

## 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 2016 program year was to continue and finish out the revitalization in the Pine Street area. At this point, we have completed the sidewalk and drainage improvements to allow construction of the 12 cottage homes. 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	1	20.00%	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	12	60.00%			

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: \$	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	0	0.00%			
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	985	883	89.64%	985	883	89.64%
Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	500	0	0.00%			
Repair and maintain streets and sidewalks	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0		
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	12	33.33%	12	12	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 wanted to continue to

## 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)

	<b>CDBG</b>
White	510
Black or African American	341
Asian	9
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	2
<b>Total</b>	<b>863</b>
Hispanic	20
Not Hispanic	863

**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, 38.6% of the 2016 CDBG program participants were African American, 57.7% were white, and 3.6% were of another ethnic minority.

## 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	CDBG	881,168	313,447
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

### Narrative

U. S. Department of Housing and Urban Development (HUD) makes funds available each year through four programs--CDBG, HOME, ESG, and HOPWA. The City of Conway only receives CDBG funding. The Consolidated Annual Performance and Evaluation Report (CAPER) is the way the City reports its goals to HUD each year.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
LMI Census tracts	25		
PINE STREET NEIGHBORHOOD	75		

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.**

**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.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	36	12
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>36</b>	<b>12</b>

**Table 5 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	12	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>12</b>	<b>0</b>

**Table 6 – Number of Households Supported**

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

**Discuss how these outcomes will impact future annual action plans.**

**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.

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

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 new 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.

### **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. The new mayor also wanted to focus on emergency housing needs for homeless persons. This year he put together a task force that focuses on the needs of the homeless. The task force includes various agencies in the city that focus on the needs of the homeless as well at the police department. The task force meets once per month to discuss homeless needs in the community and create plans of action to assist in eliminating those needs.

### **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 mayor has created a task force to assist in reducing the amount of homeless persons. The task force meets monthly to discuss these options. There is a sub-committee within the task force that focuses on employment for homeless persons. The 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. 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. The city is currently still in an agreement finalizing the development of 12 cottage homes in that same area in which subsidies will allow the homes to eventually provide program income to CDBG. The development of the 35 affordable units, will provide tenants with 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.

### **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 City is still in the process of constructing the 12 cottage style homes in that area. Recently, the City was approached by a private developer, Housing Plus out of Missouri, to collaborate with Lawrence Finn, the developer for the 12 cottage homes. The affordable housing that they plan to construct 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)**

<p align="LEFT">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 2015. The City feels 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.</p>

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

The previous CD Director was trained in lead paint and the new CD Director plans to partake in the same

training . Additionally, 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)**

<p align="LEFT">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</p>

### **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 beginning the construction of the 12 cottage homes in the Pine Street area. The city is using a private developer with experience of developing other private areas in Conway. 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. The city was also contacted by a private developer out of Missouri who expressed interest in developing the Pine Street area as well constructing 44 affordable units. 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 the focus still being on Pine Street Revitalization--an area that is predominantly African American, the city is putting its efforts to 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. Scott Grummer was initially hired as the project manager for the Pine Street Area Revitalization. He has since taken another position with the city, but is still able to oversee all projects in that area including infrastructure improvements, drainage, and the new construction of the 12 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 are required, per the agreement, to submit quarterly reports. 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. With the change in CDBG administration, the city will strive to improve monitoring processes and will keep better documentation of correspondence 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 2016 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 2016 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 have been no changes to the jurisdiction's program objectives since the Con Plan was developed in June 2016. The city does not plan to change its programs as a result of any experience we have encountered.

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

Yes

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

As of to date, we have completed remediation of the site, and are in process of closing the grant out and Certifying the property with the State. This project is part of the Markham Street Revitalization

initiative, which will promote economic and community development in the area.

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