

## 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.

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. As our citizens thrive, our community thrives. We aspire to be 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.

Toward this end, the Economic & Community Development Department (ECD) presented its Consolidated 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.

### 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	Ex – P Y
Create affordable housing opportunities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$41,486 / HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	15	15	100.00%	1

Create affordable housing opportunities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$18,072	Rental units rehabilitated	Household Housing Unit	1	16	1,600.00%	2
Create affordable housing opportunities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$7,651	Homeowner Housing Added	Household Housing Unit	1	2	200.00%	6
Create affordable housing opportunities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$147,212 / HOME: \$1,918	Homeowner Housing Rehabilitated	Household Housing Unit	19	39	205.26%	1
Create affordable housing opportunities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	5	43	860.00%	
Create affordable housing opportunities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	5	0	0.00%	
Create economic opportunities	Non-Housing Community Development	CDBG: \$18,592	Facade treatment/business building rehabilitation	Business	3	4	133.33%	3
Create economic opportunities	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	5	5	100.00%	5

Create suitable living environments	Non-Housing Community Development	CDBG: \$221,453	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2	3000	150,000.00%	1
Create suitable living environments	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	1	0	0.00%	
Create suitable living environments	Non-Housing Community Development	CDBG: \$14,354	Buildings Demolished	Buildings	4	2	50.00%	3
Create suitable living environments	Non-Housing Community Development	CDBG: \$7,419	Other	Other	2	2	100.00%	
Effective administration of programs	Administration	CDBG: \$101,999 / HOME: \$13,081	Other	Other	1	1	100.00%	1

**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.**

The top three priorities identified in the Annual Action Plan are: (1) affordable housing, (2) public facilities improvements, and (3) economic opportunities.

Affordable Housing: Each year, a significant portion of funding is allocated toward affordable housing. These funds support owner-occupied housing rehabilitation, rental housing rehabilitation, and homebuyer assistance. Owner-occupied housing rehabilitation commands the largest share of affordable housing resources, in that the demand for services is so great. A total of nine (9) homeowner rehabilitations were completed during the year, including one substantial rehabilitation. During 2018, a total of six (6) rental rehabilitation projects were completed during the year, yet not closed in IDIS.

Aside from rehabilitation projects, 18 homebuyer assistance projects were completed during the year,

though not all were closed in IDIS. Citywide, \$82,000 of HOME Investment Partnership funding was used to provide down payment and closing cost assistance for low-to-moderate income families that supported home purchases totaling \$1,305,700.

Given the prevalence of housing cost burdens, each year ECD prepares to address the effects of such conditions with housing stability case management services. These services draw on any available resources and programs to: (1) address immediate needs, when feasible and (2) analyze and address barriers to housing stability. Grant funding for the city's permanent supportive housing program for persons with disabilities helped support 13 households—which sheltered 22 men, women, and children during the program year.

Public Facilities and Improvements: As stated in the Consolidated Plan, public facilities and improvements that support the "Quality of Place" component of the Economic Development Agenda are high priority. These include the development and redevelopment of parks and recreational facilities, transportation infrastructure as well as basic infrastructure such as drainage facilities. These are the public facilities that contribute toward suitable living environments. Improvements were completed at Townsend Park in the University Park Neighborhood Revitalization Strategy Area (NRSA), at Bloom Tennis Center within Central Park, and the first phase of a plaza at 601 S. Main Street within the Turtle Creek NRSA was completed during the program year.

In addition to these completed projects, other public facilities and improvements were underway in low-to-moderate income areas whose project costs were funded with outside resources. Among these improvements is a sewer extension project on the west side of Pine Bluff that will support the development of new affordable housing. The Turtle Creek NRSA and others in the community will benefit from an \$11 million aquatics center that was underway during the program year. Pre-construction activities were underway during the program year for limited street and pedestrian improvements in Census Tracts 5.02, 10, and 12.

Economic Opportunities: ECD continues to work toward revitalization of the commercial corridors within the Heart of the City—particularly University Drive and downtown Pine Bluff. This outcome combines "place-making" efforts associated with targeted public facilities and improvements with assistance to individual property owners and businesses. Assistance was provided for two (2) commercial rehabilitation projects that were completed during the program year.

## **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>	<b>HOME</b>
White	0	0
Black or African American	22	24
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
<b>Total</b>	<b>22</b>	<b>24</b>
Hispanic	0	0
Not Hispanic	22	24

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

**Narrative**

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	650,200	552,515
HOME	public - federal	344,369	40,772

Table 3 - Resources Made Available

### Narrative

This funding represents 2018 resources made available during the program year; however, expenditures consisted of both current year and carry-forward CDBG and HOME entitlement funding as well as program income. HOME funding expended during the program year exceeds the total amount shown; however, it represents what the department was able to drawdown in IDIS during the program.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
HEART OF THE CITY	10	56	
Turtle Creek Neighborhood Revitalization Strategy Area		40	
UNIVERSITY PARK NEIGHBORHOOD		16	

Table 4 – Identify the geographic distribution and location of investments

### Narrative

A total of 56% of CDBG expenditures were spent within the combined Heart of the City area. This area includes both the Turtle Creek and the University Park Neighborhood Revitalization Strategy Areas as well as other areas of the Heart of the City which are not in an approved NRSA. However, all of these resources were spent for the benefit of Heart of the City area.

## Leveraging

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

CDBG funds are leveraged with other funds, when appropriate. Often, the City will secure third-party project construction funding for key projects and utilize CDBG funds to cover project delivery costs, when feasible and appropriate. The City of Pine Bluff has been exempt from HOME Match requirements for the applicable program year.

HOME funds associated with rental rehabilitation and homebuyer assistance are leveraged with private dollars, as well. The City provides a dollar-for-dollar match to private dollars up to \$7,500 per unit for rental rehabilitation projects—affording rental property owners an opportunity to complete rehabilitation projects of up to \$15,000 at half the cost. Any rental rehabilitation costs that exceed \$15,000 per unit are borne by the property owner, contributing toward additional match contributions. During the program year, \$45,000 of HOME funds supported \$98,100 worth of improvements at rental properties. With respect to homebuyer assistance funds, the City provides assistance up to \$5,000, which is leveraged with a minimum of \$500 in personal funds by the eligible applicant along with purchase loan funds provided by a local lender. Citywide, \$82,000 of HOME Investment Partnership funding was used to provide down payment and closing cost assistance for low-to-moderate income families that supported home purchases totaling \$1,305,700.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
44,205	103,359	37,654	0	109,910

Table 7 – Program Income

**Minority Business Enterprises and Women Business Enterprises** – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	98,100	0	0	98,100	0	0
Number	4	0	0	4	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

**Minority Owners of Rental Property** – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	3	0	0	3	0	0
Dollar Amount	45,000	0	0	45,000	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		1		6,975		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	1	0	0	1	0	0
Cost	26,538	0	0	26,538	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	10	13
Number of Non-Homeless households to be provided affordable housing units	23	31
Number of Special-Needs households to be provided affordable housing units	2	2
<b>Total</b>	<b>35</b>	<b>46</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	1	0
Number of households supported through Rehab of Existing Units	14	15
Number of households supported through Acquisition of Existing Units	10	18
<b>Total</b>	<b>25</b>	<b>33</b>

Table 12 – Number of Households Supported

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

Overall, ECD exceeded it's one-year total housing goals. With the exception of new construction, each individual housing goal was exceeded as well.

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

ECD will continue to support all of the existing housing programs, but spend more effort toward the construction of new units during program year 2019.

**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 13 – 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**

Aside from contacting active members of the South Arkansas Continuum of Care organization (SOAR), ECD reaches out to family service providers at local schools, social service agencies, and other entities in order to inform providers of services available for homeless assistance. When these agencies encounter persons in need of assistance, we ask that they inform persons of our services or make referrals themselves.

Furthermore, ECD receives a number of calls from persons in need of assistance. ECD seeks to complete an initial over-the-phone assessment of individual needs in order to properly advise and connect persons to resources that meet needs. A large majority of calls are for assistance with paying utilities, so referrals are made to local resources that can provide assistance.

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

There is still a great need for emergency shelter and transitional housing beyond what is currently available in Pine Bluff. The Salvation Army offers emergency shelter assistance for up to three nights, which is available to any person experiencing an incidence of homelessness. Committee Against Spouse Abuse (CASA) continues to address a portion of the emergency shelter and transitional housing needs of homeless persons experiencing domestic violence. A new transitional housing program for youths ages 18 - 22 was operational during the year.

These agencies are members of SOAR and are eligible to apply for HUD's homeless assistance funding. Currently, CASA receives funding directly from HUD via the Continuum of Care Program. These funds require match contributions, which often presents challenges to others wishing to seek such funds to expand local and regional capacity to address shelter and transitional housing 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 SOAR Continuum of Care is a network of agencies working to coordinate services to ensure that those who are likely to become homeless after being discharged from publicly funded institutions and systems of care receive services. In addition, the key local providers of hospital and mental health services have an established referral network with the ECD.

**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, ECD seeks to maintain 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 individuals housed through the City's Continuum of Care Permanent Housing program. 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 in order to address barriers to housing stability.

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

### **Actions taken to address the needs of public housing**

In 2017, the Pine Bluff Housing Authority (PBHA) received authorization to implement a Rental Assistance Demonstration project that allowed the PHA transfer a portfolio of 253 units of public housing into private ownership. The Crossroads Community Development Corporation (CDC) purchased the public housing units and the units were assigned project-based vouchers. In addition, Crossroads CDC received a Low Income Housing Tax Credit (LIHTC) allocation to update and extend the useful life of a number of units. Since this authorization, 130 of the units had been fully updated through the end of 2018.

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

With regard to participation in management, the remaining public housing development has an active Resident Council. Resident Councils serve as the voice of the residents at each public housing development. With regard to homeownership, homeownership is encouraged. The Pine Bluff Housing Authority operates a Homeownership Program that offers housing counseling, credit counseling, and budgeting training in order to help participants interested in purchasing housing units to prepare for homeownership. The PBHA plans to make the remaining single-family scattered site public housing units available for residents to purchase. The PBHA has submitted a Section 18 application to HUD to convert the remaining public housing units to private ownership.

The PBHA continued to operate its Public Housing Family Self-Sufficiency Program (PHFSS). The purpose of the PHFSS program is to promote the development of local strategies to coordinate the use of assistance under the Public Housing program with public and private resources to enable participating families to increase earned income, reduce or eliminate the need for welfare assistance and make progress toward achieving economic independence and housing self-sufficiency.

### **Actions taken to provide assistance to troubled PHAs**

The Pine Bluff Housing Authority is rated as a "High Performer" by the U.S. Department of Housing and Urban Development. This is the highest honor that can be bestowed on a public housing authority.

### **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)**

There were no known negative effects of public policies that served as barriers to affordable housing.

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

Affirmatively furthering fair housing: ECD continued to provide fair housing information to local citizens during a local community event.

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

ECD continued to mandate 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 taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

ECD sought to serve as a central resource for families and strengthen the network of service providers working to promote thriving individuals and families. Through existing programs for housing stability case management, ECD worked with a network of service providers to help meet the needs of families.

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

The key to a strong institutional structure is the ability to share information across a network of service providers of community needs and opportunities. ECD continued to meet with existing networks of service providers during the year to share information and coordinate with mainstream resources. One of these groups was the South Arkansas Continuum of Care, which met monthly to coordinate services to persons experiencing homelessness.

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

ECD participates in the South Arkansas Continuum of Care (SOAR) network. This group allows for networking and coordination opportunities related to targeted populations or general coordination efforts. ECD will continue to help strengthen the network of service providers working to promote thriving individuals and families in Pine Bluff/Southeast Arkansas.

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

ECD continued to promote awareness of fair housing principles through outreach and education.

## **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**

ECD reviews its programs and makes adjustments quarterly to ensure we are tracking progress with our stated goals. The city makes attempts to get activities falling behind schedule back on track.

## **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.**

ECD provides citizens with reasonable notice and an opportunity to comment on performance reports. The public comment period opened March 14, 2019 and closed March 28, 2019. The City of Pine Bluff held a public hearing on Thursday, March 14, 2019, to provide citizens with an additional opportunity to comment. Notice was published in the *Pine Bluff Commercial* on two dates prior to the meeting, informing the public of this opportunity. Copies of the newspaper advertisement and meeting documents are included as appendices.

**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 were no changes in program objectives during the program year.

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

No

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

## **CR-50 - HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

There were three projects scheduled for inspection during program year 2018; these rental rehabilitation projects constitute three rental units that are located at 2907 Nebraska, 812 W. 5th Avenue, and 1225 N. Townsend Drive. There were no adverse conditions found at these properties at the time of the inspection.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

Outreach to minority businesses consists of direct notification of bid opportunities, in addition to public notices. ECD maintains a list of contractors that have completed our review process. These contractors are specifically notified of opportunities.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

The City expended \$37,654.18 in program income during the January – December program year for both projects and administrative expenses. In reference to projects, this funding partially supported 18 homebuyer assistance projects, six (6) rental rehabilitation projects, and one homeowner rehabilitation project--some of which have not closed in IDIS.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**