

Executive Summary

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

1. Introduction

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

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

As the lead agency for the Consolidated Plan, the Conway Community Development Department (CDD) hereby follows HUD's guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing these citizen participation requirements, those that accompany the Consolidated Plan and HUD programs, as well as those that complement the planning processes already at work in the city.

Purpose of the Consolidated Plan

The *2016 – 2020 Consolidated Plan for Housing and Community Development* is the comprehensive five-year planning document identifying the needs and respective resource investments in satisfying the City's housing, homeless, non-homeless special population, community development and economic development needs.

Goals of the Consolidated Plan

The goals of the CDD are to provide decent housing, a suitable living environment and expanded economic opportunities for the city's low- and moderate-income residents. The CDD strives to

accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents of the city. By addressing need and creating opportunity at the individual and neighborhood levels, the CDD hopes to improve the quality of life for all residents of the city.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City intends to utilize CDBG funding to achieve the following 5 year objectives:

1. Repair and maintain streets and sidewalks
2. Enhance the capacity of the City's drainage and storm water runoff systems
3. Increase the supply of affordable suitable housing
4. Provision of additional community facilities and public services

Objectives with strategies in brief:

1. Repair and maintain streets and sidewalks
 - Assess the city's streets and sidewalks and fund according to need.
2. Enhance the capacity of the City's drainage and storm water runoff systems
 - Assess drainage, storm, water and sewer systems and allow funding for public improvements and a combination of loans and grants for private improvements.
3. Increase the supply of affordable suitable housing
 - Work with area non-profit partners to create, rehab and replace affordable housing
 - Create housing strategy that focuses on homeless and leaving public housing
 - Create incentives for infill housing
 - Create program for clearing vacant and boarded housing
 - 4. Provision of additional community facilities and public services
 - Emphasis on transportation for public services
 - Focus on fair housing activities such as credit counseling when transportation allows extra funds
 - Emphasis on homeless facilities for community facilities
 - Allow for neighborhood community facilities

3. Evaluation of past performance

Previous activities implemented have met the goals established in the latest Consolidated Plan. The Pine Street Neighborhood Revitalization project, a major project in the last consolidated plan, carries over to this one.

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

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

4. Summary of citizen participation process and consultation process

The process of developing objectives and strategies for the Consolidated Plan began with a public survey. During development, three public meetings were held in support of development of the five year consolidated plan and the 2016 Annual Action Plan. In addition, the draft plan was submitted in an advertised city council meeting in which the public was invited to comment. Both plans were submitted to the public for a 30 comment period prior to submission to HUD.

The City's Citizen Participation Plan and comments are attached in addendum.

5. Summary of public comments

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

7. Summary

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	CONWAY	
CDBG Administrator	CONWAY	

Table 1 – Responsible Agencies

Narrative

The CDBG Administrator is responsible for administering the programs covered in the Consolidated Plan. This includes the development, implementation, monitoring and activities reporting. The CDBG Administrator uses non-profits, city staff and citizens for their insight and expertise on housing and service projects. The Planning Department and Streets Department assist on infrastructure and construction projects. The CDBG Administrator also conducts meetings and public hearings to encourage public comments and to receive citizen views to establish priorities. The City consulted with the following agencies in preparing the 2016-2020 Consolidated Plan: United Way of Central Arkansas, Conway Housing Authority, Bethlehem House, Boys and Girls Club of Faulkner County, Conway Chamber of Commerce, Arkansas Department of Work Force, First Security Bank, Ministry Center. The CDBG Director also participated in the local Continuum of Care comprised of numerous agencies in Northwest Arkansas who provide a wide range of continuum care in this area. As a participant in these meetings, the CDBG Director stayed informed of the needs in this area.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Conway is the lead agency that oversees the Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City met with the Conway Housing Authority as well as non-profit housing providers in the development of this plan. While the CD Director sits on the Continuum of Care with the non-profit providers, because of this plan, a group is now working on a city-wide housing strategy from Emergency Sheltering through Public Housing and ultimately in stable independent housing. The City reached out to all citizens, especially LMI either presumed or not, for the development of this plan. Public hearings were held.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

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

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

The City does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	J-QUAD Planning Group
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provided the City's Analysis of Impediments to Fair Housing as required by HUD every five years.
2	Agency/Group/Organization	BETHLEHEM HOUSE
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided point in time counts as well as insight on growing homeless needs.
3	Agency/Group/Organization	CONWAY HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Executive Director provided PHA requirements and detailed guidance on state of public housing and barriers to moving out of public housing.
4	Agency/Group/Organization	United Way of Central Arkansas
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education

	What section of the Plan was addressed by Consultation?	Public Service needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As the front line for many LMI emergency needs, United Way was able to provide call data to point to the needs foremost on LMI minds, which are 1) transportation and 2) utility costs.
5	Agency/Group/Organization	WOMEN'S SHELTER OF CENTRAL ARKANSAS
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As an active member of the Continuum of Care, the Women's Shelter helps with the homeless count, homeless transportation needs and abused women's needs.
6	Agency/Group/Organization	Ministry Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides emergency sheltering and seeks to provide stabilization between emergency and transitional.
7	Agency/Group/Organization	First Security Bank
	Agency/Group/Organization Type	Mortgage provider, credit counseling Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with First Security for information on credit counseling and mortgage assistance.
8	Agency/Group/Organization	Arkansas Department of Work Force Services
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Reached out to Ar Work Force for employment data and community needs.
9	Agency/Group/Organization	FAULKNER COUNTY SENIOR CITIZENS PROGRAM
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with Faulkner County Council on Aging concerning transportation needs. FCCA does an exemplary job of combining many revenue resources and dispensing those funds to various programs.
10	Agency/Group/Organization	COMMUNITY ACTION PROGRAM FOR CENTRAL ARKANSAS
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children ESG programs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CAPCA is the lone recipient of ESG funds in the county for 2016. 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.

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

The City reached out to every agency identified through the years as impacting CDBG investments.

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	Bethlehem House	

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

City Staff and Conway elected officials are all involved in the planning of the City's Consolidated Plan and provide a key role in the formulation of the projects and integrating the City's goals and objectives into the program development. HUD's Little Rock Field Office has also implemented All Grantee meetings in Little Rock which enables the City to build relationships with State agencies that support the CDBG Program. Conway is a member of the Arkansas Community Development Association comprised of entitlement cities and state agencies which gives the City another opportunity to coordinate with other local and state governments in the implementation of their Consolidated Plan.

Narrative (optional):

PR-15 Citizen Participation

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

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Initial ad was to announce development of plan and list public meetings. Several non-profit entities called to ask if attendance was mandatory to receiving funds. A new non-profit reached out for TA on developing an application. A second new non-profit attended a meeting seeking information on CDBG.			
2	Public Meeting	Non-targeted/broad community	No one attended the March 22 development meeting.			

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

In preparing for the 5 year Consolidated Plan, the CD office reached out to a broad spectrum of agencies that work with low income populations. The City also conducted needs assessment survey online. With these prioritized results, the City looks to availability of other funds to address these needs and the ability of CDBG to address them within the federal regulations. The CDBG Office works closely with agencies that provide services to the low/mod income persons. Through these agencies, the City is able to ascertain gaps in services and needs of special population groups.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	43,169	57,681	34%
Households	16,072	21,330	33%
Median Income	\$37,063.00	\$44,745.00	21%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	3,395	2,665	3,135	1,780	10,355
Small Family Households *	925	970	1,140	845	5,905
Large Family Households *	85	150	90	80	880
Household contains at least one person 62-74 years of age	250	220	315	155	1,345
Household contains at least one person age 75 or older	195	450	285	105	455
Households with one or more children 6 years old or younger *	470	270	505	390	1,675
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	10	80	20	40	150	20	50	0	0	70
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	35	70	0	15	120	0	0	20	0	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	15	70	10	99	0	0	0	15	15
Housing cost burden greater than 50% of income (and none of the above problems)	2,080	475	80	0	2,635	495	265	110	20	890
Housing cost burden greater than 30% of income (and none of the above problems)	185	995	845	75	2,100	70	210	295	165	740

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	200	0	0	0	200	15	0	0	0	15

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,130	640	170	65	3,005	515	315	130	35	995
Having none of four housing problems	395	1,190	1,900	1,035	4,520	145	520	935	645	2,245
Household has negative income, but none of the other housing problems	200	0	0	0	200	15	0	0	0	15

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	670	580	330	1,580	190	240	225	655
Large Related	30	15	14	59	10	20	10	40
Elderly	194	245	40	479	140	100	39	279
Other	1,420	690	555	2,665	245	170	145	560

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	2,314	1,530	939	4,783	585	530	419	1,534

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	550	160	40	750	190	140	95	425
Large Related	30	0	10	40	10	0	0	10
Elderly	145	90	10	245	80	40	4	124
Other	1,385	240	40	1,665	235	135	10	380
Total need by income	2,110	490	100	2,700	515	315	109	939

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	4	85	70	25	184	0	0	20	15	35
Multiple, unrelated family households	10	0	0	0	10	0	0	0	0	0
Other, non-family households	25	0	0	0	25	0	0	0	0	0
Total need by income	39	85	70	25	219	0	0	20	15	35

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Of the approximately 26,000 households in Conway, 3,005 (11.5%) have at least one severe housing problem. As expected, people in lower incomes are more likely to have one or more housing problems. The singular greatest housing problem in the City of Conway is cost burden (30% or 50% of income toward housing costs).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The Women's Shelter of Central Arkansas has assisted 340 in the last 5 years with obtaining housing after shelter from a domestic violence situation.

Conway is home to one of five Human Development Centers in Arkansas. These centers provide a comprehensive array of services and support to individuals who, due to developmental disabilities, are incapable of managing their affairs and require special care, training, and treatment in a sheltered residential setting. To be admitted, an individual must typically be 18 years of age or older; however, exceptions are made for those who have significant medical or behavioral challenges. Individuals must have a developmental disability attributable to intellectual disabilities, cerebral palsy, epilepsy, or autism.

Because of this large facility, Conway offers several non-profits that provide services and housing to disabled adults that do not require the extensive care as the HDC clients. The City partners with several of these not-for-profit agencies to provide transportation and create better living environments for disabled adults.

What are the most common housing problems?

Cost burden is the greatest housing problem in Conway. As expected, this problem affects lower income populations with greater frequency and hurts renters more than homeowners. No other problem touches the cost burden problem.

Are any populations/household types more affected than others by these problems?

While the problem of cost burden appears to affect all income demographics, the remaining housing problems are more pronounced in the 30-50% median income rather than the lower. Renters are more often burdened by housing problems than homeowners.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Faulkner County's CAP agency, Community Action Program of Central Arkansas, received the county's only ESG funding for 2015. The agency serves as case management for those at risk of homelessness or in need of emergency shelter. As of April 1, 2015, the number of families in need of emergency shelter is 70, while CAPCA has funding for 20. Income guidelines for ESG are below minimum wage. Therefore, a family living on minimum wage or an elderly person living on \$781 Social Security per month exceeds the income guidelines for rental assistance through ESG.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The 70 families on the waiting list for ESG have presented either foreclosure documentation or an eviction notice. These do not count the homeless families service by our transitional shelter or one of three agencies that we are aware of that are providing emergency shelter without HUD funding.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Our CoC has not determined a housing characteristic linked with instability or increased risk of homelessness. The factors most often associated with homelessness are job loss, unexpected healthcare costs, increased utilities and transportation costs.

Discussion

The City is committed to partnering with agencies and financial institutions to educate our citizens in providing affordable housing. As homelessness and LMI census tracks increase, housing strategy from the city becomes a more important priority.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The U.S. Census in 2010 estimates that Conway had 24,402 housing units. CHAS data estimates that 6,840 of these households has one or more housing problems. The housing problems are defined as 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%. By far cost burden is the greatest housing problem facing households in Conway.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,900	280	215
White	1,740	225	150
Black / African American	870	45	10
Asian	70	0	25
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	70	0	25

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,160	505	0
White	1,385	395	0
Black / African American	555	95	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	60	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	160	15	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,440	1,695	0
White	1,145	1,270	0
Black / African American	150	275	0
Asian	0	0	0
American Indian, Alaska Native	10	55	0
Pacific Islander	0	0	0
Hispanic	80	50	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	340	1,435	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	255	1,120	0
Black / African American	50	210	0
Asian	0	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	60	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

Families with 50% of median income or less are much more likely to have a severe housing problem than not. The above tables show that African-Americans are disproportionately affected by housing problems. We know from American Community Survey data that single mothers are our City's greatest demographic for poverty. The CDBG office is currently working with multiple agencies to address areas of poverty and improving housing options including the criminal justice system, housing non-profits and poverty non-profits.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Extremely low income citizens have disproportionately greater problems with housing stock than low income or median income.

The four severe housing problems are: lacking complete kitchen facilities, lacking complete plumbing facilities, more than 1.5 persons per room and cost burden over 50%.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,645	540	215
White	1,555	405	150
Black / African American	790	120	10
Asian	70	0	25
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	70	0	25

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	955	1,710	0
White	515	1,270	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	295	355	0
Asian	60	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	85	85	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	300	2,835	0
White	220	2,200	0
Black / African American	20	405	0
Asian	0	0	0
American Indian, Alaska Native	10	55	0
Pacific Islander	0	0	0
Hispanic	50	80	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	100	1,675	0
White	65	1,310	0
Black / African American	0	260	0
Asian	0	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	60	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Across all racial and ethnic demographics, moderate income have fewer housing problems while low income are more likely to have a housing problem. African American/Black households are more likely to be impacted by housing problems in the low and extremely low income categories - a problem that persists through other housing data. While those of Hispanic ethnicity form a very small minority in the City, they have a greater chance of experience housing problems regardless of income levels.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing cost burden is the most often cited housing problem in Conway. Affordable housing is a challenge in a city characterized by rapid growth and suburban housing development for the past three decades.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	4,170	2,915	3,675	215
White	11,700	2,700	2,270	150
Black / African American	1,430	575	1,060	10
Asian	135	25	105	25
American Indian, Alaska Native	80	10	25	0
Pacific Islander	0	0	0	0
Hispanic	470	125	75	25

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

The number of households experiencing cost over burden are huge across all income levels. Strategy for citizens needs to involve transportation and jobs plans, rental and homeownership as well as financial and credit education.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The lowest income bracket, 0-30% of median income, have the greatest disparity in cost burden. Oddly, low income (30-50%) are more greatly impacted by other housing problems, perhaps because there is a slight increase in homeownership and less sharing of housing with contributing adults.

The City's Analysis of Impediments found that minority groups were disproportionately affected by mortgage lending.

If they have needs not identified above, what are those needs?

Transportation issues play a great role in housing choice. The City continues to address the lack of public transportation which may force lower income families into higher housing costs near their jobs or paying more for transportation to live in lesser housing farther out. The City of Conway is fortunate to have a city-owned utility company with some of the best service at the lowest rates in the state. These lower utility rates and variety of services allow people to work from home without added costs and keep the housing maintenance costs down.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Racial-Ethnic and Poverty Concentrated Areas (RCAP-ECAP) are defined by HUD as meeting 3 criteria: census tracts having 40% or greater or 3 times the tract level of poverty of the MSA; 50 percent or greater racial and ethnic concentrations; and areas impacted by historical concentrations of public and assisted housing. Once census tract in the city is identified as concentrated and segregated.

The poverty rate in the Little Rock-North Little Rock-Conway MSA is 14.8 percent. Three times the poverty rate is 44.5, so 44.5 percent is the poverty threshold for the RCAP-ECAP criteria for the city. Only one census tract (309) in the city met the poverty threshold.

Conway did not have census tracts with more than 50 percent of minorities and therefore no census tracts met the RCAP-ECAO criteria.

NA-35 Public Housing – 91.205(b)

Introduction

Conway Housing Authority is the public housing agency for Conway. Data below came from that office.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	150	324	0	323	1	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	10,747	12,212	0	12,213	11,820	0	0

Consolidated Plan

CONWAY

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	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay	0	0	3	4	0	4	0	0
Average Household size	0	0	1	1	0	1	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	35	141	0	141	0	0
# of Disabled Families	0	0	69	139	0	138	1	0
# of Families requesting accessibility features	0	0	150	324	0	323	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	88	211	0	210	1	0	0
Black/African American	0	0	62	112	0	112	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	3	0	3	0	0	0
Not Hispanic	0	0	150	321	0	320	1	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Currently just to put in an application is 5 months from the time they request an application. Conway Housing Authority's public housing was built in 1976 and 1977, so only the minimum required accessible units were built.

All reasonable requests submitted are handled as soon as possible. Residents are required to sign a disclaimer that acknowledges accommodations will be made if at all possible. This year a Public Housing resident did not want the gas handicap accessible range, she could not reach the back burners. We ran electricity to her apartment and purchased an electric accessible range that worked better for her.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Currently there are 124 families on the Public Housing Waiting, Conway's population is approximately 62,000 in 2016, and the the PHA has only 74 family units of Public Housing. The oldest application for public housing dates back to March 2014.

The Section 8 Rental Assistance waiting list was closed in 2011. The waiting list was opened in March 2016 for one month. 270 applications and appointments were scheduled prior to closing.

The Housing authority is currently billing other agencies for 36 participants that have moved to Conway.

Immediate needs are additional funding to provide assistance to the low income residents of Faulkner County.

How do these needs compare to the housing needs of the population at large

We know that emergency shelter for homelessness has a waiting list of 70. The CDBG office gets calls monthly for referrals to public housing or section 8 vouchers.

Discussion

The need for affordable housing is great in the City of Conway and the surrounding county of Faulkner which has a comparable population to the city. As the city transforms into a more urban distinction, lower income people are moving here because of access to services, better schools, more jobs, etc. The City has begun talks with the Housing Authority and several homeless service providers to begin a comprehensive housing analysis and strategy. This project is anticipated to solidify over the next five years and will rely on private partnerships for development of affordable housing.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Faulkner County is part of the Arkansas Balance of State Continuum of Care. The following table provides an estimate of homeless individuals and families within several categories. These numbers are taken from the 2015 Point-in-time counts for the Balance of State continuum. To date, these coalitions have not provided a separate count of homeless individuals or families in rural areas. While it is acknowledged that there are rural homeless persons in Arkansas, the data are omitted due to lack of access to those data. Estimates for the number of homeless persons each year, becoming homeless each year, number exiting homeless each year, and duration of homelessness have not been developed, as yet. Data provided in the PIT counts are not categorized in a way that reflects the divisions in the tables below. To the extent possible, these data were arranged to respond to the data request. Some overlap or omissions may occur. Specific numbers for veterans, chronic homeless individuals and families, and unaccompanied youth were not provided. Persons in households were not divided between only adults and adults with children, so in the table these data are all provided as adults with children.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Fortunately, we did not find unsheltered children within Faulkner County schools during the current PIT count. Homeless coordinators for the school districts reported that while they had a number of "couch surfers" and families "doubling up," they did not have students that met the PIT definition of homeless.

The homeless agencies within the City are familiar with several chronically homeless or homeless by choice individuals. Of the ones that I am aware of, they are white men with an occasional female wife or partner. We are not aware of any children in these homeless camps or settlements.

In the last five years, at least three non-profits have begun to address emergency sheltering within Conway. Estimates from these agencies, which are not HUD-funded nor recognized as 501(c)(3), thus not required to keep data, are that the city has approximately 100 individuals on any given night seeking shelter.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	237	208
Black or African American	119	153
Asian	0	1
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	122	3
Not Hispanic	253	362

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The women's shelter provided shelter to 140 people in 2014 and Bethlehem House, our transitional homeless shelter, served 110 in 2015. Bethlehem House has space set aside for families with small children and gives priority to families though they have many rooms set aside for single men or single women.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The homeless population in Faulkner County and Conway is more white than the corresponding housed population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

One of the executive directors of a homeless services provider remarked that homeless are choosing Conway for the same reasons that others are moving here - great school system, job opportunities, low crime, nice parks, etc. She remarked that our homeless population seemed more eager to work and get back into housing than other cities where she'd worked.

Discussion:

The homeless population in Conway is certainly growing as evidenced by those being served by emergency assistance, sheltering and food services. The CDBG office along with the Continuum of Care members, the ESG grant recipient, public housing authority and other invested non-profits are working to develop a deeper homelessness strategy.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The City of Conway has a rich history of housing and aiding disabled individuals. A domino effect of having one of the state's five human development centers housing the developmentally disabled, several non-profits sprang up to provide housing, employment services and transportation to those who are able to live somewhat independently.

Describe the characteristics of special needs populations in your community:

As the largest city in Faulkner County and the largest city between North Little Rock and the central Missouri border, Conway provides a vast array of non-profit services for developmentally disabled. The American Community Survey last provided disability information in 2005-2007. In those years, they reported that Conway had 4,747 adults with any disability, 12.5% of the population.

Approximately 12.25% of Conway's population is over the age of 60.

What are the housing and supportive service needs of these populations and how are these needs determined?

Independent Living Services (ILS) provides housing for approximately 149 developmentally disabled. ILS and Faulkner County Day School provide work training, job opportunities and transportation for the adult developmentally disabled. The Day School provides preschool and transportation for developmentally delayed children. The City of Conway traditionally favors transportation above other public service programs and has provided funds for these two agency programs for the past two years.

In 2015, the CDBG funds provided storm water management at the oldest set of apartments owned by ILS thereby lessening the flooding instances that occurred at that location.

ILS and Faulkner County Day School are funded by Medicaid, HUD, and other state and federal agencies. These agencies determine the amount of services provided.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Little Rock CDBG administers funds for HOPWA in Faulkner County and Conway. That agency makes determinations about spending in our City. The director for the agency that receives funds has not brought any items to the City's attention.

Discussion:

The City of Conway continues to partner with non-profit agencies to provide services, housing and employment for all of our citizens. The City will continue to prioritize transportation in its public services allotment until public transportation is available or other services are deemed higher priority.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Conway CDBG has invested heavily in non-profit facilities over the last five years - Boys and Girls Club, Faulkner County Council on Aging senior wellness center, Bethlehem House homeless shelter, Soul Food Cafe food distribution warehouse, HAVEN shelter for abused girls, and more. The need for an emergency homeless shelter is being studied. Homeless service agencies and the state Dept. of Human Services have voiced an increasing need for emergency shelter.

As the City looks to improve and save low to moderate income neighborhoods, toward the end of the 5 years or beginning of the next, we may address pocket parks and community facilities. These are identified as needs in the lowest income neighborhoods, but not in the 50% or higher neighborhoods.

How were these needs determined?

The City utilizes public surveys as well as non-profit feedback from what they are seeing at their agencies. The City is an active participant in the local Continuum of Care and works closely with the local United Way and city leaders.

Describe the jurisdiction's need for Public Improvements:

Sidewalks for transportation, streets and especially sewer/water improvements and connections to preserve existing housing and encourage reinvestment in existing housing are being discussed more as needs for the community. When the City of Conway first received CDBG funds, it focused on upgrading streets and drainage in the lowest income neighborhoods. Over the past 15 years, it has shifted its focus to economic development and public facilities.

With the number of LMI residents increasing, and the size of the grant decreasing, it is time to look at the city investments into LMI areas.

How were these needs determined?

Again through public surveys, but the city-owned utility is experiencing a greater call volume on sewer connections and sewer rehabilitation in the oldest areas of town.

The City's streets and engineering department recently compiled a list of sidewalk and street improvements that need to be made. Almost all of the new sidewalks were in LMI areas. The evidence

of footpaths in the extremely low income neighborhoods are evidence of the great need for sidewalks for primary transportation purposes.

Describe the jurisdiction’s need for Public Services:

Public transportation is not available within the City of Conway. Traditionally, CDBG dollars are prioritized to address transportation for developmentally disabled, seniors, homeless and an LMI after school program.

This year we saw other issues appear - utility costs, healthcare, etc. Conway has low utility costs compared to our neighbor peers. These other issues point to the gaps in income widening.

How were these needs determined?

Transportation is listed on the United Way and our hospitals community needs surveys. It is a reflection of what non-profit service providers are seeing in their agencies. The CDBG office works frequently with non-profits and the United Way in order to know when needs in our community increase or shift.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The 2014 American Community Survey reported that Conway had 25,787 housing units with 23,205 occupied (2,582 vacant). The majority of these (60%) are single family homes though the City has seen a dramatic increase in the number of multifamily permits.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,829	60%
1-unit, attached structure	904	4%
2-4 units	1,949	8%
5-19 units	4,115	18%
20 or more units	1,041	4%
Mobile Home, boat, RV, van, etc	1,303	6%
Total	23,141	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	24	0%	204	2%
1 bedroom	49	0%	1,934	19%
2 bedrooms	882	8%	4,876	48%
3 or more bedrooms	10,138	91%	3,223	31%
Total	11,093	99%	10,237	100%

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Conway Housing Authority provides tax credit and section 8 housing to 301 families. 85% of these are elderly. The waiting list for section 8 has been closed since 2011 with the exception of March 2015 when it was opened. CHA received 270 applications during March 2015. There are 124 families on the public housing waiting list.

Independent Living Services provides housing to approximately 150 developmentally and intellectually disabled adults. While the City has other multi-unit facilities for disabled and elderly, the CDBG office is not familiar with the funding sources nor the operation of those facilities.

Family Service Agency operates the only non-public housing, family, tax-credit apartments in the city. Donaghey Court and Donaghey Court II have 72 units for low income families.

Community Action Program of Central Arkansas manages a weatherization program with priority given to elderly and single parent homeowners. A regional planning authority invests HOME dollars into housing reconstruction in the City as well as throughout the county and five additional counties. So far, they have not reconstructed a home within the city.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Conway Housing Authority does not expect to lose any Sec. 8 contracts at this point.

According to the American Community Survey of 2014 on behalf of the US Census Bureau, 12.2 percent of rental units and 2.6 of owned units were vacant. It is unknown how many of these units are abandoned or uninhabitable nor how many units in the City or at risk for becoming uninhabitable.

The City seeks to work with developers in older parts of the city to save or rehab current structures.

Does the availability of housing units meet the needs of the population?

The City is aware of a greater need for affordable housing. It appears, however, from the amount of vacant properties available in older parts of town, that perceptions are pushing families West and South within the City. With approximately 2,500 vacant units, it appears the City does have available units.

Describe the need for specific types of housing:

The City has a need for lower price per square foot and lower rent housing for families.

The City needs transitional housing for families leaving homelessness and public housing.

Our city has an abundance of housing for college students and families with middle incomes or higher. Choice becomes thinner when families approach or drop below median income. Also developers tend to make subdivisions and neighborhoods for all one income rather than diversifying or increasing density to stabilize the neighborhood. As a result, low to middle income families are concentrated in areas that are then perceived to have worse schools and public resources.

Conway has seen suburban sprawl for the past two decades with an incredible rate of population growth. It's median age is 27.6, several years younger than our peer cities (31.8) and those cities within our metropolitan planning area (33.3). Low crime and great schools and a growing tech and gas field job market fueled the housing market with higher than average income families and resulted in larger, cookie-cutter suburban neighborhoods.

Discussion

Fortunately, the City does not have concentrations of high crime or widespread slum/blight. Surveys conducted give evidence that houses for fixing up are often driven up by those looking to flip. The City has invested heavily in an older neighborhood called Pine Street near the city core in an attempt to stabilize housing, diversify the residents and encourage private development. As the number of affordable single family lots decrease, the City should invest in public infrastructure (sewer/water, sidewalks, alleyway and streets) to aide LMI residents in securing home ownership.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Conway's median home value, \$158,500, is higher than our county (\$133,586), metropolitan statistical area cities (\$141,550) and comparable Arkansas peer cities (\$134,157). As such, monthly homeowner costs are higher, \$1,223 compared to \$1,114, \$1,190 and \$1,115 respectively.

Monthly rental costs are closer in comparison. Conway's average monthly rental housing costs are \$1,115 compared to \$1,078 (county), \$1,155 (MSA peers) and \$1,040 (state peers). Interestingly it costs on average only \$8 a month less to rent than to own a home.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	97,200	147,400	52%
Median Contract Rent	409	552	35%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,053	39.6%
\$500-999	5,777	56.4%
\$1,000-1,499	264	2.6%
\$1,500-1,999	134	1.3%
\$2,000 or more	9	0.1%
Total	10,237	100.0%

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	560	No Data
50% HAMFI	3,050	650
80% HAMFI	7,120	1,990
100% HAMFI	No Data	2,995
Total	10,730	5,635

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 31 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

What we are hearing is that median income and lower families have a difficult time finding housing. Conway does not have a housing shortage problem, but the rate of housing cost burden is evidence of the lack of affordable housing.

How is affordability of housing likely to change considering changes to home values and/or rents?

Between 2000 and 2011, the median home value increased 52% from \$97,200 to \$147,400. Median rent increased 35% in the same time period from \$409 to \$552. Median family income levels rose 28% in the same time period from \$47,100 in 2000 to \$60,400 in 2011.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

We are not aware of any HOME developments in the city. Public Housing and Section 8 rents are dramatically lower than median, but the wait lists are years long on each to the point that it is not a possibility.

Discussion

Given the City's annual allocation of federal dollars, we feel it better to invest in public infrastructure, site clearance, education and private-public partnerships and relationships to encourage development in areas of the city with lower land values.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

"Conditions" use the same definition as housing problems in the Needs Assessment section of this report.

Definitions

Property owners are allowed to bring property up to code unless a structure is deemed structurally unstable according to the international building code. The City does not perform inspections of the interiors of homes unless a violation of the nuisance ordinance visible from the outside warrants further investigation (ie a tree through the roof).

The City does not currently provide housing rehabilitation through CDBG. Our CAP agency, Community Action Program of Central Arkansas, provides weatherization through the Dept. of Energy that includes insulation, windows, doors, etc. Previously, CAPCA leveraged CDBG funds with weatherization to provide roofs and code repairs.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,170	20%	5,130	50%
With two selected Conditions	102	1%	151	1%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,821	80%	4,956	48%
Total	11,093	101%	10,237	99%

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,240	29%	3,336	33%
1980-1999	4,836	44%	4,043	39%
1950-1979	2,519	23%	2,479	24%
Before 1950	498	4%	379	4%
Total	11,093	100%	10,237	100%

Table 33 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,017	27%	2,858	28%
Housing Units build before 1980 with children present	1,530	14%	1,100	11%

Table 34 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Half of rental units and one-fifth of owner-occupied units exhibit a housing problem or condition. We know from the needs assessment that the majority of these problems are due to cost burden. Education on fair housing to rental clients is a strategy addressed in this plan for improving rental conditions. Credit classes and homeownership classes are desired to improve our impediments to fair housing.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

HUD estimates that 86 percent of the number of housing units built before 1940 contain lead-based paint. This number decreases to 52 percent in homes built in 1978, the year LBP was banned from residential use. Applying these percentages broadly yields an estimated 3,350 units with lead-based paint potential.

Discussion

The State of Arkansas currently does not have any federal or state lead-based paint abatement programs. The abatement of lead hazards in buildings is regulated by the Arkansas Pollution Control and Ecology Commission, Regulation 25, Lead-Based Paint Activities. Contractors participating in abatement must follow the requirements outlined in Regulation 25.

Although the Arkansas no longer tracks lead levels in children they do address children who have high lead levels. If a child's lead level reaches 20ug/dL, the Department of Health will conduct an environmental investigation of the child's home to determine the source of the lead poisoning.

The Arkansas Department of Environmental Quality (ADEQ) "protects the air, water and land from the threat of pollution." [1] Their asbestos and lead-based paint branch provides information to Arkansas resident on the causes, effects and signs of lead poisoning. Upon request the ADEQ will provide community outreach and education services.

Additionally, through a grant provided by the EPA, the University of Arkansas for Medical Sciences created a collaboration of six state, national, and community organizations called the Arkansas People Participating in Lead Education (APPLE). APPLE provides lead awareness, lead training and municipal legislation to needy communities in Arkansas.

The City of Conway has the benefit of a generally young housing stock. The hazards of lead-based paint and effects of childhood lead poisoning are essentially new topics of concern for the City of Conway. With the beginning of home rehabilitation through the CAPCA organization, the strategy for addressing lead based paint includes:

- Education of household members,
- Incorporation of lead-based paint regulations in contracts,
- No lead-based paint to be used in new construction or rehab,
- All structures built before 1978 are assumed to involve lead-based paint,
- All surfaces are required to be covered with materials such as hardboard, plywood, drywall, or plaster before any repair or repainting.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Conway Housing Authority administers public housing and Sec. 8 vouchers. The executive director, Mary Boyd, has developed and is developing programs to transition clients from public housing to affordable. CHA is a valued partner with the City of Conway. Conway is the largest portability HA in the state, meaning that individuals and families enrolled with other HAs move to Conway and continue their voucher with the original agency.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project -based	Tenant -based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			154	300			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

74 of the public housing units are for families. These were constructed in 1976 and 1977. The facilities are well-maintained. They were built when Conway's population was just under 20,000 people. Now the population is estimated at 62,000 with an increase in LMI individuals, but the number of units has not increased.

CHA does operate three, multi-family, senior housing units with a combined total of 181 units. Two of these units were completed in 2000 and in 2007. The final unit is very old and needs rehabilitation or reconstruction.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The original Oakwood building is next in line for reconstruction or rehabilitation. The other units are sound though rehabbing for disabilities is an ongoing project.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Housing at CHA is well-maintained. The CHA employs master plumber, electrician and HVAC to service its units. Accessibility is dealt with on a case-by-case basis, but CHA works very well at making accommodations.

Discussion:

Mary Boyd, exec. dir., created a voluntary escrow plan for those seeking to improve their finances in order to move out of public housing. They have had 30 families graduate with 5 year goals, escrow and a downpayment for affordable rental housing.

CHA has sought other funding from the state pass through of HOME and vouchers turned down by other cities. This agency will be fundamental in developing a housing strategy for Conway.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of Conway is home to Bethlehem House, a transitional homeless facility. In the last five years, several other non-HUD shelters and homeless services have popped up as the homeless population has increased. The City partnered with Bethlehem House in construction of its new facility in 2012. CDBG provides transportation services to Bethlehem House and the Women's Shelter as well as playing an active role in the Continuum of Care.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	15	0	15	0	0
Households with Only Adults	7	0	20	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: These do not include beds at Last Chance Ministries or the Stand which have only recently come on the City's radar.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Homeless and low income utilize Conway Interfaith Clinic as well as Conway Regional Health System, the only hospital in town.

Baptist Health is opening a new hospital in Conway in Fall of 2016. Acadia mental health hospital is scheduled to open in 2018. Right now, there are no in-patient mental facilities in Faulkner County.

Bethlehem House requires clients to find employment and assists with transportation. Women's Shelter also assists with employment searches and provides transportation.

Renewal Ranch is an in-patient drug recovery program for men located just over the county line on the western edge of Conway. Phase II of this program houses men in apartments in Conway and provides jobs for stability.

Harbor House is a women's drug recovery program located just outside the city limit to the northwest. This facility opened in late 2015 or early 2016 so the City has not yet worked with this agency.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Bethlehem House - provides transitional housing for up to 35 people - 15 in families with children and 20 adults.

Women's Shelter - emergency shelter for abused women and their children - 18 beds.

Community Action Program of Central Arkansas - administers ESG for County. Provides case work for at-risk of homelessness. Also provides Rapid Rehousing.

Soul Food Cafe - provides USDA food boxes each week for homeless and low income.

Ministry Center - casework management, tents and emergency food for unsheltered homeless

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The American Community Survey of 2014 estimates that 5,148 Conwegians are over the age of 65, an increase of 32% since the 2009 ACS. The largest increases were in the ranges of 65 to 69 (66 increase) and those 85 and over (36% increase). Of note, HUD classifies those over 75 as "extra elderly." Approximately 12.5% of the city's population is over the age of 60.

Further, the ACS estimates that 10% of Conway's population has one or more disabilities.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly are in need of various types and levels of affordable supportive housing. The Conway Housing Authority operates two elderly units for fixed-income seniors. Several independent-living and assisted-living facilities operate within the city. Faulkner County Senior Citizens provides meals, transportation, socialization and wellness programs with the goal of keeping seniors in their homes and out of nursing facilities. CDBG has provided funds to purchase a new senior center allowing a great expansion of services and increasing the number served. CDBG continues to provide transportation funds for the senior program to aid in decreasing federal funds used to care full time for seniors.

Since the 2010 ConPlan, a male substance abuse recovery center opened just across the county line. Phase I of the program involves 6-12 months in-house detox and recovery. Phase II places the men in apartments in Conway and provides reentry jobs. In late 2015, a women's substance abuse program opened just outside the city limits. This program has beds for 10 women. We are not aware of the plans for housing for those graduating the women's program.

Little Rock City administers the HOPWA funds for Conway. Once a year the Little Rock CDBG staff hold a public hearing in Conway for these funds. The director of the agency that provides services through HOPWA, including housing, visited with the Conway director. Referrals for HIV/AIDS services will be made to Little Rock.

Conway Housing Authority offers an escrow program to enable clients to leave public housing. CHA was an intergral partner in the development of this plan and will be for developing a housing strategy in the next few years.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City of Conway has a rich history of housing and aiding disabled individuals. A domino effect of having one of the state's five human development centers housing the developmentally disabled, several non-profits sprang up to provide housing, employment services and transportation to those who are able to live somewhat independently.

Independent Living Services (ILS) provides housing for approximately 149 developmentally disabled. ILS and Faulkner County Day School provide work training, job opportunities and transportation for the adult developmentally disabled. The Day School provides preschool and transportation for developmentally delayed children. The City of Conway traditionally favors transportation above other public service programs and has provided funds for these two agency programs for the past two years.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Transportation continues to be a priority for the City of Conway with all of our public service cap going toward this activity. In 2016 agencies benefitting from transportation dollars are:

- Independent Living Services - developmentally and mentally disabled adults
- Faulkner County Day School - developmentally disabled adults and preschoolers
- Faulkner County Council on Aging - Senior Citizens
- Women's Shelter of Central Arkansas - abused women and their children
- Faulkner County Boys and Girls Club - school aged children (not a special needs group)

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Transportation continues to be a priority for the City of Conway with all of our public service cap going toward this activity. In 2016 agencies benefitting from transportation dollars are:

- Independent Living Services - developmentally and mentally disabled adults
- Faulkner County Day School - developmentally disabled adults and preschoolers
- Faulkner County Council on Aging - Senior Citizens
- Women's Shelter of Central Arkansas - abused women and their children
- Faulkner County Boys and Girls Club - school aged children (not a special needs group)

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

The AI found the only impediment to public policies was a lack of education and awareness. The City recognizes the need for fair housing outreach. Funding for education and outreach would come from public services and currently this allocation is expended on transportation.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The largest employers in the City of Conway are Acxiom, a data tech company; the University of Central Arkansas and Conway Regional Health System. The largest announcements in the last 12 months have been additional tech jobs while the oil and gas industry that held the city afloat during the latest recession has all but dried up in Arkansas. Data shows that the majority of residents work within the city and the majority of those that live within the county do not commute outside of the county during daytime hours.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	377	1,168	2	4	2
Arts, Entertainment, Accommodations	2,342	3,845	14	14	0
Construction	904	1,635	6	6	0
Education and Health Care Services	3,766	5,685	23	21	-2
Finance, Insurance, and Real Estate	1,061	1,369	7	5	-2
Information	364	297	2	1	-1
Manufacturing	1,616	3,314	10	12	2
Other Services	501	610	3	2	-1
Professional, Scientific, Management Services	1,858	3,587	11	13	2
Public Administration	0	0	0	0	0
Retail Trade	2,255	4,734	14	17	3
Transportation and Warehousing	510	476	3	2	-1
Wholesale Trade	732	677	4	2	-2
Total	16,286	27,397	--	--	--

Table 39 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	30,756
Civilian Employed Population 16 years and over	28,161
Unemployment Rate	8.44
Unemployment Rate for Ages 16-24	22.62
Unemployment Rate for Ages 25-65	4.88

Table 40 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	6,622
Farming, fisheries and forestry occupations	915
Service	2,930
Sales and office	7,209
Construction, extraction, maintenance and repair	2,315
Production, transportation and material moving	1,422

Table 41 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	19,011	71%
30-59 Minutes	6,537	24%
60 or More Minutes	1,167	4%
Total	26,715	100%

Table 42 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,389	210	961
High school graduate (includes equivalency)	3,948	394	1,403
Some college or Associate's degree	6,143	493	1,476

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	8,203	174	1,175

Table 43 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	162	312	318	479	276
9th to 12th grade, no diploma	486	434	457	560	566
High school graduate, GED, or alternative	3,156	1,832	1,530	2,397	1,648
Some college, no degree	7,494	2,447	1,488	2,495	1,034
Associate's degree	658	578	623	526	83
Bachelor's degree	1,356	2,631	1,883	2,216	675
Graduate or professional degree	40	650	797	1,415	557

Table 44 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,644
High school graduate (includes equivalency)	25,230
Some college or Associate's degree	33,801
Bachelor's degree	46,600
Graduate or professional degree	52,483

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest sectors are education and healthcare followed by retail; arts, entertainment, accommodations; professional, scientific, management services. The University of Central Arkansas is our second largest employer. Conway houses Hendrix College, a top national liberal arts college, and Central Baptist College, a smaller college run by a local denomination.

Conway Regional Health System is the third largest employer. Baptist Health System is currently building the City's second hospital. The health sector should increase over the next five years.

Retail comprises the next largest employment sector. Conway is the shopping hub for the county and services five to six counties north, northeast and northwest. Little Rock is south of Conway.

The next sector, arts, entertainment and accommodations is a surprise. The City does have a lot of motels/hotels, but city officials have speculated these relied on the oil and gas industry that has recently left Conway.

Describe the workforce and infrastructure needs of the business community:

With more tech companies locating downtown and a thriving downtown retail and entertainment district, we project an increasing need for downtown housing in order to be more walkable and more affordable for younger employees. Conway's downtown needs sidewalk, drainage and street improvements.

With the recent dissolving of the oil and gas industry, we have yet to see if a new sector will pick up those laborers affected.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

See above for information on tech companies, downtown businesses and the oil and gas industry.

Two new major shopping centers are under development currently, the first slated to start opening in 2016. One of the shopping centers, with higher end stores than the other, is located in a 71% LMI census tract. This is a greenfield development with no infrastructure.

As the City continues to redevelop the Pine and Markham corridors that border downtown, retail, accommodations and professional jobs should expand as well as housing opportunities. Pine St Neighborhood is getting utility upgrades, sidewalks and street improvements though it is residential. Markham St. is a drainage project and will need sidewalks, park improvements and possibly other infrastructure rehabs or improvements.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

With three colleges, Conway fills the workforce need for education, healthcare, tech and other professional job sectors.

Our greatest present need seems to be those laborers who were unemployed when several large oil and gas businesses closed as well as the smaller businesses that provided support.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Conway falls within the Central Arkansas Planning and Development District, the lead organization for our CEDS. Downtown Revitalization was listed as #2 on the Economic Development priority list for the CEDS. The current Pine St. project and the future Markham St. project both support the downtown area with affordable housing in Pine and additional economic growth plus housing for Markham.

The Conway Development Corporation oversee economic development strategies and plans for the City. This agency works closely with the City. They did not anticipate any CDBG needs for the next five years.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The AI did not identify areas of concentration for housing problems. The City's most pronounced problem was cost burden, but it was spread across all incomes and racial demographics.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Conway is approximately 79% white and 21% minority with the largest group being African-American (15.7%). Racial concentration is defined in Conway by different percentages.

African-American concentration, defined as greater than 20%, lies within an area with Donaghey Ave. to the west, Tyler/Winfield/Siebenmorgan to the north, and Dave Ward to the South. At Interstate 40 this area expands to Lower Ridge Road to the north and beyond the city limits to the South an extends beyond the city limites to the east.

The Hispanic concentration (5.1-20%) falls within the African-American area an is defined as Donaghey to the west, Bruce then 6th St to the north, Dave Ward to the south and then at I40 expanding to Oak St/Hwy 64 to the north and extending beyond city limits to the east and south. A second concentration exists with a northern border of Dave Ward and an eastern border of Donaghey then extending west and south beyond the city limits.

American Indian and Eskimos are concentrated (0.6-2.0%) east of I-40 and south of Oak St.

Asian and Pacific Islanders (2.1-17.4%) live concentrated north west in one of the highest income tracts as well as a moderate tract in the heart of the city and the LMI

What are the characteristics of the market in these areas/neighborhoods?

Census tract 309 (Bruce then 6th St., I-40, Dave Ward, Donaghey) contains the greatest concentration of all minorities. Three of the City's remaining mobile home parks are located within this track including the lowest income housing in the city. Conway's public housing is located in this block as well as a lot of duplexes and multi-family student housing.

Are there any community assets in these areas/neighborhoods?

The City has made a significant parks investment in this area with a boys baseball park. The former, now vacated, airport is also located on the eastern edge of this tract. This 200 acre greenfield redevelopment is slated to house high-end shopping, housing opportunities and a new elementary school.

Are there other strategic opportunities in any of these areas?

Tract 307.02 contains the Pine St. neighborhood. The City has invested heavily in redeveloping this neighborhood and encouraging redevelopment. Markham St., another area of redevelopment, lies in 307.01.

In the next five years, the City plans to develop a housing strategy that will encourage infill development and rehab in this tract and through the central heart of the city.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The goals of the Conway Consolidated Plan are to provide decent housing, provide a suitable living environment and expand economic opportunities for its low- and moderate-income residents. The CDD strives to accomplish these goals by affectively maximizing and utilizing all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents of the non-entitlement areas of the city. By addressing need and creating opportunity at the individual and neighborhood levels, the CDD and participating communities hope to improve the quality of life for residents. These goals are further explained as follows:

- *Provide decent housing* by helping homeless persons obtain appropriate housing and assisting those at risk of homelessness; preserving the affordable housing stock; increasing availability of permanent housing that is affordable to low- and moderate-income persons without discrimination; and increasing the supply of supportive housing.
- *Provide a suitable living environment* by improving the safety and livability of neighborhoods; increasing access to quality facilities and services and infrastructure; and reducing the isolation of income groups within an area through de-concentration of low-income housing opportunities.
- *Expand economic opportunities* by creating jobs accessible to low- and moderate-income persons; making mortgage financing available for low- and moderate-income persons at reasonable rates; providing access to credit for development activities that promote long-term economic and social viability of the community; and empowering low-income persons to achieve self-sufficiency to reduce generational poverty in federally assisted and public housing.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 46 - Geographic Priority Areas

1	Area Name:	PINE STREET NEIGHBORHOOD
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The core of the Pine Street Neighborhood is a sixteen block residential area bordered by Siebenmorgan to the North, Ingram to the east, Oak to the south and Harkrider to the west. Often we expand these boundaries to an area defined by Siebenmorgan to the North, I-40 to the east, Oak to the south and Front St to the west.
	Include specific housing and commercial characteristics of this target area.	This historic African-American neighborhood grew in the 50s around a segregated black school. The 16-block core contains the old school buildings, five churches, a city-owned community center and park, several daycares, an assisted living facility and a barbecue restaurant. The housing stock is almost entirely 1950s wood siding exterior cottages. Less than 10 homes have been build in the neighborhood since the 1970s.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?		
2	Area Name:	LMI Census tracts

Area Type:	Local Target area
Other Target Area Description:	
HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Housing
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	Includes census tracts across the city defined as having more than 50% LMI.
Include specific housing and commercial characteristics of this target area.	Older areas have more infrastructure needs such as demolition, sidewalks, streets, drainage, and especially sewer and water infrastructure.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The city frequently gets calls asking for assistance with code enforcement, sewer and water rehabilitation assistance and sidewalk repair in the older and LMI parts of town. The infrastructure is at the end of its life cycle in the oldest part of the city and the first ring subdivisions and developments often didn't include infrastructure for walkability and infill development.
Identify the needs in this target area.	Primarily (1) demolition and land banking for homes that are vacated; (2) sewer and water rehabilitation and/or connections to upgraded systems (3) sidewalk repairs, reconstruction or new construction.
What are the opportunities for improvement in this target area?	<p>As suburban development becomes more expensive further from the heart of the city, the opportunity for infill redevelopment becomes greater. Aiding these LMI areas will help keep the cost of housing low while improving the way of life for citizens.</p> <p>Sidewalk construction and repair will help with the walkability and transportation for LMI citizens. It should improve the looks of these neighborhoods in addition to aiding in transportation.</p> <p>Demolition needs to occur in some of the poorest areas of town where houses have allowed to be boarded up for some time. Again, infill development is important to save these neighborhoods and continue to provide affordable and mixed-market housing.</p>

<p>Are there barriers to improvement in this target area?</p>	<p>Demolition requires new policy by the city and greater administrative oversight.</p> <p>Sewer and water will require a large amount of administration as this will be a new loan/grant program with income qualifications and repayment of loans.</p> <p>Fortunately, the city-owned utility, Conway Corp, is a great partner for utility improvements.</p>
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General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Pine Street Neighborhood is located within walking distance of Downtown Conway and is bordered by Hendrix College, a private, residential national liberal arts college. Hendrix Village, a mixed-use development, boasts the highest resale values in the City. Geographically, Pine Street is a desirable living area. When the City began focusing on Pine St in 2008, the area had high unemployment rates, low education rates, a high number of boarded up houses and rental properties plus a slightly higher crime rate.

In 2017, we plan to have a large push for sidewalks throughout the city as that program has been put on hold for a number of years.

We have had talks about replicating our long-term Pine Street Revitalization on a lesser scale to other neighborhoods throughout the city. Upgrading sewer and water lines in all LMI neighborhoods, partnering with code enforcement to demolish boarded up homes and continues drainage, sidewalk and street improvements will become a focus in 2018 and later. It is our hope to partner with private developers in exchange for a guarantee that they will develop affordable housing or provide a loan/grant combination to existing homeowners who qualify.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Individuals Families with Children Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Services
	Description	Provide services, particularly transportation, to LMI with priority given to homeless, elderly, abused women and children, and disabled adults and children.
	Basis for Relative Priority	Conway does not have public transportation. Transportation for disadvantaged populations continues to be widely stated as a need in public input surveys, by non-profits, and by community health surveys.
	2	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	Geographic Areas Affected	PINE STREET NEIGHBORHOOD LMI Census tracts
	Associated Goals	Repair and maintain streets and sidewalks
	Description	Increase and repair the network of sidewalks to allow for safe communiting of LMI residents and children. Currently the Streets and Engineering Department has identified sidewalks that need to be addressed based on citizen feedback. The Planning Dept. has a master sidewalk plan as well that needs to be addressed.
	Basis for Relative Priority	Street and sidewalk reliability continue to be a priority with Conway citizens who provide input to the Mayor's office and at city council meetings. Conway has a Safe Routes to School grant and an organized bicycle and pedestrian board.
3	Priority Need Name	Community Facilities
	Priority Level	Low
	Population	Extremely Low Low Individuals Families with Children Mentally Ill Victims of Domestic Violence Unaccompanied Youth Non-housing Community Development

	Geographic Areas Affected	LMI Census tracts
	Associated Goals	Community Facilities
	Description	In the past, CDBG has provided Senior Citizens, Boys and Girls Club, uninsured medical clinic and homeless facilities. In the next five years, we plan to add an emergency homeless shelter and a foster home for girls. Both facilities are in the beginning stages.
	Basis for Relative Priority	While the two facilities (emergency shelter and foster home for girls) should be completed within the five year time frame, it is unclear at this time about the timeline and the City's role in their development.
4	Priority Need Name	Drainage and Streets
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Drainage, Storm, Water and Sewer Capacity
	Description	While the City does not have much floodplain in the LMI areas, it is relatively flat and has drainage issues, particularly in heavy rain events in spring and fall. Drainage is an issue in downtown and is increasingly a problem as the City spreads.
	Basis for Relative Priority	The City currently has a drainage project underway and completed another in 2014/2015. While we are unaware of any after that, this remains a priority for the City.
5	Priority Need Name	Sewer and Water
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	PINE STREET NEIGHBORHOOD LMI Census tracts
	Associated Goals	Drainage, Storm, Water and Sewer Capacity
	Description	Aging infrastructure, particularly in the older and LMI parts of town, create a continuing burden on the LMI residents. This need came through calls to our city-owned utility, Conway Corp. We currently have a sewer project slated to create 12 or more affordable housing units. The City is considering developing a revolving loan/grant program to replace aged sewer and water lines.
	Basis for Relative Priority	This is ranked as a high priority based on feedback from our utility company. A program with policies has not been developed yet, however. This is probably a year 3-5 project.
6	Priority Need Name	Demolition and Code Enforcement
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Affordable housing

	Description	As our long-term Pine Street Neighborhood Revitalization project winds down and hopefully creates energy for private development in the neighborhood, the City will turn its attention on saving other neighborhoods. A need to address slum/blight with demoltion needs new code enforcement policies.
	Basis for Relative Priority	The current City policy allows for vacant houses to remain vacant indefinitely as long as they are secure (doors and windows boarded). This has created slum/blight in the lowest income neighborhoods in the City and discourages infill development in areas where land remains affordable.
7	Priority Need Name	Create affordable housing options
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	PINE STREET NEIGHBORHOOD LMI Census tracts
	Associated Goals	Repair and maintain streets and sidewalks Affordable housing
	Description	Work with developers to incentivize infill development or new housing options. Build sidewalks and sewer/water systems to create opportunities for affordable housing.
	Basis for Relative Priority	Identified as a need through community surveys, the City does not have HOME dollars. Conway's philosophy is to mix markets in a neighborhood in order to better stabilize turnover and vacancies. We are currently working with two private developers. By using CDBG dollars for sewer/water upgrades, sidewalks, demolition and other eligible activities, these developers can increase density, build smaller homes and still maintain a margin of profit.

Narrative (Optional)

Provide services for presumed LMI clientele and LMI children with priority given to transportation. Allowances made for other needs over times. As funds increase, focus on fair housing education.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Will not use funds for TBRA.
TBRA for Non-Homeless Special Needs	Will not use funds for TBRA.
New Unit Production	Targeted neighborhoods, shovel-readiness of private developer partners
Rehabilitation	Priority given to elderly and single parents.
Acquisition, including preservation	Targeted neighborhoods, shovel-readiness of private developer partners

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

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	380,063	0	501,105	881,168	1,640,000	The City of Conway receives approximately \$400,000 in CDBG each year. Over the last ten years, we have experienced a high of \$460,000 and a low of \$380,000. Public services are taken off the top to support transportation as our City does not have a public transportation system.

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

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

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

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

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

CDBG has been used to purchase land in the Pine Street Neighborhood. After demolition, adding utility upgrades, streets, sidewalks, the City has engaged a private developer to construct affordable housing. The land will then convert to private and create program income for Conway CDBG.

For the planned demolition program, the City is investigating having those homes donated to the city for future public use or holding liens until developed.

Discussion

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

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
BETHLEHEM HOUSE		Homelessness public services	
CONWAY HOUSING AUTHORITY		Public Housing	
Ministry Center		Homelessness public services	
CONWAY		Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	
WOMEN'S SHELTER OF CENTRAL ARKANSAS		Homelessness public services	
BOYS AND GIRLS CLUB OF FAULKNER COUNTY		Non-homeless special needs public services	
FAULKNER COUNTY SENIOR CITIZENS		Non-homeless special needs public services	
Faulkner County Day School		Non-homeless special needs public services	
Independent Living Services		Non-homeless special needs public services	

**Table 50 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

Conway is blessed to have dependable non-profits to partner with in transportation services for needed clientele. We also have a reliable network of banks and developers to provide credit counseling and affordable housing.

The City's grant amount of \$400,000 is right on the border of being able to provide one staff member but not two. Many entitlements around the country provide a consistent project, such as rehab, in order to maximize staffing ability. Conway prefers to adapt its program annually to fit the needs of the community. Ever-changing projects make it difficult to provide project delivery costs within our staff and does not allow for admin to be charged.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation		X	
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Our only homeless shelter is a transitional shelter. Adults must be employable to stay there, meaning that any mental disability must be under control. The staff at the homeless shelter helps the adults find employment and save funds to move into housing.

A mental health hospital is under construction in our City. It is unknown what impact this will have on our current non-profit services, but those in the community are excited about having a facility closer than Little Rock, approximately 40 miles away.

HIV/AIDS services are coordinated through the Little Rock CDBG office in partnership with a Little Rock non-profit.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Conway has two employment training systems for developmentally and mentally disabled adults. These adults are able to receive therapies and life skills training through the same institutions, Independent Living Services and Faulkner County Day School.

Counseling Associates is the largest mental health clinic in the City. Substance abuse programs for men and women exist just outside of the City's borders.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue to limit its projects and activities in order to work within the administrative cap of the grant. It will rely heavily on non-profit and for-profit partners to address needs of the community. The City works closely with the Continuum of Care and agencies served by the local United Way. We are fortunate that our non-profits have a strong network and share information frequently to help each other.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Repair and maintain streets and sidewalks	2017	2020	Non-Housing Community Development	PINE STREET NEIGHBORHOOD LMI Census tracts	Sidewalks Create affordable housing options	CDBG: \$700,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 36 Households Assisted
2	Drainage, Storm, Water and Sewer Capacity	2016	2020	Affordable Housing Non-Housing Community Development	LMI Census tracts	Drainage and Streets Sewer and Water	CDBG: \$200,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Affordable housing	2016	2020	Affordable Housing Non-Housing Community Development		Demolition and Code Enforcement Create affordable housing options		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Homeless Person Overnight Shelter: 160 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 40 Beds Buildings Demolished: 20 Buildings
4	Community Facilities	2016	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development	LMI Census tracts	Community Facilities	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 80 Persons Assisted
5	Public Services	2016	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$240,000	Other: 500 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Administration	2016	2020				CDBG: \$320,000	Other: 5 Other

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Repair and maintain streets and sidewalks
	Goal Description	<p>The population in Conway has risen over the last decade and a continuing need to repair and maintain existing streets and sidewalks is present. This public need is desired to aid in enhancing the well-being of the City’s existing neighborhoods, the vibrancy of those neighborhoods, and the overall attractiveness of the community.</p> <p>Assessment of Conway’s streets and sidewalks should be considered the first step in determining the size of the City’s needs for enhanced infrastructure maintenance. Hence, the City should consider establishing a “Report Card” for streets and sidewalks that are in need of investment. A ranking from “A” to “D” (“A” being the best) can be assigned to each category, with those in the “D” ranking being considered for investment first.</p>
2	Goal Name	Drainage, Storm, Water and Sewer Capacity
	Goal Description	<p>With Conway’s rising population, maintenance of the current infrastructure remains a priority. This public need is also desired to aid in enhancing the well-being of the City’s existing neighborhoods, the vibrancy of those neighborhoods, and the overall attractiveness of the community for years to come.</p>

3	Goal Name	Affordable housing
	Goal Description	<p>1. Work with area non-profit partners to create, rehab and replace affordable housing Create housing strategy that focuses on homeless and those leaving public housing Create incentives for infill housing Work with private developers, non-profits and community partners to encourage rehabilitation of older housing stock and infill development.</p> <p>New construction needs for affordable housing will be handled in a thoughtful manner that takes into consideration the issues of the entire community. Infill opportunities, including site acquisition, redevelopment, and infrastructure enhancement for the new affordable housing will be implemented. Create program for clearing vacant and boarded housing</p> <p>Provide demolition services to vacated homes, upgrade sewer/water capacity when possible, continue providing sidewalks where needed in older parts of the city.</p>

4	Goal Name	Community Facilities
	Goal Description	<p>Conway has an ongoing need for enhancing existing and providing additional community facilities and public services. This need goes hand-in-hand with the city’s rising population and the desire to enhance the city’s well-being, the vibrancy of its neighborhoods, and the overall attractiveness of the community</p> <p>Strategies:</p> <p>Create Additional Community Facilities</p> <p>The City will take action to enhance existing facilities and create additional community facilities, particularly targeted to the city’s homeless, thereby increasing the vitality of the city’s neighborhoods and increasing the attractiveness of the city.</p>

5	Goal Name	Public Services
	Goal Description	<p>Conway has an ongoing need for enhancing existing and providing additional community facilities and public services. This need goes hand-in-hand with the city’s rising population and the desire to enhance the city’s well-being, the vibrancy of its neighborhoods, and the overall attractiveness of the community</p> <p>Strategies:</p> <p>Create Additional Community Facilities</p> <p>The City will take action to enhance existing facilities and create additional community facilities, particularly targeted to the city’s homeless, thereby increasing the vitality of the city’s neighborhoods and increasing the attractiveness of the city.</p> <p>Provide Transportation Services</p> <p>Provide Transportation Services</p> <p>Priority will be given to provide enhancements to the existing service network so that current elderly, disabled, abused, and homeless residents and children going to after school programs can obtain the public services needed to commute to necessary destinations within the community.</p>
6	Goal Name	Administration
	Goal Description	<p>In the City of Conway, the Community Development Department administers CDBG funds. Administration funds are used for salary, benefits, training and all aspects of personnel related to the CDBG program.</p>

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 91.315(b)(2)

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

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

Activities to Increase Resident Involvements

Police substation and neighborhood watch, computer lab, scouting programs, summer feeding program, outreach from adult ed (which is in walking distance). Conway Housing Authority pays dues for the many youth who participate in league sports. Newsletters promote job openings and family activities.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

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

The AI found the only impediment to public policies was a lack of education and awareness. The City recognizes the need for fair housing outreach. Funding for education and outreach would come from public services and currently this allocation is expended on transportation.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

#1: Support the increased production of affordable housing through public private partnerships with developers and capacity building for nonprofits.

#2: Help facilitate access to below-market-rate priced units by using federal funds to leverage nonfederal entitlement funding such as state low income tax credit and federal home loan bank funding and private sector participation in financing affordable housing and for neighborhood reinvestment.

#3: Maintain a list of private partner lenders providing affordable housing financing and subsidies or offering buyers access to down payment, closing cost or favorable underwriting that supports buyers.

#4: Identify and support private and nonprofit developers seeking additional federal, state and private sources of funds for affordable housing as they become available.

#5: Encourage private sector support for affordable housing developed as a component of market rate and mixed use development.

#6: Increase fair housing education and outreach in an effort to raise awareness and increase the effectiveness of fair housing ordinances.

#7: Partner with local industry to conduct ongoing outreach and education regarding fair housing for the general public.

#8: Encourage Fair Housing Enforcement Agencies to target increase fair housing testing for multifamily properties. Encourage HUD to provide increased fair housing testing in local apartment complexes.

#9: Support applications for competitive and non-Entitlement State and Federal funding and assistance to nonprofit intermediaries providing financial literacy education programs.

#10: Encourage bank and traditional lenders to offer products addressing the needs of households with poor and marginal credit negatively impacting their ability to qualify for mortgages.

#11: Encourage the appraisal industry to evaluate concerns that comparability for new affordable housing units when evaluated for financing is limited in some areas if new housing construction has not occurred in recent years. Industry representatives should be encouraged to perform comparability studies to identify real estate comparables that more realistically reflect the values of new homes being built in lower income areas as a means of supporting infill housing development.

#12: Continue to support language assistance to persons with limited English proficiency.

#13: Continue to encourage recruitment of industry and job creation that provide “living wages”, incomes to pay for basic necessities of food, shelter, transportation, to persons currently unable to afford market rate housing.

#14: City of Conway will support developments requesting State assistance that provides alternative housing product choices for seniors such as Low Income Housing Tax Credits and Senior Housing Tax Credits.

#15: Support programs that provide assistance to income qualified low and moderate income households utilizing its’ Entitlement Grants Programs and support self help initiatives utilizing nonprofit and private sector resources. The City will continue its support and implementation of these programs. Other opportunities and activities that will be considered include:

- **Increase self-help "fix-up," "paint-up or clean-up" campaigns. Organize a “Compliance Store” Organize "adopt-a-block" and "adopt-an-intersection" campaignsCreation of Community Gardens as interim uses on select vacant lots**

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The community facilities goal is in this plan specifically for the purposes of an emergency homeless shelter and a foster home for girls. Transportation services are provided using CDBG funds through the transitional homeless shelter and the women's shelter.

The City is an active member of the local Continuum of Care and participated in the annual Point In Time Count in February 2016.

Non-profit homeless service providers - Bethlehem House, our only transitional homeless shelter, Ministry Center, Women's Shelter, City of Hope Outreach, which operates 4 emergency beds - work with the City of Conway Community Development.

Meetings for preparation of the Consolidated Plan opened the door to work on a community homelessness strategy. These talks will continue after submission of the five year con plan.

Addressing the emergency and transitional housing needs of homeless persons

The City provided CDBG funds from 2010-2012 toward construction of the city's only homeless shelter, Bethlehem House, a transitional shelter. The City continues to provide CDBG funding toward transportation of homeless residents of Bethlehem House.

A true emergency shelter does not exist in the City though a few have sprung up in mobile home parks. We anticipate that a non-profit will construct or rehabilitate a facility within the next five years for use as an emergency shelter.

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.

Chronic homelessness communities are most often the result of serious mental illness and/or chronic substance abuse. These individuals are often difficult to engage in programs, may be non-compliant with treatment and/or medications and often have an underlying distrust of systems. Their mental illness is often the cause of inappropriate behaviors which, coupled with their inability to comply with rules or program requirements, makes them inappropriate for placement in any existing shelter as well as in more traditional mental health or substance abuse residential programs. These individuals are

usually those that fall through the cracks of all mainstream services. As a result, the same group of chronic individuals frequently sleeps on the streets, in the parks, and become involved with the criminal justice system and other institutions. These individuals are often released back to the community with inadequate discharge plans. Emergency prevention and outreach efforts are essential to helping homeless persons.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Currently there are two agencies that provide case management for recent homeless and those at risk of becoming homeless - Community Action Program of Central Arkansas and the Ministry Center. CAPCA does so through the Emergency Services Grant. City of Conway supports CAPCA in this grant and works with both agencies to identify and correct widespread issues that may contribute to homelessness.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Conway has the benefit of a generally young housing stock. The hazards of lead-based paint and effects of childhood lead poisoning are essentially new topics of concern for the City of Conway. Conway relies on the Arkansas Department of Environmental Quality to address issues of lead-paint in Conway.

The Arkansas Department of Environmental Quality (ADEQ) “protects the air, water and land from the threat of pollution.”[1] Their asbestos and lead-based paint branch provides information to Arkansas resident on the causes, effects and signs of lead poisoning. Upon request the ADEQ will provide community outreach and education services.

Additionally, through a grant provided by the EPA, the University of Arkansas for Medical Sciences created a collaboration of six state, national, and community organizations called the Arkansas People Participating in Lead Education (APPLE). APPLE provides lead awareness, lead training and municipal legislation to needy communities in Arkansas.

How are the actions listed above related to the extent of lead poisoning and hazards?

The State of Arkansas currently does not have any federal or state lead-based paint abatement programs. The abatement of lead hazards in buildings is regulated by the Arkansas Pollution Control and Ecology Commission, Regulation 25, Lead-Based Paint Activities. Contractors participating in abatement must follow the requirements outlined in Regulation 25.

Although the Arkansas no longer tracks lead levels in children they do address children who have high lead levels. If a child’s lead level reaches 20ug/dL, the Department of Health will conduct an environmental investigation of the child’s home to determine the source of the lead poisoning.

How are the actions listed above integrated into housing policies and procedures?

The City does not currently operate a rehab program. When it did, and should it renew the program, lead testing occurred in every home built before 1978.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

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

Promote sustainable economic development through affordable housing and other community development activities;

- Assist households in purchasing homes, developing stability and net worth and reducing the likelihood for poverty; Evaluate projects, in part, on the basis of their ability to foster self-sufficiency when awarding funding for projects; Maintain a strong relationship with the Toad Suck Continuum of Care to enhance and promote stabilization of homeless families and encourage transition to stable, permanent housing situations;
- Create an on-going mechanism for participation by residents and businesses in the revitalization of the area;
- Enhance efforts to educate the public and interested persons about available supportive services that foster self-sufficiency and independent living arrangements;
- Encourage job training and placement referral service to low and moderate income residents in the area.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City's strategies and programs may not reduce the overall number of poverty level families, but they do provide a means to stabilize their living conditions. Supportive housing services and essential public services may also help poverty level families. There are an array of financial tools and services available that can improve living conditions, housing availability, and employment opportunities.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CDBG Staff administers the Consolidated Plan Programs and maintains financial compliance by following all HUD regulations. All agencies receiving funding will enter into an agreement with the City of Conway. Drawdowns are made by the CDBG Director and drawdown voucher numbers and invoices are provided to the Finance Manager for drawdown approval. Once the drawdowns are approved, invoices and backup information are provided to accounts payable for payment. Payment to grantees occurs as soon as the drawdown is available for check writing. All projects will be monitored by the CDBG Director. Inspections will be performed on any facility receiving CDBG funding until the completion of the project to ensure all code compliances are met. These inspections will be documented and made a part of the project file. All projects will be advertised and bid in accordance with HUD requirements except for some emergency type situations that have to be dealt with immediately. The City will maintain copies of all appropriate paperwork required in any land acquisition. Any CDBG funds used to acquire land for affordable housing will be documented. All service projects will be monitored by the CDBG Director. The City's infrastructure projects are monitored by the CDBG Director, the City Street Department and often the City Planning Department. Where contractors are used, the City will advertise for bids and all work will be awarded using the bid process. A bid guarantee from each bidder shall be a minimum of five percent of bid. A written contract will be executed for all work performed. The accepted contractor will be required to furnish a performance and payment bond in the amount of 100% of the contract. No known contractor or subcontractor on a federal list of suspended or debarred contractors will be awarded a contract. All bid packets will contain information on the prevailing wage rate schedule prescribed and mandated by the Federal Labor Standards Provision HUD-4010 and General Decision AR0300044. On site monitoring will be conducted using the CDBG or Planning staff. All inspections will be documented and made a part of the project file. Income benefit requirements are required to be in compliance with housing and service projects. The Chief Financial Officer, CDBG Director and the Mayor will oversee the handling of CDBG funds. This will provide a check and balance for these funds. Receipt and disbursement of CDBG funds will also be a part of the City's annual audit and HUD's monitoring visits. No files will be archived until inspected by the Arkansas HUD Office. Any citizen complaints will be addressed by the Mayor or the CDBG Director within 30 days of receipt of the complaint. All of the City's grantees who perform services comply with all applicable Federal regulations governing their administrative, financial, and program operations. The City will conduct in-house reviews to verify compliance with the CDBG Program. The CAPER and IDIS continue to be used as an effective monitoring resource documents. They serve as accurate measures of performance in terms of eligible beneficiaries served, program target areas, and dollars identified for the project.

Expected Resources

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

Introduction

Anticipated Resources

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	380,063	0	501,105	881,168	1,640,000	The City of Conway receives approximately \$400,000 in CDBG each year. Over the last ten years, we have experienced a high of \$460,000 and a low of \$380,000. Public services are taken off the top to support transportation as our City does not have a public transportation system.

Table 53 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

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

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

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

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

CDBG has been used to purchase land in the Pine Street Neighborhood. After demolition, adding utility upgrades, streets, sidewalks, the City has engaged a private developer to construct affordable housing. The land will then convert to private and create program income for Conway CDBG.

For the planned demolition program, the City is investigating having those homes donated to the city for future public use or holding liens until developed.

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Repair and maintain streets and sidewalks	2017	2020	Non-Housing Community Development	PINE STREET NEIGHBORHOOD	Sidewalks Drainage and Streets	CDBG: \$247,042	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 12 Households Assisted
2	Public Services	2016	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$57,009	Public service activities other than Low/Moderate Income Housing Benefit: 985 Persons Assisted
3	Administration	2016	2020				CDBG: \$76,012	Other: 1 Other

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Repair and maintain streets and sidewalks
	Goal Description	Construct streets and sidewalks in the Pine Street Neighborhood as part of the ongoing Pine Street Neighborhood Revitalization
2	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.
3	Goal Name	Administration
	Goal Description	Costs for administering the CDBG grant. The costs will include salaries, supplies, advertising expenses, travel, and training.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Conway will focus on the Pine Street Neighborhood Revitalization that has been underway for approximately 6 years. This year we will add alleyway and Siebenmorgan street improvements and drainage plus sidewalk construction. The land should be turned over to the private developer soon creating program income and allowing for construction of 12 new single family homes.

Transportation remains a priority for the City of Conway's use of CDBG funding.

Projects

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

Table 55 – Project Information

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

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

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

After multiple years of funding the Pine Street Neighborhood Revitalization, the City is nearing the end of its commitment to creating housing in this bleak neighborhood. With what we have learned in this first block, we should be able to branch out into other neighborhoods on a lesser scale.

Public services remains the most sought after funding. The City of Conway has traditionally made transportation a priority for public services funding. Every year sees more non-profit organizations

competing for these dollars.

AP-38 Project Summary
Project Summary Information

1	Project Name	Pine Street Revitalization
	Target Area	PINE STREET NEIGHBORHOOD
	Goals Supported	Repair and maintain streets and sidewalks
	Needs Addressed	Sidewalks Drainage and Streets Demolition and Code Enforcement Create affordable housing options
	Funding	CDBG: \$247,042
	Description	Development of housing in a low-income, historic African-American neighborhood. Directly across a minor arterial from the neighborhood is the highest priced per square foot homes in the city with \$100 million investment in mixed use development. Pine Street is located within walking distance of the city's thriving downtown and a major fast food, banking, and small retail arterial that runs from the interstate to downtown. While the city has experience growth and development all around this neighborhood, income levels, education levels and land values in the neighborhood remain stagnant or are in decline. This project includes land acquisition, demolition, utility placement or redevelopment, streets, sidewalks and drainage repair or construction, site design, development, architectural and engineering costs and all other activities needed to prepare a site for development by private developers in order to incentivize low-to-moderate and market rate development.
	Target Date	1/1/2018
	Estimate the number and type of families that will benefit from the proposed activities	12 single family homes will be constructed in this first phase. 100s will benefit from the street, sidewalk and drainage improvements. Street and sidewalk improvements will connect a busy arterial street to an interstate overpass where significant pedestrian traffic is witnessed. The schools that service this neighborhood are located on the opposite side of the interstate overpass. Street improvements will create opportunity for economic development in the future for an area that has not seen any residential or commercial development in decades.
	Location Description	722 Spruce St is the center point for the vacant land. The 1st block to be developed lies along Spruce, Factory and Hamilton Streets, Conway, AR 72032.
	Planned Activities	Demolition, alleyway construction, street improvements, drainage improvements, sidewalk construction.
2	Project Name	Transportation - Public Services

	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$57,009
	Description	Provides Transportation for LMI children and presumed benefit (elderly, developmentally disabled adults and children, homeless and abused women through non-profit subrecipients
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	985 unduplicated clients served.
	Location Description	
	Planned Activities	Transportation through subrecipients: homeless shelter; Boys and Girls Club; senior citizens center; developmentally disabled adults and preschoolers; developmentally disabled adults; and abused women and their children
3	Project Name	Administration
	Target Area	
	Goals Supported	Administration
	Needs Addressed	
	Funding	CDBG: \$76,012
	Description	General Administration for the CDBG program
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Project will provide funding for the administrative costs of the CDBG Program to include salaries, travel, training, postage, supplies, and annual audit.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

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

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

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

Geographic Distribution

Target Area	Percentage of Funds
PINE STREET NEIGHBORHOOD	75
LMI Census tracts	25

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	12
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	12

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

N/A

Discussion

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

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

Introduction

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

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

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

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

Conway has identified a need for an emergency shelter. Several private shelters have sprung up, but these are unregulated. Government leaders and non-profits are currently working to address this gap.

Meanwhile, CAPCA received the ESG grant for 2015 to address emergency sheltering. 2016 awards have not yet been announced.

Bethlehem House is the only transitional shelter in Faulkner County. It opened a new facility in 2013 increasing its capacity from 11 to 35 beds and eating space for 60. Bethlehem House works with clients for up to two years. In the spring of 2016, Bethlehem House faced a shortage of beds.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

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

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

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

Discussion

The CDBG Director is a member of the Toad Suck Continuum of Care, a subset group of non-profit providers from the Balance of State CoC seeking to improve the lives of the homeless in Faulkner County. The Continuum of Care continues to develop strategies to end and prevent homelessness.

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

Introduction:

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

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

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

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

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

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

Discussion:

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

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

The City will continue to encourage the development of affordable housing by partnering when possible with the developer to build this type of housing and ensure profitability which allows the developer and contractor to stay in business. The City is currently engaged with a private developer to build 7 affordable housing units and 5 market rate homes. We are also looking at a partnership on a sewer project in order to provide up to 12 affordable units (1/3 single family and 2/3 duplexes) in a low-income area.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

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

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

Actions planned to develop institutional structure

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

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

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

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

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

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

The City of Conway will lead homeless and public housing providers in a new homelessness and housing strategy. The City has limited resources to address the priorities identified. As such, the City has created and will continue to seek partnerships to leverage the City's 2016 allocation. These partnerships will be cooperative working relationships.

Discussion:

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

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

Discussion:

In the past years, the City has always used their funding to benefit persons of low and moderate income. If you take out the cost of administration for the 2016 Action Plan, the City typically hits 100% of expenditures benefitting LMI individuals. This year should be the same.

Appendix - Alternate/Local Data Sources