

Executive Summary

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

1. Introduction

In order to promote more livable and sustainable communities, Pine Bluff must coordinate key community development efforts, especially in the areas of housing, infrastructure, workforce, and economic development. As the only metropolitan area in all of South Arkansas, Pine Bluff must function as a key anchor and driving force for growth and prosperity the region. Each citizen, stakeholder and institution serves a role in helping make Pine Bluff a safer, more beautiful, and more vibrant city—a city filled with thriving individuals, thriving families, thriving businesses, thriving neighborhoods and thriving commercial centers. This is the vision—a vision that will manifest as our citizens at all levels are engaged in community development processes and efforts.

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.

Toward this end, the Economic & Community Development Department (ECD) submits its Annual Action Plan with three simply-stated, yet complex goals: (1) create affordable housing opportunities, (2) create economic opportunities, and (3) create suitable living environments. These constitute three critical ingredients for helping all citizens—especially those from low-to-moderate income households—attain a better quality of life for themselves and their families. These goals and their corresponding objectives, programs, and projects are carried out by not only by ECD staff but also by a myriad of partners and participants. A myriad of eligible activities will be used to accomplish these goals, including rehabilitation of residential and commercial properties; acquisition, clearance/demolition, and disposition of properties; new construction; public services, rental assistance, and homebuyer assistance; technical assistance to businesses and community groups; and public works projects. CDBG and HOME funding will be leveraged with other federal, state, and local resources to accomplish these goals.

3. Evaluation of past performance

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

ECD and partners made satisfactory progress during the first year of 2015-2019 Consolidated Plan cycle. ECD exceeded many of the objectives established in the 2015 plan. However, there is still more that needs to be done toward creating affordable housing opportunities, creating economic opportunities, and creating suitable living environments. We will continue to embrace these as strategic goals and achieve specific objectives each year related to them. Since the needs of our community far exceed the resources readily available to address them, we will continue to work with other public and non-profit organizations in more effective ways to secure other federal, state, foundation, and local funding to support Consolidated Plan activities that address these needs.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The main purpose of citizen participation is to provide a forum for citizens to express input and concerns about HOME & CDBG funding activities. This forum also informs citizens of the decisions that will affect them and allowing them an opportunity to participate in the process.

The City maintains a citizen participation process that is designed to broaden participation in development of the Consolidated Plan. This process includes hosting two city-wide public meetings. City staff members are available at these meetings to address residents' concerns as well as direct them to proper resources.

In addition, ECD is maintains relationships with a variety of agencies that provide housing, economic, and community development services set forth in the five-year Consolidated Plan.

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.

During the Citizen Participation process, there was only one public comment received. The comment received pertained to the need to widen a neighborhood street in the University Park neighborhood.

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

During the meeting, ECD shared examples of other street projects and their associated costs. It was explained that these projects require significant engineering and are costly to undertake.

7. Summary

In summary, the City of Pine Bluff must challenge itself to coordinate efforts in housing, transportation, community, economic, and workforce development activities in an effort to promote more livable communities not only within the jurisdiction and but also throughout the tri-county metropolitan area. In addition to cross-cutting efforts and programs, the City has determined that concentrating its efforts within specific neighborhoods and sub-communities allow for greater impact and stimulus than scattered, small-site improvements. Efforts in these designated areas are more comprehensive, addressing housing, infrastructure, and economic development activities that will be carried out by the City of Pine Bluff and other local agencies and partners. It also addresses social and workforce development activities as well. These designated areas include downtown and the University Park Neighborhood—areas that border Lake Saracen. These areas can be referred to collectively as the “Heart of the City.” This approach provides a comprehensive solution for helping all residents—especially low-income citizens—attain a higher quality of life for themselves and their families.

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	PINE BLUFF	Economic & Community Development
HOME Administrator	PINE BLUFF	Economic & Community Development

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Lori V. Walker, 870-543-1820

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

1. Introduction

The City of Pine Bluff has developed relationships with a host of agencies that administer housing, community, workforce/social, business development programs and services within the jurisdiction. These public and private organizations will be partners in carrying out the goals and activities of the five-year Consolidated Plan and annual action plans.

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))

In addition to participation in the South Arkansas Continuum of Care (SOAR) network, ECD participates in other coordination groups. All of these groups allow for discussion of the needs and resources associated with targeted populations. ECD will continue to help strengthen the network of service providers working to promote thriving individuals and families in Pine Bluff/Southeast Arkansas.

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.

ECD serves an active role in the SOAR Continuum of Care network, which meets monthly. In addition, ECD seeks to maintain working relationships with service providers assisting special populations, such as veterans and unaccompanied youth, in order to connect eligible persons with available resources, including services available through ECD. ECD case managers work with each client to assess and address any barriers that would prevent them from accessing and maintaining permanent housing. The case managers also refer clients to other agencies that can help address other needs. They are referred to social services agencies, health care agencies and employment agencies.

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

ECD serves an active role in the SOAR CoC network's committees, which are tasked with developing performance standards for and evaluating outcomes of projects and activities assisted by CoC and ESG funds, as well as developing 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	Agency/Group/Organization	THE SALVATION ARMY-PINE BLUFF
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
2	Agency/Group/Organization	CASA Women's Shelter
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
3	Agency/Group/Organization	Housing Authority of the City of Pine Bluff
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Pine Bluff	The affordable housing goal supports the goals of the Continuum of Care.

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**

Each year, ECD hosts two public hearings as part of its citizen participation process. These events allow for citizens to comment on the types of activities they would like to see completed with CDBG and HOME funding and to learn how funds intend to be used.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	There were nine (9) individuals involved with this public meeting (including ECD Director Larry Matthews).	The only comment received during the meeting pertained to the need to widen a neighborhood street in the University Park neighborhood.	During the meeting, ECD shared examples of other street projects and their associated costs. It was explained that these projects require significant engineering and are costly to undertake.	
2	Public Hearing	Non-targeted/broad community	There were 15 individuals involved with this public hearing (including ECD Director Larry Matthews).	There were no comments received.	This is not applicable.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

All of the CDBG and HOME funding awarded to the City of Pine Bluff during program year 2016 is expected to be available to accomplish the objectives identified in the 2016 action plan. An additional amount of resources are expected to be available that will be supplied from non-federal sources. The 2016 annual action plan will be amended to accommodate these funds, once they are made available for use.

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	555,596	0	0	555,596	555,596	

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	73,170	83,872	0	157,042	157,042	

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

The City of Pine Bluff leverages its entitlement funding with other public and private funds through its various programs. This includes any leveraging of funds that happens with its housing and public works activities. Throughout the year, the City engages in resource development activities in attempts to secure additional funding to advance community development objectives. These activities include the preparation of grant applications to federal, state, and other agencies. Another resource development activity is partnership building, which enables the City to work collaboratively on projects and activities that advance common objectives and leverage the time, talents, and contributions of human resources in addition to funding.

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

The City owns a parcel on which the community center is projected to be built within the next few years.

Discussion

These resources are available to meet community development objectives.

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	Create affordable housing opportunities	2015	2015	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY	Affordable Housing Economic Opportunities	CDBG: \$205,000 HOME: \$142,042	Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted Rental units rehabilitated: 4 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 2 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Create suitable living environments	2015	2015	Non-Housing Community Development	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY	Public Facilities and Improvements	CDBG: \$164,909	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2 Persons Assisted Buildings Demolished: 5 Buildings
3	Create economic opportunities	2015	2015	Non-Housing Community Development	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY	Economic Opportunities	CDBG: \$82,897	Facade treatment/business building rehabilitation: 3 Business Businesses assisted: 5 Businesses Assisted
4	Effective administration of programs	2015	2015	Administration	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY	Affordable Housing Economic Opportunities Public Facilities and Improvements	CDBG: \$102,790 HOME: \$15,000	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Create affordable housing opportunities
	Goal Description	ECD will create affordable housing opportunities via homeowner rehabilitation, homebuyer assistance, TBRA, and via public services for the homeless and those experiencing housing instability.
2	Goal Name	Create suitable living environments
	Goal Description	Creating suitable living environments is a vital component of revitalizing the Heart of the City.
3	Goal Name	Create economic opportunities
	Goal Description	Provide access to employment and small business development opportunities, especially within the Heart of the City.
4	Goal Name	Effective administration of programs
	Goal Description	Effective administration of CDBG and HOME programs is a top priority.

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):

ECD estimates that approximately four households will be assisted with 2016 HOME Investment Partnership funds. This assistance is projected to be provided to: two (2) extremely low-income; one (1) low-income; and one (1) moderate-income households during the program year.

AP-35 Projects – 91.220(d)

Introduction

ECD presented its Consolidated Plan with three goals: (1) create affordable housing opportunities, (2) create economic opportunities, and (3) create suitable living environments. These goals and their corresponding objectives, programs, and projects are carried out by not only by ECD staff but also by a myriad of partners and participants. Activities carried out by staff through various ECD programs will be associated with one of the following projects: (1) Affordable Housing Projects, (2) Economic Development Projects, and (3) Suitable Living Projects. In addition, ECD has the effective administration of programs as an underlying goal.

#	Project Name
1	Suitable Living Projects
2	Economic Development Project
3	Affordable Housing Projects
4	Administration

Table 8 – Project Information

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

Pine Bluff has a variety of needs that require a concerted effort on the part of housing, community, and economic development organizations in order for families and individuals to attain a better “quality of life” for themselves. The City of Pine Bluff intends to work with other public and non-profit organizations in more effective ways to secure other federal, state, foundation, and local funding to support Consolidated Plan activities and address any underserved needs.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Suitable Living Projects
	Target Area	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY
	Goals Supported	Create suitable living environments
	Needs Addressed	Public Facilities and Improvements
	Funding	CDBG: \$164,909
	Description	This project includes public facilities and infrastructure improvements.
	Target Date	4/28/2017
	Estimate the number and type of families that will benefit from the proposed activities	Since the activities associated with this goal are associated with public works, all families will benefit from the proposed activities. The activities consist of improvements to parks and youth facilities, elimination of slum and blighted conditions in targeted areas, and continued infrastructure improvements.
	Location Description	ECD will continue to provide technical assistance and seed funding to assist with the improvement of parks and youth facilities within Census Tracts 10 (Turtle Creek NRSA) and 5.02 (University Park NRSA). ECD will continue to help eliminate slum and blighted conditions city-wide, with a focus on Census Tracts 10, 5.02, 14.02 (Westside), and downtown.

	Planned Activities	CD Technical Assistance Clearance and Demolition Disposition of Real Property Acquisition Public Facilities & Improvements Privately Owned Utilities
2	Project Name	Economic Development Project
	Target Area	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY
	Goals Supported	Create suitable living environments Create economic opportunities
	Needs Addressed	Economic Opportunities
	Funding	CDBG: \$82,897
	Description	
	Target Date	4/28/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Activities will take place within the University Park neighborhood and downtown.
	Planned Activities	Technical Assistance to Businesses Commercial Rehabilitation

3	Project Name	Affordable Housing Projects
	Target Area	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY
	Goals Supported	Create affordable housing opportunities Create economic opportunities
	Needs Addressed	Affordable Housing Economic Opportunities
	Funding	CDBG: \$205,000 HOME: \$141,894
	Description	
	Target Date	4/28/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Emergency Rehabilitation (CDBG) Rehabilitation/Reconstruction (HOME) Tenant Based Rental Assistance (HOME) Public Services (CDBG) Homebuyer Assistance (HOME)
4	Project Name	Administration

Target Area	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY
Goals Supported	Effective administration of programs
Needs Addressed	Affordable Housing Public Facilities and Improvements Economic Opportunities
Funding	CDBG: \$102,790 HOME: \$15,765
Description	Administration of HOME and CDBG programs.
Target Date	12/30/2016
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Administration of CDBG and HOME programs.

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

Certain programs and activities are cross-cutting and will be distributed outside of the target areas.

Geographic Distribution

Target Area	Percentage of Funds
UNIVERSITY PARK NEIGHBORHOOD	10
Turtle Creek Neighborhood Revitalization Strategy Area	5
HEART OF THE CITY	10

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Certain programs and activities are cross-cutting and will be distributed outside of the target areas.

Discussion

Activities involving Commercial Rehabilitation and Public Facilities and Improvements will be done within the target area. However, activities completed through other programs such as Emergency Rehabilitation, Homebuyer Assistance, and Rehabilitation/Reconstruction (HOME) are determined by the recipient of the service. Therefore, only 25% of the funding has been designated to the target area.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

ECD will create affordable housing opportunities via rehabilitation of housing units for both homeowners and renters, assistance to homebuyers, and rental assistance for special populations. ECD does not anticipate providing direct housing assistance to homeless households with CDBG/HOME funding, since ECD utilizes Continuum of Care Program funding as well as Emergency Solutions Grant funding for these purposes. However, CDBG funds will be used to provide public services to assist persons with securing affordable housing.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	30
Special-Needs	2
Total	42

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	2
The Production of New Units	1
Rehab of Existing Units	19
Acquisition of Existing Units	5
Total	27

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

Discussion

ECD plans to assist a minimum of 27 households with affordable housing. This assistance will come in the form of rehabilitation assistance with HOME and CDBG funds; homebuyer assistance with HOME funds, and rental assistance with HOME funds. ECD expects that at least two of these households will be classified as special needs households, namely elderly or frail elderly. In addition to these households, an additional 15 households are expected to be assisted via public services in the form of housing stability case management.

AP-60 Public Housing – 91.220(h)

Introduction

The Pine Bluff Public Housing Authority works toward continuous improvement.

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

Pine Bluff PHA will work to increase the availability of decent, safe and affordable housing.

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

This is an ongoing effort within the Pine Bluff PHA.

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

N/A

Discussion

The Pine Bluff Housing Authority's five-year plan for Capital Fund Program improvements for years 2015-2019 includes the following strategic goals:

- Increase the availability of decent, safe, and affordable housing
- Improve the quality of assisted housing in the Jurisdiction
- Improve community quality of life and economic vitality
- Promote self-sufficiency and asset development of families and individuals
- Ensure Equal Opportunity in Housing for all Americans

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

Introduction

ECD operates existing homeless assistance programs and participates in the Southeast Arkansas Continuum of Care (SOAR) network. Each year ECD applies for Continuum of Care and Emergency Solutions Grant funding to support (1) homeless prevention, (2) re-housing assistance, and (3) supportive housing for persons with disabilities.

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

Within the next year, the City of Pine Bluff will work with community partners to increase outreach efforts to persons experiencing homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

SOAR members will continue to address the emergency shelter and transitional housing needs of homeless persons via existing grant programs.

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

ECD and SOAR will continue to strengthen the network of providers to ensure a more efficient and effective delivery system. In doing so, ECD hopes to expand the support infrastructure necessary to accommodate these needs.

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.

ECD and SOAR will continue to strengthen the network of providers to ensure a more efficient and effective delivery system. In doing so, ECD hopes to expand the support infrastructure necessary to accommodate these needs.

Discussion

ECD and SOAR will continue to provide assistance via existing grant programs and work toward expanding the network of providers to expand services for the area.

One year goals for the number of households to be provided housing through the use of HOPWA for:
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

Barriers to affordable housing are experienced most by low-income and extremely low-income households. The available supply is not there to meet the current demand. However, strategies to assist low-income households with improving access to employment and higher income opportunities will address the housing cost burden.

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 Pine Bluff, through its on-going examinations, has not uncovered any policies that have negative effects on affordable housing. Neither the cost of housing nor the incentives to develop or improve housing is affected by public policy. However, there are barriers to affordable housing within the City not associated with public policy.

Discussion

Citizens with significant barriers to employment also experience barriers to affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction

Pine Bluff's low and moderate income population has a variety of needs that require a concerted effort on the part of housing, community, and economic development organizations in order for these families and individuals to attain a better "quality of life" for themselves.

Actions planned to address obstacles to meeting underserved needs

The City of Pine Bluff intends to work with other public and non-profit organizations in more effective ways to better utilize existing resources and secure additional federal, state, foundation, and local funding to support Consolidated Plan activities that address these needs. These efforts will be amplified throughout the five-year Consolidated Plan cycle.

Actions planned to foster and maintain affordable housing

ECD will continue to offer housing rehabilitation assistance in order to preserve affordable housing units within the City of Pine Bluff. In addition, ECD will promote the development of Low Income Housing Tax Credit projects that will increase the supply of affordable housing.

Actions planned to reduce lead-based paint hazards

ECD will coordinate with the Arkansas Department of Health in order to prevent exposure to any known lead-based paint hazards. ECD mandates the use of lead-safe renovation practices on any housing rehabilitation project in which paint surfaces will be disturbed. In addition, ECD makes every effort to identify, remove and/or provide interim controls for lead paint conditions in any project undertaken that involved the removal of painted surfaces.

Actions planned to reduce the number of poverty-level families

ECD will serve as a central resource for families and help strengthen the network of service providers working to promote thriving individuals and families. Through existing programs for housing stability case management, ECD will work with the network of service providers to help bridge families out of poverty.

Actions planned to develop institutional structure

The key to a strong institutional structure is the ability to share information across the network of service providers of community needs and opportunities. ECD plans to convene all these stakeholders at least once per year; however, a regular meeting is preferred. The Southeast Arkansas Continuum of Care will continue to meet monthly to coordinate service delivery for persons experiencing homelessness.

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

Again, ECD will help strengthen the network of service providers working to promote thriving individuals and families in Pine Bluff/Southeast Arkansas. ECD plans to convene all these stakeholders at least once per year.

Discussion

Program Specific Requirements

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

Introduction

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	20,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	20,000

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.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Additional investment beyond the eligible uses of HOME funds is supplied via private investment, particularly from the property owner (and lending institutions).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

In essence, if a property assisted with HOME funds does not continue as the principal residence of the family for the duration of the period of affordability or if the property is a HOME Rental Project and the property is sold, transferred or foreclosed, the City of Pine Bluff will recover all or a portion of the HOME assistance to the owner. The City will reduce the HOME Investment amount to be recaptured on a pro rata basis as shown on the property's amortization schedule for the period of affordability. The provisions of recapture are declared covenants running on the land and are fully binding on any successors, heirs and assigns of owners that may acquire any rights, title or interest in or to the property, or any part thereof.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

ECD complies with the periods of affordability as outlined in 24 CFR 92.254(a)(4). HOME assistance provided in an amount less than \$15,000 will have an affordability period of five (5) years. HOME assistance provided in an amount greater than \$15,000 and equal to or less than \$40,000 will have an affordability period of 10 years. HOME assistance provided in an amount greater than \$40,000 will have an affordability period of 15 years.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

ECD does not plan to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Discussion

