

**PROGRAM YEAR 2024**  
**ANNUAL ACTION PLAN**  
**CITY OF PINE BLUFF, ARKANSAS**  
ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT

**Executive Summary**

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

**1. Introduction**

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

**2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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

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

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

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

ECD and partners made some progress during the first three years of 2020-2024 Consolidated Plan cycle. While ECD met some of the objectives established in the prior program years and exceeded others, those that were not met are expected to be met in subsequent years. With the COVID-19 pandemic at an end, we will see an uptick in our accomplishments. There is still more that needs to be done toward creating affordable housing opportunities, creating economic opportunities, and creating suitable living environments. We will continue to embrace these as strategic goals and achieve specific objectives each year related to them. Since the needs of our community far exceed the resources readily available to address them, we will continue to work with our partners and stakeholders in more effective ways to secure other federal, state, foundation, and local funding to support Consolidated Plan activities that address these needs.

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

Summary from citizen participation section of plan.

ECD invites all residents of the city to provide input into the uses of CDBG and HOME funds. Typically, the first public hearing in preparation for the annual action plan is held to obtain input on the needs of the community. A total of two public hearings were held: a virtual one in February 2023 and an in-person one during May 2023. The virtual public hearing did not yield any comments. Therefore, ECD continued to glean from historical citizen participation and consultation records. Subsequently, the public hearing to discuss the use of 2023 funds was held May 11, 2023. The notice of public hearing and proposed use of funds were published on the city's website for 30 days and published in the paper twice, on April 23, 2023 and May 7, 2023.

### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The comments received during our 2023 Citizen Participation process pertained to potential users and uses of CHDO funds. A question was also asked about the City's application process for its rehabilitation programs.

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

There were no comments or views not accepted.

## **7. Summary**

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

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	Pine Bluff	Economic & Community Development
HOME Administrator	Pine Bluff	Economic & Community Development

Table 1 – Responsible Agencies

### Narrative (optional)

### Consolidated Plan Public Contact Information

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

### **1. Introduction**

ECD maintains a citizen participation process that is designed to broaden participation in development of the Consolidated Plan. This process includes hosting two city-wide public hearings and posting information on the City's website. City staff members are available at these meetings to address residents' concerns as well as direct them to proper resources, including those that fall outside of the scope of the CDBG and HOME Programs administered by the City. In preparation for the 2022 Annual Action Plan, a total of three public hearings were held.

#### **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))**

ECD maintains relationships with housing providers and public service agencies. In addition to this, the ECD sent out a survey to key stakeholders involved in providing such services as part of the 2020-2024 Consolidated Plan planning process. Participants provided input into housing, public-service, economic-opportunity, and youth-development needs of the community. Participants also shared existing services available through their respective agencies to address such needs. During this five-year Consolidated Plan period, ECD plans to meet more regularly to enhance ongoing coordination with all participating agencies.

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

ECD is an active member of the Southeast Arkansas Continuum of Care (SOAR). ECD also functions as the group's monthly meeting facilitator. SOAR consists of a membership, representing a 15 county area in southeastern Arkansas. This group coordinates to address the needs of homeless persons within the target area.

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

Collectively, SOAR members administer both Continuum of Care and Emergency Solutions Grant programs either as grantees or sub-grantees. These programs provide much needed services to homeless or persons at imminent risk of homelessness.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	ECONOMIC DEVELOPMENT ALLIANCE FOR JEFFERSON COUNTY
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization completed a Community Partners Profile form which presented the housing, health, educational/training, employment, social service and other needs facing the population(s) served. ECD will support local efforts to connect businesses with work-ready populations served by partnering agencies.
2	<b>Agency/Group/Organization</b>	SOUTHEAST ARKANSAS REGIONAL PLANNING
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Market Analysis Economic Development City-Wide Land Use
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization completed a Community Partners Profile form which presented the housing, health, educational/training, employment, social service and other needs facing the population(s) served. In addition, ECD regularly consulted with this agency for updates on a city-wide comprehensive planning effort underway. The agency provided feedback on proposed family shelter locations to meet the emergency housing needs of homeless families with children. ECD will continue to consult with this agency on transportation and community plans.

3	<b>Agency/Group/Organization</b>	COMMUNITY EMPOWERMENT COUNCIL
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Education Services-Employment Ex-Offenders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization completed a Community Partners Profile form which presented the housing, health, educational/training, employment, social service and other needs facing the population(s) served. In addition, as this organization is a member of the SOAR CoC, ECD interacts regularly with the organization. ECD will continue to expand affordable housing opportunities.
4	<b>Agency/Group/Organization</b>	CASA Women's Shelter
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization completed a Community Partners Profile form which presented the housing, health, educational/training, employment, social service and other needs facing the population(s) served. In addition, as this organization is a member of the SOAR CoC, ECD interacts regularly with the organization. ECD will continue to expand affordable housing opportunities.



5	<b>Agency/Group/Organization</b>	TOPPS
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Youth Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization completed a Community Partners Profile form which presented the housing, health, educational/training, employment, social service and other needs facing the population(s) served. ECD will work to expand opportunities for youth engagement.
6	<b>Agency/Group/Organization</b>	SOUTHEAST ARKANSAS C.D.C.
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization completed a Community Partners Profile form which presented the housing, health, educational/training, employment, social service and other needs facing the population(s) served. ECD will continue to serve as a resource/referral agency for this organization. ECD will continue to expand affordable housing opportunities.

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

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Southeast Arkansas Continuum of Care	

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## AP-12 Participation – 91.105, 91.200(c)

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

ECD invites all residents of the city to provide input into the uses of CDBG and HOME funds. In consideration of the COVID-19 pandemic situation, the ECD held virtual public hearings until May 2023. Thus, there was one virtual public hearing and one in-person public hearing related to this planning process.

There were no comments from the virtual public hearing; however, input on our community needs was gleaned from historical citizen participation and consultation records. Subsequently, the in-person public hearing to discuss the use of 2023 funds was held May 11, 2023. The notice of public hearing and proposed use of funds were published on the city's website for 30 days and published in the paper twice, on April 23, 2023 and May 7, 2023.

### 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	Internet Outreach	Non-targeted/broad community	The notices of two public hearings and proposed use of funds were published on the City's website.	There were no comments received from the Internet.	N/A	<a href="https://www.cityofpinebluff-ar.gov/economic-and-community-development">https://www.cityofpinebluff-ar.gov/economic-and-community-development</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Community Survey	Non-targeted/broad community	Input on our community needs was gleaned from (1) a needs survey during 2020 to stakeholders and (2) a group of high school students participating in data collection event sponsored by ECD. There were a total of eight (8) entities that completed surveys and approximately 30 youths at the data collection event.	Public comments pertained to the need for access to affordable housing and create suitable living environments, particularly flood mitigation and city-wide drainage. Student input was primarily associated with "things to do" and even included references to particular recreational and amusement activities.	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

All of the CDBG and HOME funding awarded to the City of Pine Bluff during program year 2023 is expected to be available to accomplish the objectives identified in the 2023 action plan. These resources will leverage other federal sources as well as non-federal sources of funding.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	658,400	0	0	658,400	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	268,888	82,341	0	351,229	0	
Other	public - federal	Other	0	0	0	0	0	

Table 5 - Expected Resources – Priority Table

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

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

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

The City owns a few residential lots that are projected to be developed into affordable housing.

### **Discussion**

These resources are available to meet community development objectives.

## 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	Create affordable housing opportunities	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	HEART OF THE CITY	Affordable Housing	CDBG: \$135,615 HOME: \$324,341	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 8 Households Assisted Homeowner Housing Added: 19 Household Housing Unit Homeowner Housing Rehabilitated: 11 Household Housing Unit
2	Create suitable living environments	2020	2024	Non-Housing Community Development	HEART OF THE CITY	Public Facilities and Improvements	CDBG: \$416,305	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 3 Households Assisted Buildings Demolished: 3 Buildings



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Create economic opportunities	2020	2024	Non-Housing Community Development	HEART OF THE CITY	Economic Opportunities	CDBG: \$100	Businesses assisted: 1 Businesses Assisted
4	Effective administration of programs	2020	2024	Administration	HEART OF THE CITY	Affordable Housing Economic Opportunities Public Facilities and Improvements	CDBG: \$107,295 HOME: \$26,888	Other: 1 Other

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Create affordable housing opportunities
	<b>Goal Description</b>	ECD will create affordable housing opportunities via homeowner rehabilitation, homebuyer assistance, new construction, and via public services for those qualifying as chronically homeless. Funding will also support rehabilitation administration.
2	<b>Goal Name</b>	Create suitable living environments
	<b>Goal Description</b>	Creating suitable living environments is a vital component of revitalizing the Heart of the City. It is also vital to the Safe and Healthy Neighborhoods initiative. This project includes public facilities and infrastructure improvements as well as other activities needed to provide suitable living environments, including safe places to play and safe routes to school. In addition, funding will be made available to businesses located in LMAs to assist with service-line connections to water and sewer infrastructure.

3	<b>Goal Name</b>	Create economic opportunities
	<b>Goal Description</b>	This goal seeks to facilitate access to employment and small business development opportunities, especially within the Heart of the City.
4	<b>Goal Name</b>	Effective administration of programs
	<b>Goal Description</b>	Effective administration of CDBG and HOME programs is a top priority.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

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

#### Projects

#	Project Name
1	Affordable Housing Projects 2023
2	Suitable Living Projects 2023
3	Economic Opportunities 2023
4	Effective Administration

**Table 7 - Project Information**

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

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

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

<b>1</b>	<b>Project Name</b>	Affordable Housing Projects 2023
	<b>Target Area</b>	HEART OF THE CITY
	<b>Goals Supported</b>	Create affordable housing opportunities
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$135,615 HOME: \$324,341
	<b>Description</b>	ECD will create affordable housing opportunities via homeowner and rental rehabilitation, home buyer assistance, new construction, and via public services for the homeless and those experiencing housing instability.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will impact an estimated 38 households.
	<b>Location Description</b>	Most activities will occur citywide, with more concentrated efforts directed toward the Heart of the City revitalization area.

	<b>Planned Activities</b>	<p>Emergency Rehabilitation (CDBG): \$60,000 This funding will be used to support limited-scope rehabilitation at owner-occupied or rental housing units within the City of Pine Bluff.</p> <p>Rehabilitation Administration (CDBG): \$15,000 This funding will be used to support the project delivery costs of housing rehabilitation programs.</p> <p>Rehabilitation Owner Units: (HOME): \$107,295 This funding will be used to support substantial rehabilitation at owner-occupied housing units within the City of Pine Bluff.</p> <p>Public Services (CDBG): \$60,615 This funding will help support housing stability case management within the city of Pine Bluff for homeless and low-income residents to attain and maintain permanent housing, especially chronically homeless individuals with disabilities.</p> <p>Homebuyer Assistance (HOME): \$87,045 This funding will be used to defray closing costs and down payment requirements for existing housing units within the City of Pine Bluff.</p> <p>New Construction (HOME): \$89,668 This funding will be used toward the construction of new, affordable housing within targeted areas of the City of Pine Bluff. This funding will be used to offer non-interest bearing subordinate loans for applicants to build a new, affordable housing unit that will serve as their primary residence upon completion.</p> <p>CHDO Allocation (HOME): \$40,333 This funding will be used toward the construction and/or rehabilitation of affordable housing developed by a qualified Community Housing Development Organization (CHDO).</p>
	<b>2 Project Name</b>	Suitable Living Projects 2023
	<b>Target Area</b>	HEART OF THE CITY
	<b>Goals Supported</b>	<p>Create affordable housing opportunities</p> <p>Create suitable living environments</p> <p>Create economic opportunities</p>

	<b>Needs Addressed</b>	Public Facilities and Improvements Affordable Housing Economic Opportunities
	<b>Funding</b>	CDBG: \$416,305
	<b>Description</b>	Creating suitable living environments is a vital component of revitalizing the Heart of the City. It is also vital to the Safe and Healthy Neighborhoods initiative. This project includes public facilities and infrastructure improvements as well as other activities needed to provide suitable living environments, including safe places to live, safe places to play and safe routes to school.
	<b>Target Date</b>	7/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	More than 500 households are expected to benefit from the proposed activities.
	<b>Location Description</b>	Major projects are scheduled for Census Tract 5.02 and Census Tract 10--ones that make up the Heart of the City revitalization area.
	<b>Planned Activities</b>	<p>Clearance and Demolition: \$15,000 This funding is allocated for demolitions or environmental clearances needed to address slum and blighted conditions within targeted redevelopment areas.</p> <p>Disposition: \$16,000 This funding will cover disposition-related costs of properties planned for redevelopment.</p> <p>Public Facilities &amp; Improvements: \$385,305 This funding is allocated for improvements of existing facilities, including street/pedestrian infrastructure improvements, public parks and recreational facilities, and publicly-owned retail incubator space. Additionally, a portion of this funding will be used as contingency funding to support transitional housing development projects funded with CDBG-CV or HOME-ARP funds.</p>
<b>3</b>	<b>Project Name</b>	Economic Opportunities 2023
	<b>Target Area</b>	HEART OF THE CITY
	<b>Goals Supported</b>	Create economic opportunities
	<b>Needs Addressed</b>	Economic Opportunities
	<b>Funding</b>	CDBG: \$100

	<b>Description</b>	This goal seeks to facilitate access to employment and small business development opportunities, especially within the Heart of the City through commercial rehabilitation and microenterprise development. Resources are still available from previous program year funding to support activities during Program Year 2023.
	<b>Target Date</b>	12/29/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	These activities are scheduled for Census Tract 10 and 5.02.
	<b>Planned Activities</b>	Resources are still available from previous program year funding to support Model Block Program activities during Program Year 2023. In addition, funding is being reserved in the public facilities allocation (see Suitable Living Projects) to support a publicly-owned retail incubator. This facility will foster economic opportunities for qualified applicants.
<b>4</b>	<b>Project Name</b>	Effective Administration
	<b>Target Area</b>	HEART OF THE CITY
	<b>Goals Supported</b>	Create affordable housing opportunities Create suitable living environments Create economic opportunities Effective administration of programs
	<b>Needs Addressed</b>	Public Facilities and Improvements Affordable Housing Economic Opportunities
	<b>Funding</b>	CDBG: \$107,295 HOME: \$26,888
	<b>Description</b>	Effective administration of CDBG and HOME programs is a top priority.
	<b>Target Date</b>	12/29/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	



## **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**

Overall, funding is expected to be distributed city-wide, with a special emphasis on the Census Tracts that make up the "Heart of the City (HOC)." The HOC consists of Census Tracts 5.02, 10, and 12 of Jefferson County, Arkansas. Certain programs and activities are cross-cutting and will be distributed outside of this target area.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
UNIVERSITY PARK NEIGHBORHOOD	
Turtle Creek Neighborhood Revitalization Strategy Area	
HEART OF THE CITY	25

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

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

### **Discussion**

## Affordable Housing

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

#### Introduction

ECD will create affordable housing opportunities via rehabilitation of housing units for both homeowners and renters, assistance to homebuyers, and rental assistance for special populations. ECD will consider providing direct housing assistance to homeless prevention households with CDBG/HOME funding, particularly with CDBG-CV and HOME-ARP funding sources through the development of transitional housing options. In addition, ECD utilizes Continuum of Care Program funding for a Permanent Supportive Housing component. However, CDBG funds will be used to provide public services to assist persons with securing affordable housing.

One Year Goals for the Number of Households to be Supported	
Homeless	8
Non-Homeless	27
Special-Needs	3
Total	38

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	11
Acquisition of Existing Units	19
Total	30

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

#### Discussion

ECD plans to assist a minimum of 30 households with affordable housing. This assistance will come in the form of rehabilitation assistance with HOME and CDBG funds and homebuyer assistance with HOME funds. ECD expects that at least three of these households will be classified as special needs households, namely elderly or frail elderly. In addition, an additional eight (8) households are expected to be assisted via public services in the form of housing stability case management who receive rental assistance via the Continuum of Care Program.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Pine Bluff Housing Authority (PBHA) works toward continuous improvement.

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

PBHA will work to increase the availability of decent, safe and affordable housing through its Section 8 Housing Voucher Program.

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

This is an ongoing effort within the Pine Bluff PHA. PBHA currently maintains at least 20 single-family units occupied by Section 8 Voucher recipients who have an option to purchase the housing unit at an affordable price. Recipients can exercise the option any time after 12 months of occupancy, must obtain third-party financing, and are made aware of the ECD's homebuyer assistance program.

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

N/A

### **Discussion**

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

### **Introduction**

ECD operates existing homeless assistance programs and participates in the Southeast Arkansas Continuum of Care (SOAR) network. Each year ECD applies for Continuum of Care Program grant funding to support supportive housing for persons with disabilities. In addition, the City of Pine Bluff is working toward the development of shelter plus supportive services facility that will meet the short-term and transitional housing needs of homeless populations. This will be accomplished through CDBG-CV and HOME-ARP funding that will be leveraged with other federal and local funds.

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

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

Within the next year, the City of Pine Bluff will work with community partners to increase outreach efforts to persons experiencing homelessness. In addition, the City of Pine Bluff will apply for Continuum of Care Program funds to meet the short-term and transitional housing needs of homeless populations via a shelter plus supportive services project.

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

SOAR members will continue to address the emergency shelter and transitional housing needs of homeless persons via existing grant programs. In addition, the City of Pine Bluff will apply for Continuum of Care Program funds to meet the short-term and transitional housing needs of homeless populations via a shelter plus supportive services project.

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

ECD and SOAR will continue to strengthen the network of providers to ensure a more efficient and effective delivery system. In doing so, ECD hopes to expand the support infrastructure necessary to accommodate these needs. ECD will continue to renew its Permanent Housing Program grant to help chronically homeless individuals and families with disabilities access and remain in permanent housing.

#### **Helping low-income individuals and families avoid becoming homeless, especially extremely**

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

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

### **Discussion**

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

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

### **Introduction:**

Barriers to affordable housing are experienced most by very low-income and extremely low-income households in the form of housing cost burdens. The aggregate supply of subsidized housing is not sufficient to meet the current demand. However, strategies to assist low-income households with improving access to employment and higher-income opportunities will address the housing cost burdens experienced by such households. Additionally, rehabilitation assistance provided by the City will consider any feasible repairs that can be made to improve energy efficiency with either federal or private funding sources. Furthermore, citizens with significant barriers to employment also experience barriers to affordable housing.

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

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

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

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

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

ECD intends to work with other public and non-profit organizations in more effective ways to better utilize existing resources and secure additional federal, state, foundation, and local funding to support Consolidated Plan activities that address these needs.

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

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

### **Actions planned to reduce lead-based paint hazards**

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

### **Actions planned to reduce the number of poverty-level families**

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

### **Actions planned to develop institutional structure**

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

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

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

**Discussion:**



## Program Specific Requirements

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

#### Introduction:

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

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

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

ECD does not utilize other forms of investment beyond those those identified in Section 92.205.

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

ECD utilizes the recapture provision in 92.254(a)(5)(ii)(A)(2), meaning that if the property does not continue as the principal residence of the family for the duration of the period of affordability period or if the property is sold, transferred or foreclosed during that period, the City of Pine Bluff will recover the unamortized portion of the HOME assistance to the Owner.

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

The recapture provisions are secured with a subordinate mortgage on the HOME-assisted unit.

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

ECD does not plan to refinance existing debt on any HOME-assisted units.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).



