an emergency battered women's shelter, Women's Shelter of Central Arkansas, and a transition/permanent shelter for girls who have been taken away from their homes due to abuse or neglect, HAVEN.

The CDD works closely with a subset of the Balance of State Continuum of Care. To prevent homelessness the CoC tries to increase awareness about outreach, support services and housing available in the subset's geographic area, which is Faulkner and Conway Counties. They also provide support and training to faith-based initiatives in prevention, outreach, support services and housing available in the communities they benefit.

Each CoC is required to submit an annual CoC plan and application for funding. The application includes a Housing Gap Analysis Chart, which identifies housing and supportive service needs for the continuum's homeless and homeless special needs population.

### **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**

In addition to the agencies listed above, the CDD partners with the Community Action Program of Central Arkansas which houses the county's only ESG grant. CAPCA provides case management for emergency homelessness. The Ministry Center also provides case management though not funded through a grant. Both of these agencies refer to Bethlehem House or other agencies for transitional homelessness.

During planning for the Point in Time count, it was clear to the CD Director that these agencies are aware of chronic unsheltered homeless (homeless by choice) and maintain contact with those individuals.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Conway is working on a new strategic plan for housing and homelessness.

Conway has identified a need for an emergency shelter. Several private shelters have sprung up, but these are unregulated. Government leaders and non-profits are currently working to address this gap. Meanwhile, the Mayor has created a task force consisting of several agencies in the city that are focused

on the needs of the homeless. The goal for the task force is to create a plan that will assist the city in understanding the homeless population and outline specific goals as to how the city will create suitable and affordable housing.

Bethlehem House is the only transitional shelter in Faulkner County. It opened a new facility in 2013 increasing its capacity from 11 to 35 beds and eating space for 60. Bethlehem House works with clients for up to two years. In the spring of 2017, Bethlehem House faced a shortage of beds.

**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**

Again, the City of Conway is in the process of developing a strategic plan to address these issues. As of now, Conway Housing Authority, Community Action Program of Central Arkansas, Conway Ministry Center, Bethlehem House transitional homeless shelter and the Women's Shelter all provide resources and case management for homeless through transition.

The DHS judge Deliver Hope, a new non-profit in Conway, is seeking a housing option for those young adults leaving foster care. This agency currently focuses on incarcerated juveniles.

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

The City of Conway will continue its ongoing efforts to increase the number of affordable housing units in Conway and improve living conditions in LMI neighborhoods.

## Discussion

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>
---

Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

### **Introduction**

The City of Conway engaged J-Quad Planning Group from Addison, Texas, to complete an impartial Analysis of Impediments to Fair Housing Choice as required by HUD. Impediments fall into several categories: real estate related; public policy; banking, finance, insurance and related; socio economic; and neighborhood conditions related impediments.

The full report is available on the City of Conway's website, the Little Rock HUD Field Office or at the City of Conway, City Hall.

### **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**

The City of Conway will address any city policies that negatively impact affordable housing.

The City of Conway's Analysis of Impediments to Fair Housing Choice conducted by an outside, independent planning firm, found that "State of Arkansas Fair Housing regulations are construed as being substantially equivalent to the Federal Fair Housing Act." The State of Arkansas is fortunate to have a strong regulatory, enforcement agency in the Arkansas Fair Housing Commission. All communications regarding fair housing are referred to this agency.

The AI found the only impediment to public policies was a lack of education and awareness. The City recognizes the need for fair housing outreach and partnering with other agencies, such as the Arkansas Fair Housing Commission and HUD. Funding for education and outreach would come from public services and currently this allocation is expended on transportation.

### **Discussion**

The City of Conway will continue its ongoing efforts to address any issues that arise with policies adversely effecting housing choice, to seek options for public transportation, to increase the number of affordable housing units in Conway and improve living conditions in LMI neighborhoods.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

#### **Actions planned to address obstacles to meeting underserved needs**

Resources available in addressing the housing and community development needs in Conway are insufficient. The city needs infrastructure improvement and including flood prevention drainage, neighborhood revitalization, and an adequate sewer system. CDBG funding for the 2016-2020 ConPlan is dedicated to addressing these needs. Streets and transportation funding through City revenue streams also exist to address these needs.

#### **Actions planned to foster and maintain affordable housing**

The City will continue to encourage the development of affordable housing by partnering when possible with the developer to build this type of housing and ensure profitability which allows the developer and contractor to stay in business. The City is currently engaged with a private developer to build 7 affordable housing units and 5 market rate homes. We are also awaiting approval from the state for a private developer who would develop 44 rental units in the Pine Street neighborhood--32 units would serve those at or below 60% AMI.

#### **Actions planned to reduce lead-based paint hazards**

All federal and state regulations will be followed on CDBG-funded projects. The City of Conway does not currently have a housing rehabilitation program. It relies on the Arkansas Department of Environmental Quality to enforce regulations and provide assistance when needed.

#### **Actions planned to reduce the number of poverty-level families**

The CDD will reduce poverty by fostering and promoting self-sufficiency and independence. To better empower individual and families toward this goal, the following strategies will be put to work:

- Promote sustainable economic development through affordable housing and other community development activities; Assist households in purchasing homes, developing stability and net worth and reducing the likelihood for poverty; Evaluate projects, in part, on the basis of their ability to foster self-sufficiency when awarding funding for projects; Maintain a strong relationship with the Toad Suck Continuum of Care to enhance and promote stabilization of homeless families and encourage transition to stable, permanent housing situations;
- Create an on-going mechanism for participation by residents and businesses in the revitalization of the area;
- Enhance efforts to educate the public and interested persons about available supportive

- services that foster self-sufficiency and independent living arrangements;
- Encourage job training and placement referral service to low and moderate income residents in the area.

### **Actions planned to develop institutional structure**

The City of Conway will meet its responsibility to provide decent and affordable housing and will aid in the development of viable communities with suitable living environments and expanded economic and community development opportunities. This will be done with the help and support of a network of public institutions, nonprofit organizations, and private industries. The CDD takes additional initiative in instilling capacity and strong housing and community development through funding initiatives, outreach and training, and other capability building endeavors. By meeting with non-profit service providers, faith-based organizations, the Conway Housing Authority, other government entities, and various organizations the City of Conway ensures that the needs of the community are addressed.

A collection of non-profit entities work with the City to address a variety of social needs such as affordable housing, homelessness, and special needs populations. The Bethlehem House, Women's Shelter of Central Arkansas and Independent Living Services are all examples of solicited agencies that address special needs populations and homelessness in Conway. City involvement with many of these agencies includes attendance at meetings and funding of projects that are eligible for CDBG funds. Recently programs such as Faulkner County Council on Aging, and the Boys and Girls Club have received or may receive grant allocations from the City.

Additionally, Conway works closely with many state and county agencies, such as the Department of Health, Arkansas Department of Human Services, Office of Alcohol and Drug Abuse Prevention (OADAP) and the Women's Shelter of Central Arkansas to provide citizens with programs that address varied needs. The Department of Human Services provides many important services to residents such as programs to aid the elderly population, and for individuals with disabilities. CDBG funds recently were used and may continue to provide transportation to the developmentally disabled and disadvantaged citizens through Independent Living Services. Faulkner County also has a council on Aging and Day School in which Conway actively participates.

Private industry participation in housing and community development activities include the construction of new multi-family developments, lenders that services loans for first time home buyers, home repair contractors, and other companies with a stake in the future of the city. These companies work with non-profit organizations working in community development efforts, providing construction and financing expertise needed for completion of the projects. Local companies have also worked with non-profit agencies through donations of time and money, all of which the CDD communicates with periodically.

The City serves as a conduit to enable for-profit and faith-based organizations to stay abreast of the training and conferences being offered that will enhance the delivery of their services. The City will continue to strengthen existing relationships and build new relationships with private and public organizations, social service agencies, neighborhood associations, and the faith-based community, as well as attend meetings of other organizations promoting community development.

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

The City of Conway will lead homeless and public housing providers in a new homelessness and housing strategy. The City has limited resources to address the priorities identified. As such, the City has created and will continue to seek partnerships to leverage the City's 2017 allocation. These partnerships will be cooperative working relationships.

### **Discussion**

The City works with other agencies to maximize the use of the City's CDBG funding.

## Program Specific Requirements

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

#### Introduction

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.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

## **Discussion**

In the past years, the City has always used their funding to benefit persons of low and moderate income. If you take out the cost of administration for the 2017 Action Plan, the City typically hits 100% of expenditures benefitting LMI individuals. This year should be the same.

