

2022



# Annual Action Plan for Housing and Community Development

Prepared By: Community Development Department

Director: Shawanna Rodgers

## **Executive Summary**

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

#### **1. Introduction**

The Action Plan is a requirement of the U. S. Department of Housing and Urban Development (HUD) that cities must prepare in order to receive Federal monetary assistance from HUD Programs. Ultimately, the Plan will be used to implement the Community Development Block Grant Program (CDBG). This document is the Action Plan for Program Year 2022, year two of the five-year Consolidated Plan submitted for years 2021-2025. The City will receive \$481,835 in the 2022 Program Year.

The Action Plan is designed to be a collaborative process whereby a community establishes a unified vision for community development actions. It offers local jurisdictions the opportunity to shape the various housing and community development programs into effective, coordinated neighborhood, and community development strategies. It also creates the opportunity for strategic planning and resident participation to take place in a comprehensive process and helps reduce duplication of efforts at the local level. The strategic plan is a specific course of action for revitalization. It builds on local assets and coordinates a response to the needs of the community. Economic, physical, environmental, community, and human development are integrated in a comprehensive and coordinated fashion so that families and communities can work together and thrive. A strategic plan also sets forth program goals, specific objectives, annual goals, and benchmarks for measuring progress. It helps local government and residents keep track of results and identify what components work well.

#### **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.

The Community Development Block Grant Program (CDBG) will continue to partner with the City of Conway departments, local nonprofits, and other agencies to meet the objectives set by the U. S. Department of Housing and Urban Development (HUD).

The city's main objective and focus in funding has been associated with the addition of affordable housing since the inception of the 2016 Consolidated Plan. We completed our affordable housing initiative with the addition of 44 townhomes and single-family homes in the Pine Street neighborhood. In addition to the 44 complete homes, the developer for the Spruce Street Cottage Development has completed 6 of

the 12 homes with 2 additional homes currently under construction, all 6 of the homes completed are currently owner occupied. The subsidy homes the buyer was eligible for an \$18,765 subsidy that went towards closing costs, fees associated with closing, and the down payment.

As originally stated in the 2021-2025, 5-year Consolidated Plan, one of the city's 5-year objectives was the provision and addition of community facilities and public services. This first year of our 2021-2025 Consolidated Plan focused on community facilities. A vacant office building was acquired by the city to rehab into an Overnight Emergency Shelter using CDBG funding. Since CDBG's consolidated plan objective of affordable housing has been met in our city, we are now shifting our focus to community facilities as outlined in our 2021-2025 Consolidated Plan. This will include the completion of the Overnight Emergency Shelter.

The City will continue to assist public service agencies who serve all categories of very low to low-moderate income persons. These services include transportation funding assistance to our public services agencies that assist disabled adults, senior citizens, low to moderate income children, and disabled children.

We will continue to look for suitable land to purchase, provide infrastructure to lots within the City limits, and work with the Department of Community Development for the construction of affordable housing.

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

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

The Community Development Department should meet or exceeded goals established within the Consolidated Plan. The five Priority Needs for the next five years established in the plan are as follows: Repair and maintain streets and sidewalks, Enhance the capacity of the city's drainage and stormwater runoff systems, Increase the supply of affordable suitable housing, Provision of additional community facilities and public services for low-to-moderate income persons/area, and Economic Development. Therefore, under the new 2021-2025 Consolidated Plan, the city will focus on community facilities and public services. As always, we will continue to focus on transportation. This has been a major initiative for the city due to the lack of public transportation available in Conway. By assisting our local services with their transportation needs, we present opportunities that their clients would otherwise not be afforded.

The City of Conway completed an Analysis of Impediments to Fair Housing in 2021. We remained committed to fair housing within our city and actively look for ways to increase public housing within the City of Conway. The City is currently working on scheduling a town hall meeting with the Arkansas Fair Housing Commission and we hope to schedule this meeting in the Fall of 2022. The city stayed within their 15% cap for public services and 20% cap for administration. All financial reports were submitted on time.

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

Summary from citizen participation section of plan.

The City of Conway follows its Citizen Participation Plan when conducting the 2022 Action Plan process. We use many individuals and agencies in the development of the Consolidated Plan as well as the Annual Action Plan. We take all input we receive to help us analyze, measure, and determine transportation, housing, facility, and service needs; with an emphasis on low-mod, elderly, disabled, and homelessness. We look at resources within the City to meet these needs as well as gaps that might not be met by other resources.

According to our Citizen Participation Plan the City shall conduct two public hearings 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 thirty (30) 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 Community 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 thirty (30) days prior to submission of the Annual Action Plan to HUD. All comments or views of citizens received in writing during the thirty (30) 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.

No comments were received from the citizen participation section of the Annual Action Plan or the citizen participation section of the final plan review held prior to submission to the Department of Housing and Urban Development (HUD).

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

There were no comments not accepted for the 2022 Annual Action Plan; therefore, no comments for reasons for not accepting will be required.

**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	Shawanna Rodgers

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Conway, Arkansas is governed by the Mayor and City Council. 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, Conway housing authority, and citizens for their insight and expertise on housing and service projects. The Planning & Development Department, Parks & Recreation Department, Purchasing, and Transportation 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. The City consulted with the following agencies in preparing for the 2022 Action Plan: Boys and Girls Club of Faulkner County, Independent Living Services, Salvation Army,

The CDBG Administrator also participated in the Toad Suck Coalition Continuum of Care comprised of numerous agencies in within the Faulkner County area. Through the Continuum of Care the City attends meetings and training provided by these agencies in meeting the needs of our low-income residents. The CDBG Administrator attends bi-yearly meetings of the Arkansas Community Development Association for additional training and participates in webinars and other training provided by the Department of Housing and Urban Development (HUD) and the National Community Development Association to include the Region VI Association.

**Consolidated Plan Public Contact Information**

**Consolidated Plan Public Contact Information**

Shawanna Rodgers, Community Development Block Grant Administrator

shawanna.rodgers@conwayarkansas.gov

(501) 450-6110

Mayor Bart Castleberry

Bart.castleberry@conwayarkansas.gov

501.450.6110

Tyler Winningham, Chief Financial Officer

Tyler.winningham@conwayarkansas.gov

501.450.6102

Information can also be found on the City's website at [www.conwayarkansas.gov](http://www.conwayarkansas.gov)

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

### **1. Introduction**

The City of Conway is the lead agency that oversees the Annual Action Plan. The City's Action Plan was developed in accordance with its adopted Citizen Participation 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(l))**

The City of Conway encourages all citizens, especially minorities, persons with disabilities, residents of public and assisted housing developments, residents living in slum and blight areas, residents in predominately low-to-moderate income neighborhoods to participate in the development of the Action Plan. We worked closely with local organizations that provide services to sharing grant opportunities, training opportunities, and information. The City also holds an open application process for applying for funding. Public Hearings were held January 12th and January 18th for planning and finalizing the 2022 Annual Action Plan.

The City will continue to partner with housing authority to continue improvement of affordable housing.

**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 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, and the Community Development Department regularly attends those meetings. The City of Conway's Community Development Department has made significant investments in our upcoming local homeless shelter, transportation for several homeless non-profits, and in facilities for the not-for-profits that provide housing and work for developmentally disabled adults. We are currently working with a local non-profit that already assists our homeless neighbors to operate the City of Conway's Homeless Shelter.

**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**



The City of Conway's Community Development Department does not receive ESG funding.

**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
	<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 organization helps conduct Point-In-Time Counts (PIT) as well as provide insight on the growing homeless needs.
2	<b>Agency/Group/Organization</b>	CAPCA
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless 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 receives 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 Outreach
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Education
	<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 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 in under resourced areas in Central Arkansas. CoHo Academy is also a apart of this organization. The academy focuses on outreach and community development in under-served areas.
4	<b>Agency/Group/Organization</b>	Independent Living Services
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Employment
	<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 over. The 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-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims
	<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>	The Salvation Army is an organization in the city that provides emergency disaster services to those in need as well as other resources that assist those that may be facing homelessness.
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>	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>	This agency provides resources, case management, and seeks to provide stabilization between emergency and transitional for our homeless population. The center opens a warming station for homeless from December to February.
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-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Economic Development 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>	As the front line for many LMI emergency needs, United Way was able to provide call data to point to the needs most important to low to moderate income persons--1) transportation and 2) utility costs.

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

The City of Conway did not exclude any agency from the consultation process that would have been able to provide input on the development of the City's 2022 Annual Action Plan.

**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	N/A

**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 conducted the Action Plan process in accordance with their adopted Citizen Participation Plan to formulate the 2022 Annual Action Plan.

Proposals were accepted from January 1st through January 31st, with two public hearings held on January 12th and January 18th. The City encouraged participation by low and moderate-income persons and in areas where CDBG funds are proposed to be used. The City of Conway took steps to encourage the participation of all its residents, including minorities, and non-English speaking persons, as well as persons with disabilities through the newspaper and social media outreach. The City was able to provide translation for our Spanish speaking population with a CDBG intern that is bilingual.

All meetings were conducted in buildings that were accessible to persons with disabilities. The City, on an annual basis, will make available to residents, public agencies, and other interested parties, information that includes the amount of assistance the City expects to receive.

The City will also disclose the range of activities and the amount of funding for each activity. The City has posted the Citizen Participation Plan as well as the current Consolidated and Action Plans on the City's website in hopes of generating more participation.

All information received in this process is used to help develop all City plans associated with CDBG. A Public Hearing was held June 29, 2022 for the purpose of obtaining the view of citizens, public agencies, and other interested parties that will or may be affected by the 2022 Program Year Action Plan.

The comment period for the Action Plan was held from May 25th through June 27th 1. The draft was also available on the City of Conway's website and at City Hall. A notice was published in the Log Cabin Democrat and on the City's website on May 25, 2022.

## 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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Initial legal ad was put out to announce the opening of applications and funding availability. The ad ran for 30 days and stated that non-profits applying for CDBG funding were required to attend the meeting. The first meeting was held at 12 p.m. on January 12th and the 2nd meeting was held on at 5:00 p.m. on January 18th. These meetings were to inform and answer questions for those intending on applying for 2022 CDBG funding.</p>	No comments were received	No comments were received, therefore there were no comments that were not accepted.	



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)
2	Public Meeting	Non-targeted/broad community	This meeting was held on January 12th as a public information meeting to inform and answer questions for those intending on applying for 2022 CDBG funding	No comments were received	No comments were received, therefore there were no comments that were not accepted.	
3	Public Meeting	Non-targeted/broad community	This meeting was held on January 18th as a public information meeting to inform and answer questions for those intending on applying for 2022 CDBG funding	No comments were received	No comments were received, therefore there were no comments that were not accepted.	

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)
4	Newspaper Ad	Non-targeted/broad community	This legal ad was placed in the local newspaper to inform the public on the publication of the 2022 Annual Action Plan Draft. The comment period ran for from Wednesday, May 25th to Monday June 27th.	No comments were received	No comments were received, therefore there were no comments that were not accepted.	
5	Public Meeting	Non-targeted/broad community	This meeting was held on June 29th as a public information meeting to inform and answer questions for those intending on applying for 2022 CDBG funding	No comments were received	No comments were received, therefore there were no comments that were not accepted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The 2022 allocations and projects have been calculated for Year 2. The remaining ConPlan years' projections are based on 2022 grant figures.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	481,835	0	0	481,835	983,413	CDBG funds will be allocated to Staff Salaries for the administration of the program, Fair Housing activities, programs and services benefitting the public, economic development and other eligible activities.

**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**

Many of the non-profits applying for Community Development Block Grant (CDBG) funding receive funding from other areas to make their programs work. The City and its partners leverage local, state, foundation and private resources. The City will use its \$481,835 from the United States Department of Housing and Urban Development (HUD) Program to address the needs listed in the Action Plan. The City will continue to partner with local organizations and non-profits on their service and facility projects. The City does not require funded projects provide "matching" funds; however, if funding from other sources other than CDBG will be used, we require our applicants to list those amounts and the source of that funding being used.

The City of Conway has greatly benefited from public-private partnerships that have allowed us to continue to provide public housing in Conway. Within the historically African American neighborhood of Pine Street, the City of Conway was able to bring online 44 housing units and was also able to partner with a developer to build a pocket neighborhood, Spruce Street Cottage Development, which will consist of twelve owner occupied homes, seven that will be afforded a subsidy from the recapture amount for the land and five to be sold at market rate by the developer.

Public-private partnerships has allowed more affordable housing to come to the City of Conway and allowed the city to utilize CDBG funding to help a high volume of low to moderate income persons. The city has also continued to work with the Parks and Recreation Department for CDBG funded activities. This allows CDBG to invest, but also leverage with guaranteed match 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 of Conway has no publicly owned land available for acquisition or use in the 2022 Annual Action Plan. However, the City will continue to work property purchased at 1114 & 1116 Gum Street for an Overnight Emergency Shelter, which will be the first of it's kind in Conway.

The City will continue to look at public property available for affordable housing and economic development opportunities.

**Discussion**

The amount of CDBG funding is valuable to the City of Conway, however it would not be enough to meet the housing and or public services needs in our community. We will use all resources available to address the need and continue to work with community stakeholders to leverage all available resources.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services	2016	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development	LMI Census tracts	Increase the Supply of Affordable Suitable Housing Provision of Community and Public Services	CDBG: \$72,275	Public service activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted
2	Administration	2016	2020	Administration	LMI Census tracts	Enhance the City's Drainage Systems Increase the Supply of Affordable Suitable Housing Repair and maintain streets and sidewalks Economic Development Provision of Community and Public Services	CDBG: \$96,367	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Community Facilities	2016	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development	City-wide	Provision of Community and Public Services	CDBG: \$313,193	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 70 Persons Assisted

**Table 6 – Goals Summary**

### Goal Descriptions

1	Goal Name	Public Services
	Goal Description	Provide transportation for developmentally and mentally disabled, homeless, elderly, abused women and school children for employment, preschool and after school programs.
2	Goal Name	Administration
	Goal Description	Costs for administering the CDBG grant. The costs will include salaries, supplies, advertising expenses, travel, and training.
3	Goal Name	Community Facilities
	Goal Description	For the Program Year 2022 our project is the Remodel for the Overnight Emergency Shelter. This will include but not limited to structural upgrades to roof, added space for dormitories and day room, plumbing, and electrical work, new HVAC, and parking lot expansion.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of Conway will focus on the overnight emergency shelter Phase I, which should go to construction in early Fall. The overnight emergency shelter will be located at 1116 Gum Street and will include structural upgrades building which includes the roof, HVAC, plumbing, and mechanical. It will also include additional space for dayroom programming and dormitories. Transportation remains a priority for the City of Conway's use of CDBG funding and the city will also provide rental and utility assistance this year.

#### Projects

#	Project Name

**Table 7 - 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.



**AP-38 Project Summary**  
**Project Summary Information**

## **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 assistance will be directed in the low to moderate areas in the City of Conway as well as agencies that serve city-wide persons that are LMI or presumed LMI.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
LMI Census tracts	80

**Table 8 - Geographic Distribution**

### **The rationale for the priorities for allocating investments geographically**

The rationale for the priorities for allocating investments geographically is to meet the primary objective of the Community Development Block Grant (CDBG) Program which is to benefit low-income and moderate-income residents per the Department of Housing and Urban Development (HUD) standards.

The Overnight Emergency Shelter is located in a LMI Census Tract. Over 1700 residents live in this area. We are using 65 percent of our funding in that area because it serves a large population of LMI persons. 15 percent of the funding is associated with city-wide public services that service LMI persons or presumed LMI persons. The additional 20 percent is funding associated with administration

### **Discussion**

The City strives to improve low-income residential neighborhoods, especially those with high concentrations of minorities and other protected classes. These improvements bring the areas up to standards equal to other areas of the City and make the neighborhoods safer and more desirable to live. We also strive to make sure our low-income residents experiencing homelessness have the services and facilities they need in the Annual Action Plan 2022.

## Affordable Housing

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

#### Introduction

Affordable housing has been an initiative in the city of Conway for the past 10 years. We have used CDBG funding over the years to complete infrastructure improvements that would later support affordable housing in a historic neighborhood in our city. The townhomes are now complete which has assisted 36 income eligible households with affordable housing.

Spruce Street Cottage project consists of 12 cottages homes and 7 of the 12 cottage homes will be eligible for a subsidy that will go towards closing costs, fees, and down payment. The buyers will determine income eligibility based on the HUD income limits for the current year. These homes will complement the townhomes as well as support our initiative and goals for suitable and affordable housing in our city. Our city is committed to making affordable housing in Conway a priority!

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

**Table 9 - 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	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

While the City of Conway does not receive funds that can be used for new construction, it has found ways to partner with private developers to provide some affordable housing within Conway. The City has also continued to work on infrastructure projects in low to moderate areas to assist with that partnership that includes drainage and stormwater projects. The City will continue to look for ways to provide affordable housing.



## **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. The City and Conway Housing Authority have a great relationship. We plan to continue to meet with the director and Conway Housing Authority members to continue to work together to bridge the gap for affordable housing in the city of Conway.

### **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 properties managed and owned. The city recently composed a letter of support for a LIHTC (low income housing tax credit) application requested by the Conway Housing Authority. If the LIHTC is granted, this will allow a local Section 8 nursing home to be fully renovated. The Conway Housing Authority has reached out to several nonprofits and congressional leaders to assist them with receiving more housing vouchers to meet the needs of the clients they serve.

### **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

The Community Development Block Grant (CDBG) Administrator meets regularly with the Conway Housing Authority to discuss ways that we can get residents involved in management and participate in homeownership.

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

The Conway Housing Authority is not designated as troubled.

### **Discussion**

The City of Conway is continuing to develop a long-term housing strategy. Conway Housing Authority is a vital partner in this undertaking. Ongoing communication has been key in order to identify the needs and opportunities to further address affordable housing in Conway.

## **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, Rise House Arkansas, and a transition/permanent shelter for girls who have been taken away from their homes due to abuse or neglect, HAVEN. We also have the Conway Ministry Center and the City of Hope Outreach that works directly with our cities homeless population.

The Community Development Department works closely with a subset of the Toad Suck Coalition 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**

The City of Conway purchased property to open the first Overnight Emergency Shelter in the City. The City hopes this facility will open in the early part of 2023.

In addition to the agencies listed above, the Community Development Department partners with the Community Action Program of Central Arkansas which houses the county's only ESG grant. CAPCA provides case management for emergency homelessness. CAPCA host an event each year called Project Homeless Connect. CAPCA created this event to connect individuals and families to services that they may have difficulty connecting to if homeless. Local businesses and volunteers show up to support and assist with the event.

The Ministry Center also provides case management though not funded through a grant. The Ministry Center successfully operates a warming center for the colder months. The center is open from December to February. They also recently purchased property to open an Overnight Emergency Shelter that will focus on housing families.

Both agencies refer to Bethlehem House or other agencies for transitional homelessness. During planning for the Point in Time count, it was clear to the Community Development Director that these agencies are aware of chronic unsheltered homeless (homeless by choice) and maintain contact with those individuals. The city continues to work with local agencies for work related programs. This year the city will partner with the Salvation Army for a worked based learning initiative program that will provide services for

unsheltered persons and low-moderate income individuals in the city.

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

The City purchased an old office building with CDBG funding to renovate for the city's first Overnight Emergency Shelter. Construction of the Shelter has begun and the shelter will be complete early 2023. The Ministry Center also opens a warming station that houses homeless persons during the winter months of December to February.

**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 City of Conway is not an agency who has the resources or staff to take on this project. However, the City does assist our local nonprofits and community stakeholders develop a strategic plan to address these issues associated with homelessness in our area. As of now, Conway Housing Authority, Community Action Program of Central Arkansas, Conway Ministry Center, Bethlehem House transitional homeless shelter, City of Hope Outreach, and the Rise House all provide resources and case management for homeless through transition.

There are agencies within the city that have programs for adolescence. Deliver Hope, a non-profit in Conway, is seeking a housing option for those young adults leaving foster care. This agency currently focuses on incarcerated juveniles. HAVEN House also provides shelter for adolescent girls in DHS custody. The city also hopes that the work-based learning initiative service will be able to provide an opportunity for homeless individuals to sustain employment to transition to permanent housing. Also, we hope to see a decrease in the city's homeless population with the Overnight Emergency Shelter coming online.

**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 is very diligently to try to provide a solution to increase the amount of affordable housing in our community. Our Continuum of Care has made it a priority to provide case management for or LMI individuals and families to avoid the trend of those person becoming homeless. They also work on prevention methods for those discharged from healthcare institutions to keep them from being discharged and becoming homeless. The city is committed to continue to work with local non-profits and other agencies to work together to increase the number of affordable housing units in Conway and

improve living conditions in LMI neighborhoods.

### **Discussion**

The City will continue to work with local agencies and seek additional resources to help meet the needs of homeless and other special needs within our city.



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

### **Introduction:**

Conway maintains its commitment to preserve, maintain, and increase the stock of affordable housing. Housing affordability is a key component to the quality of life of Conway's residents. Barriers to affordable housing can be found in several things-- lack of public investment in specific neighborhoods (including services and amenities), deteriorated vacant structures and land, location and type of affordable housing, inability to access existing housing, lack of income, availability of affordable units in a range of sizes, and lack of fair housing outreach and enforcement.

**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 would like to see the increase of affordable housing throughout our community. The Community Development is looking at ways to challenge our local developers to provide housing that will fit our LMI neighborhoods. In the next 5 to 10 years, our office hopes to establish a housing rehabilitation program and continue with developers to provide additional units of affordable housing.

### **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:**

There is a major obstacle is the timeliness of receiving funding. Each year there is an uncertainty as to when funding will be received, and agencies will be able to start spending money for transportation and other services. At times, the timeliness obstacle can make it difficult for agencies to spend money within the time frame that is given. Another recurring obstacle is limited CDBG funding to assist with transportation and other services. Each year agencies ask for an increased amount, however, due to the 15 percent cap, we are usually unable to increase an agencies funding, especially if applicants have increased. CDBG leverages funds with the city for transportation and various projects to help overcome this obstacle.

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

The City will continue to work with local non-profits, agencies, and other resources to help address obstacles to continue to meet the needs in underserved needs.

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

While the City of Conway does not currently have a housing rehabilitation program, the City does follow all federal and state regulations 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 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 Community Development Department 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 2022 allocation. These partnerships will be cooperative working relationships.

**Discussion:**

The City is committed to continuing its participation with Federal, State, and local agencies, as well as profit and non-profit sector, to reach the needs of target income individuals and families in the City of Conway. The City will continue to work on improvements and services for our low-income residents.

## 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%

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 2021 Action Plan, the City typically hits 100% of expenditures benefitting LMI individuals. This year should be the same.

