

Mayor – Sandy Sanders

City Administrator – Carl Geffken

City Clerk – Sherri Gard

**Board of Directors**

Ward 1 – Keith Lau

Ward 2 – Andre’ Good

Ward 3 – Mike Lorenz

Ward 4 – George Catsavis

At Large Position 5 – Tracy Pennartz

At Large Position 6 – Kevin Settle

At Large Position 7 – Don Hutchings

# **AGENDA ~ SUMMARY**

**Fort Smith Board of Directors**

**REGULAR MEETING**

**May 3, 2016 ~ 6:00 p.m.**

**Fort Smith Public Schools Service Center  
3205 Jenny Lind Road**

***THIS MEETING IS BEING TELECAST LIVE ON THE GOVERNMENT ACCESS CHANNEL 214 AND ONLINE AT <http://www.ustream.tv/channel/city-of-fort-smith-board-of-directors-meetings>***

**INVOCATION & PLEDGE OF ALLEGIANCE**

City Attorney Jerry Canfield

**ROLL CALL**

- All present, except for Directors Lau and Hutchings
- Vice-Mayor Kevin Settle presiding

**PRESENTATION BY MEMBERS OF THE BOARD OF DIRECTORS OF ANY ITEMS OF BUSINESS NOT ALREADY ON THE AGENDA FOR THIS MEETING**

*(Section 2-37 of Ordinance No. 24-10)*

Information available by viewing rebroadcast of the meeting on the City Access Channel 214, the City website or <http://www.ustream.tv/channel/city-of-fort-smith-board-ofdirectors-meetings>

**APPROVE MINUTES OF THE APRIL 19, 2016 REGULAR MEETING**

**APPROVED** as written

**ITEMS OF BUSINESS:**

1. Presentation: Darby Legacy Project Update  
Postponed to the May 17, 2016 regular meeting
2. Public hearing and resolution approving the Five-Year Consolidated Plan for Program Years 2016-2020 for the City of Fort Smith, Arkansas and authorizing its submission to the United States Department of Housing and Urban Development ♦  
**APPROVED** 5 in favor, 0 opposed / Resolution No. R-59-16

3. Ordinance rezoning identified property and amending the zoning map (*from Not Zoned to Residential Single Family Medium/High Density (RS-3) by classification located at 8501 McClure Drive*)  
APPROVED 5 in favor, 0 opposed / Ordinance No. 29-16
4. Ordinance amending the Master Land Use Plan map and rezoning identified property and amending the zoning map (*Master Land Use Plan: from Residential Attached to Office, Research & Light Industrial / Rezoning: from Commercial Heavy (C-5) to Industrial Light (I-1) by extension located at 7423 Highway 271*)  
APPROVED 5 in favor, 0 opposed / Ordinance No. 30-16
5. Consent Agenda
  - A. Resolution to accept the bid and authorize a contract for the 2016 Street Striping Replacement, Project No. 16-85-A (\$85,124.45 / Engineering Department / Budgeted – Sales Tax Program Fund)  
APPROVED 5 in favor, 0 opposed / Resolution No. R-60-16
  - B. Resolution approving Pay Estimate 8 Pre-Final with reference to West River Front Trail Project and authorizing City Administrator to secure the completion of the subject project (\$75,521.33 / Parks Department / Budgeted – 1/8% Sales and Use Tax)  
APPROVED 5 in favor, 0 opposed (by separate vote) as amended to authorize a settlement of \$130,171.33 and authorize City Administrator and City Attorney to effectuate all necessary documents regarding same / Resolution No. R-62-16
  - C. Ordinance authorizing a seven month extension on an existing contract for service between the City of Fort Smith, Arkansas, and Bair Analytics, a LexisNexis Company, to provide crime analysts, technical personnel, analytical software and services for crime analyses for the city of Fort Smith through the Fort Smith Police Department (\$40,833.31 / Police Department / Budgeted – Support Services 4702-108)  
APPROVED 5 in favor, 0 opposed / Ordinance No. 31-16
  - D. Resolution authorizing execution of a joint use agreement with Arkansas and Missouri Railroad Company regarding Jenny Lind Road and Ingersoll Avenue Widening Project, AHTD Job 040471, City of Fort Smith Project No. 07-01A (\$14,840.00 / Engineering Department / Budgeted – Sales Tax Program Fund)  
APPROVED 5 in favor, 0 opposed / Resolution No. R-61-16

**OFFICIALS FORUM ~ presentation of information requiring no official action**

*(Section 2-36 of Ordinance No. 24-10)*

- Mayor
- Directors
- City Administrator

Information available by viewing rebroadcast of the meeting on the City Access Channel 214, the City website or <http://www.ustream.tv/channel/city-of-fort-smith-board-of-directors-meetings>

**ADJOURN**

6:49 p.m.

RESOLUTION NO. R-59-16

A RESOLUTION APPROVING THE FIVE-YEAR CONSOLIDATED PLAN FOR PROGRAM YEARS 2016-2020 FOR THE CITY OF FORT SMITH, ARKANSAS AND AUTHORIZING ITS SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

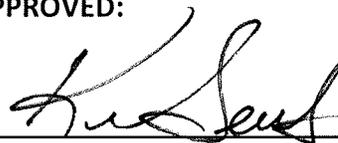
NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS, THAT:

SECTION 1: The Five Year Consolidated Plan for Program Years 2016-2020 for the City of Fort Smith, Arkansas is hereby approved.

SECTION 2: The Acting City Administrator or his authorized agent is hereby authorized to submit the Five-Year Consolidated Plan to the Little Rock Office of the Department of Housing and Urban Development.

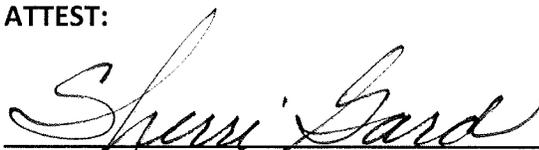
This Resolution adopted this 3<sup>rd</sup> day of May, 2016.

APPROVED:



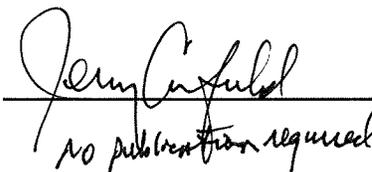
VICE- MAYOR

ATTEST:

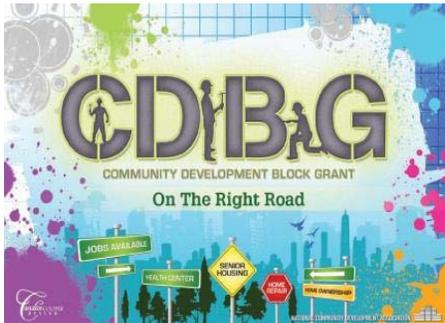


CITY CLERK

Approved as to form:



**2016-2020 CONSOLIDATED PLAN  
FOR HOUSING AND COMMUNITY DEVELOPMENT  
CITY OF FORT SMITH, ARKANSAS**



**EQUAL HOUSING  
OPPORTUNITY  
MAY 1, 2016**

**2016-2020 FIVE YEAR CONSOLIDATED PLAN  
FOR HOUSING AND COMMUNITY DEVELOPMENT  
CITY OF FORT SMITH, ARKANSAS**

**Board of Directors**

***Sandy Sanders, Mayor  
Kevin Settle, Vice-Mayor and Director  
Keith Lau, Director  
Andre' Good, Director  
Mike Lorenz, Director  
George Catsavis, Director  
Tracy Pennartz, Director  
Don Hutchings, Director***

**Community Development Advisory Committee**

***Genia Smith, Chairperson  
George Willis, Vice-Chairperson  
Fran Hall, Member  
Nichelle Christian, Member  
Kerry Norman, Member  
Cinda Rusin, Member  
Trish Richardson, Member***

**City Administration**

***Carl Geffken, City Administrator  
Jeff Dingman, Acting City Administrator  
Wally Bailey, Director of Development Services***

**Prepared by:**

**JQUAD Planning Group, LLC**

**With the assistance of**

**The Fort Smith Community Development Department Staff**

***Matt Jennings, Director of Community Development  
Candyce Waters, Community Development Coordinator  
David Smith, Housing Assistance Coordinator  
Janey Buckner, Accounting Technician***

**Final Report**

**May 1, 2016**

# Table of Contents

Executive Summary.....	5
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) .....	5
The Process .....	8
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	8
PR-10 Consultation - 91.100, 91.200(b), 91.215(l) .....	9
PR-15 Citizen Participation.....	15
Needs Assessment .....	18
NA-05 Overview .....	18
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) .....	19
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) .....	34
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) .....	37
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) .....	40
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) .....	41
NA-35 Public Housing – 91.205(b) .....	42
NA-40 Homeless Needs Assessment – 91.205(c).....	46
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	49
NA-50 Non-Housing Community Development Needs – 91.215 (f) .....	51
Housing Market Analysis.....	52
MA-05 Overview .....	52
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	53
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) .....	61
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	66
MA-25 Public and Assisted Housing – 91.210(b) .....	71
MA-30 Homeless Facilities and Services – 91.210(c).....	73
MA-35 Special Needs Facilities and Services – 91.210(d).....	75

MA-40 Barriers to Affordable Housing – 91.210(e) .....	77
MA-45 Non-Housing Community Development Assets – 91.215 (f) .....	78
MA-50 Needs and Market Analysis Discussion .....	88
Strategic Plan .....	93
SP-05 Overview .....	93
SP-10 Geographic Priorities – 91.215 (a)(1).....	94
SP-25 Priority Needs - 91.215(a)(2).....	97
SP-30 Influence of Market Conditions – 91.215 (b).....	115
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	134
SP-55 Barriers to affordable housing – 91.215(h).....	135
SP-60 Homelessness Strategy – 91.215(d).....	136
SP-65 Lead based paint Hazards – 91.215(i).....	137
SP-70 Anti-Poverty Strategy – 91.215(j) .....	138
SP-80 Monitoring – 91.230 .....	139
Expected Resources .....	140
AP-15 Expected Resources – 91.220(c)(1,2) .....	140
Annual Goals and Objectives .....	143
Projects .....	148
AP-35 Projects – 91.220(d) .....	148
AP-38 Project Summary .....	150
AP-50 Geographic Distribution – 91.220(f).....	162
Affordable Housing .....	163
AP-55 Affordable Housing – 91.220(g) .....	163
AP-60 Public Housing – 91.220(h).....	164
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	165
AP-75 Barriers to affordable housing – 91.220(j) .....	167

AP-85 Other Actions – 91.220(k) ..... 168  
Program Specific Requirements..... 170

# Executive Summary

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

### 1. Introduction

The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, with revisions for preparing a Consolidated Plan and guiding the use of CDBG and HOME funding based on applications to the U.S. Department of HUD. The major sections of the Consolidated Plan include a Housing Market Analysis, Housing and Homeless Needs Assessment, 5-year Strategic Plan, a 1-year Action Plan, and Consultation and Citizen Participation, with accompanying documentation relating to public comment. The Strategic Plan addresses specific needs that were identified in the data analysis, with specific goals and program targets for each category designated for funding. The Action Plan is a subset of the Strategic Plan, addressing funding options for the next fiscal year. The Consolidated Plan can be used by organizations in the community as a guide for identifying activities through which they can help the jurisdiction reach their housing and community development goals. The Consolidated Plan also serves as the baseline for measuring program effectiveness, as reported in the Consolidated Annual Performance and Evaluation Report (CAPER) required by HUD for each fiscal year's funding allocation. Incorporated into the Consolidated Plan are an analysis of the local housing market and a review of housing and homeless needs in Fort Smith as a means of defining the current environment in which federal funding is being used. The Consolidated Plan provides a strategic plan for meeting priority needs that were identified through the community participation process. The analytical parts of the document draw from the 2008-2012, 2009-2013 and 2010-2014 American Community Surveys and 2008-2012 CHAS data provided by HUD. Other data sources include the 2010 U.S. Census and other information gathered locally, including the Fort Smith Continuum of Care and a survey of citizens that was used to assist in prioritizing needs. The survey was available on the City's website and was distributed at community meetings.

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

This Consolidated Plan contains a range of goals, objectives, and outcomes formulated to address needs identified for homelessness, other special needs, affordable housing, non-housing community development, barriers to affordable housing, lead-based paint hazards, institutional structure, and coordination. These objectives include:

- Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure compliance with Federal Regulations.
- Improve the condition of housing for low-income homeowners.
- Increase Development of units and affordability of housing for homeownership.

- Address community needs through community-based public service programs.
- Address community needs through improvements and repair of Public and Community Facilities.

These objectives are supported by a collection of associated strategies and performance goals. These strategies seek to work toward meeting the objectives stated, addressing the need for more affordable housing, housing rehabilitation, public facilities and infrastructure improvements, and public services. Specifics can be found in the Strategic Plan and Annual Action Plan.

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

Fort Smith has a history of successful programs funded through the Community Development Block Grant and HOME Investment Partnership Program. Of particular importance to the health of the city have been programs that address the condition of the housing stock. The City has successfully funded housing rehabilitation activities targeting lower income and elderly households unable to properly maintain their homes. The City has worked actively with local homeless services providers to expand both the stock of units/beds available to homeless persons and services aimed at helping those persons find employment, housing, health care services, and educational opportunities. Details of past performance can be found in the City's Consolidated Annual Performance and Evaluation Report (CAPER).

### **4. Summary of citizen participation process and consultation process**

Based on the Community Participation Plan, outreach included public forums and focus group meetings, on-line survey accessed on the City of Fort Smith Web Site, and consultation with public and private agencies and organizations to capture public input as to the priority needs for the next five years. Participating persons, public and private agencies included the general public, neighborhood organizations, nonprofit housing, and CHDO organizations, Fort Smith Housing Authority, Continuum of Care, Board of Realtors, Chamber of Commerce, public and social service agencies, colleges and universities, elected and appointed officials.

Public Forums and Stakeholder Focus Group sessions were held on December 7th, 2015. The Consolidated Plan format included discussions of the communities' priority needs for the next five years and their priorities for funding for the next program year.

Participants in the focus groups and public forums and the general public were given an opportunity to complete a Priority Needs Survey as part of the Consolidated Plan process. The survey was presented at each of the aforementioned sessions and also made available on the City's web site for completion and submission on line.

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

To be added after public comment period.

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

All comments were accepted.

**7. Summary**

This plan provides a framework through which Fort Smith manages its federal entitlement programs related to community development and homeless assistance. Data were provided through HUD's eCon software system, utilizing American Community Survey data and other sources, to construct the needs assessment and market analysis. The City worked with local service providers and other concerned citizens to develop the strategic plan and annual action plan, both designed to address needs within the city as identified through the public participation process and needs assessment.

## 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	FORT SMITH	
CDBG Administrator		Community Development Department
HOME Administrator		Community Development Department

**Table 1 – Responsible Agencies**

### Narrative

The lead agency for the development of the Consolidated Plan is the Community Development Department. The Department has contracted with the consulting firm of J-QUAD Planning Group. The City and J-QUAD consulted with a number of other agencies, including the agencies involved in the local Continuum of Care to address homelessness.

### Consolidated Plan Public Contact Information

J. Matt Jennings, AICP  
 Director of Community Development  
 City of Fort Smith, Arkansas  
 P. O. Box 1908  
 Fort Smith, AR 72902  
 479.784.2209 - Office  
 479.784.2462 - Fax  
[www.fortsmithar.gov](http://www.fortsmithar.gov)

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

### **1. Introduction**

Fort Smith works with a wide variety of agencies, organizations, and service providers in an effort to bring various viewpoints to bear in the identification of local housing and service needs. Ongoing relationships focused on specific needs and targeted meetings designed to bring public input into the Consolidated Plan process are two of the ways that the City utilizes outside organizations in the consultation process.

**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 has ongoing relationships with several housing providers working on housing development activities. The CHDO system provides a forum for assisting these agencies grow and meet their own targeted clientele. The Fort Smith Housing Authority works to utilize Section 8 vouchers from the federal government to address the housing needs of the City's lowest income households. Through the Continuum of Care process, the City maintains relationships with mental health providers, homeless shelter and services providers, and other governmental agencies with specific responsibilities for homeless individuals and families. The City also participates in a variety of other coalitions that seek to address other issues that relate to housing and service needs.

**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**

City staff works actively with the Fort Smith Continuum of Care, the local umbrella for the development of the Continuum of Care. Staff participate in regularly scheduled meetings and point-in-time surveys. In the past, the City has provided administrative support to supplement Continuum of Care initiatives and funding to the various agencies that make up the membership of the Continuum of Care.

**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**

Staff from Fort Smith participates in the development of the Continuum of Care, working with area service providers to include City resources, to the extent possible, in the provision of services to homeless individuals and families in Fort Smith.

**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	<b>Agency/Group/Organization</b>	HOUSING AUTHORITY OF FORT SMITH
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in the Consolidated Plan forums.
2	<b>Agency/Group/Organization</b>	NEXT STEP DAY ROOM
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in the Consolidated Plan forums.
3	<b>Agency/Group/Organization</b>	CRISIS INTERVENTION CENTER
	<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 Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in the Consolidated Plan forums.
4	<b>Agency/Group/Organization</b>	CRAWFORD-SEBASTIAN COMMUNITY DEVELOPMENT COUNCIL, INC.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in the Consolidated Plan forums.
5	<b>Agency/Group/Organization</b>	FORT SMITH BOYS AND GIRLS CLUB, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in the Consolidated Plan forums.
6	<b>Agency/Group/Organization</b>	HARBOR HOUSE
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in the Consolidated Plan forums.

7	<b>Agency/Group/Organization</b>	Girls, Inc. of Fort Smith
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in the Consolidated Plan forums.
8	<b>Agency/Group/Organization</b>	COMMUNITY DENTAL CLINIC OF CSCDC, INC.
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in the Consolidated Plan forums.
9	<b>Agency/Group/Organization</b>	WestArk - RSVP - a program of Western AR Counseling and Guidance Center, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in the Consolidated Plan forums.
10	<b>Agency/Group/Organization</b>	THE GOOD SAMARITAN CLINIC, INC.
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in the Consolidated Plan forums.
11	<b>Agency/Group/Organization</b>	FOUNTAIN OF YOUTH ADULT DAYCARE
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in the Consolidated Plan forums.
12	<b>Agency/Group/Organization</b>	ARKANSAS VALLEY HABITAT FOR HUMANITY, INC.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in the Consolidated Plan forums.
13	<b>Agency/Group/Organization</b>	FORT SMITH EMERGENCY CHILDREN'S CENTER
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate in the Consolidated Plan forums.

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

No specific organizations were intentionally left out of the public participation process.

**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	Fort Smith Continuum of Care	The Strategic Plan provides a set of priorities for addressing homelessness, with are supported by the Continuum of Care and its participating agencies.

**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))**

Fort Smith works closely with other local communities active in the Continuum of Care process, State agencies, local non-profit organizations, and other departments of the City of Fort Smith in the development of programs to address housing, homeless, and community development needs and other local issues covered by the Consolidated Plan.

**Narrative (optional):**

The development of the Consolidated Plan and the component Strategic Plan and Annual Action Plan require the help of the local non-profit community and other organizations. Specific priorities are identified and ranked through that participation utilizing focus group sessions, forums, and surveys. The City relies on its ongoing relationships to ensure that these opinions and observations are incorporated into the Plan.

## **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**

#### **City of Fort Smith Consolidated Plan Community Participation**

##### **Overview and Lead Agency**

City of Fort Smith, Arkansas followed its designated Community Participation Plan in developing the 2016 – 2020 Consolidated Plan and 2016 Annual Plan. The City of Fort Smith Community Development Department served as lead agency for the development of the 2016 – 2020 Consolidated Plan and 2016 Annual Plan.

##### **Community Participation**

Based on the Community Participation Plan, outreach included public forums and focus group meetings, on-line survey accessed on the City of Fort Smith Web Site, and consultation with public and private agencies and organizations to capture public input as to the priority needs for the next five years. Participating persons, public and private agencies included the general public, neighborhood organizations, nonprofit housing, and CHDO organizations, Fort Smith Housing Authority, Continuum of Care, Board of Realtors, Chamber of Commerce, public and social service agencies, colleges and universities, elected and appointed officials.

Public Forums and Stakeholder Focus Group sessions were held on December 7th, 2015. The Consolidated Plan format included discussions of the communities' priority needs for the next five years and their priorities for funding for the next program year.

Participants in the focus groups and public forums and the general public were given an opportunity to complete a Priority Needs Survey as part of the Consolidated Plan process. The survey was presented at each of the aforementioned sessions and also made available on the City's web site for completion and submission on line.

The Draft Plan of the 2016 – 2020 Consolidated Plan and Annual Plan were published in the local newspapers and Draft Reports made available for review April 1st – April 30th, 2016. A public meeting and review for the plan was held on April 12th, 2016. The Community Development

Advisory Committee (CDAC) held a meeting for consideration of the plans and recommended approval to the City Board on April 19, 2016. Final public hearing and approval by the City Board was held on May 3rd, 2016.

**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	Survey of residents about Con Plan priorities. A total of 212 surveys were received.	Survey results were used to prioritize funding needs.	All comments were accepted.	
2	Public Meeting	Non-targeted/broad community	Consolidated plan forums and stakeholder focus group meetings were held on December 7, 2015. A wide variety of individuals and social service agencies were invited to participate in the events.	The focus group sessions identified a wide range of issues of concern to the attendees with regard to social and economic conditions, housing, public policy and awareness of fair housing, banking and mortgage lending issues, special needs housing, and public transportation.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	The draft Consolidated Plan was presented for public review between April 1 and April 30, 2016. A public meeting was held on April 12, 2016 as an opportunity for the public to comment on the Plan.	To be provided.	All comments were accepted.	
4	Public Hearing	Non-targeted/broad community	A public hearing was held on May 3, 2016 before the City Board to receive public comment on the Consolidated Plan and Annual Action Plan.	To be provided.	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The needs assessment looks at a variety of housing, homeless, community development, and non-homeless special needs through an examination of census and CHAS data, which was created by the U.S. Census Bureau and the U.S. Department of Housing and Urban Development. These data quantify housing problems, such as overcrowding and cost burden, and measure the magnitude of special needs populations, such as the elderly, frail elderly, and persons with HIV/AIDS. As shown in the following analysis, cost burden (paying more than 30 percent of household income on housing expenses) and extreme cost burden (paying more than 50 percent of household income on housing expenses) has a considerable impact on households in Fort Smith, particularly lower income households. Measures of housing condition (lack of complete kitchen or plumbing facilities) doesn't provide a very reliable measure of condition, though it represents the best, easily accessible data on the topic. Other needs are represented through the Section 8 wait list and various census and state data sources.

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

### Summary of Housing Needs

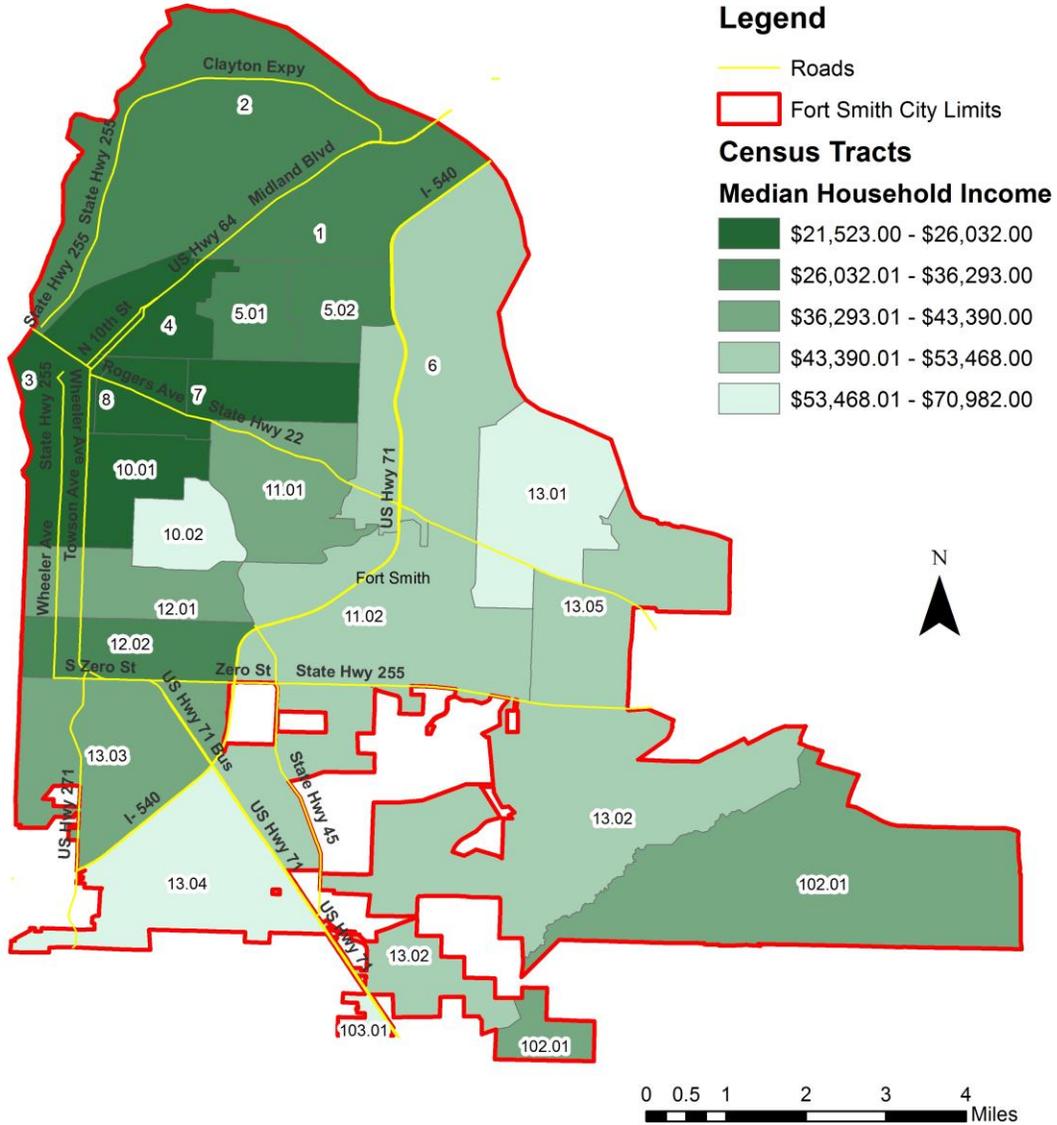
The following data provide an analysis of housing problems in Fort Smith, including lack of complete plumbing or kitchen facilities, overcrowding (1.01 to 1.5 persons per room), severe overcrowding (more than 1.5 persons per room), cost burden (paying more than 30% of household income on housing expenses), and severe cost burden (paying more than 50% of household income on housing expenses). As calculated from the Housing Needs Summary Table #1, below, by far, the most common housing need related to cost burden, hitting lower income households particularly hard, with 63 percent of renter households and 52 percent of owner households earning less than 30% of the area median income (AMI) being severely cost burdened. For rental households, cost burden is the most common housing problem with almost 31 percent of all renter households earning below 100% of the AMI being cost burdened. Cost burden is also the most common for owner households where 24 percent of all owner households earning below 100% of the AMI are cost burdened, with severe cost burden not far behind with 19 percent for owners and 26 percent for renters. The next most pressing housing problem in Fort Smith is overcrowded housing in rental housing, with 4.5 percent living in overcrowded units.

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2012</b>	<b>% Change</b>
Population	80,268	85,838	7%
Households	35,341	34,008	-4%
Median Income	\$32,157.00	\$37,340.00	16%

**Table 5 - Housing Needs Assessment Demographics**

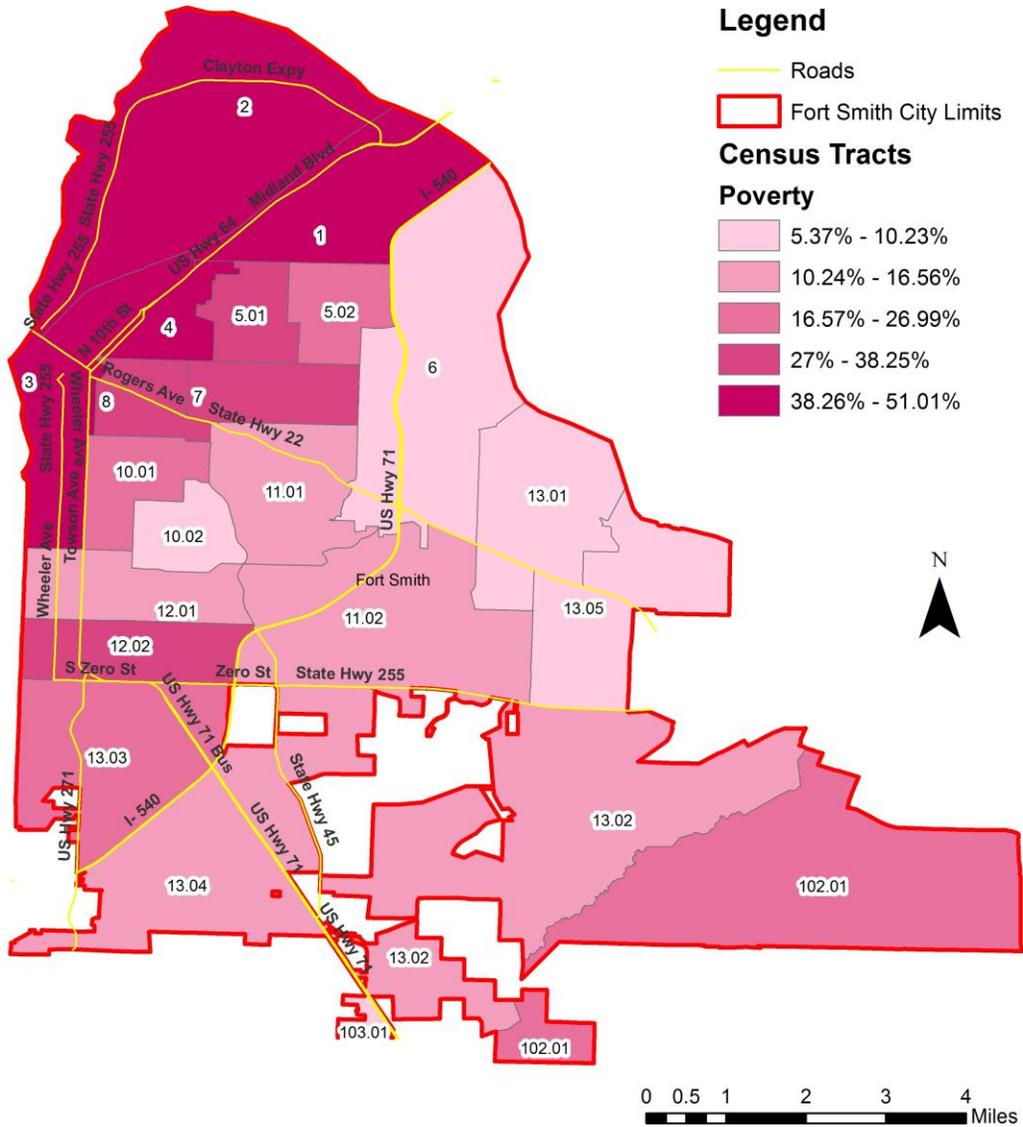
**Data Source:** 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

# Median Household Income



## Median Household Income

# Percent Living in Poverty



## Percent Living in Poverty

**Number of Households Table**

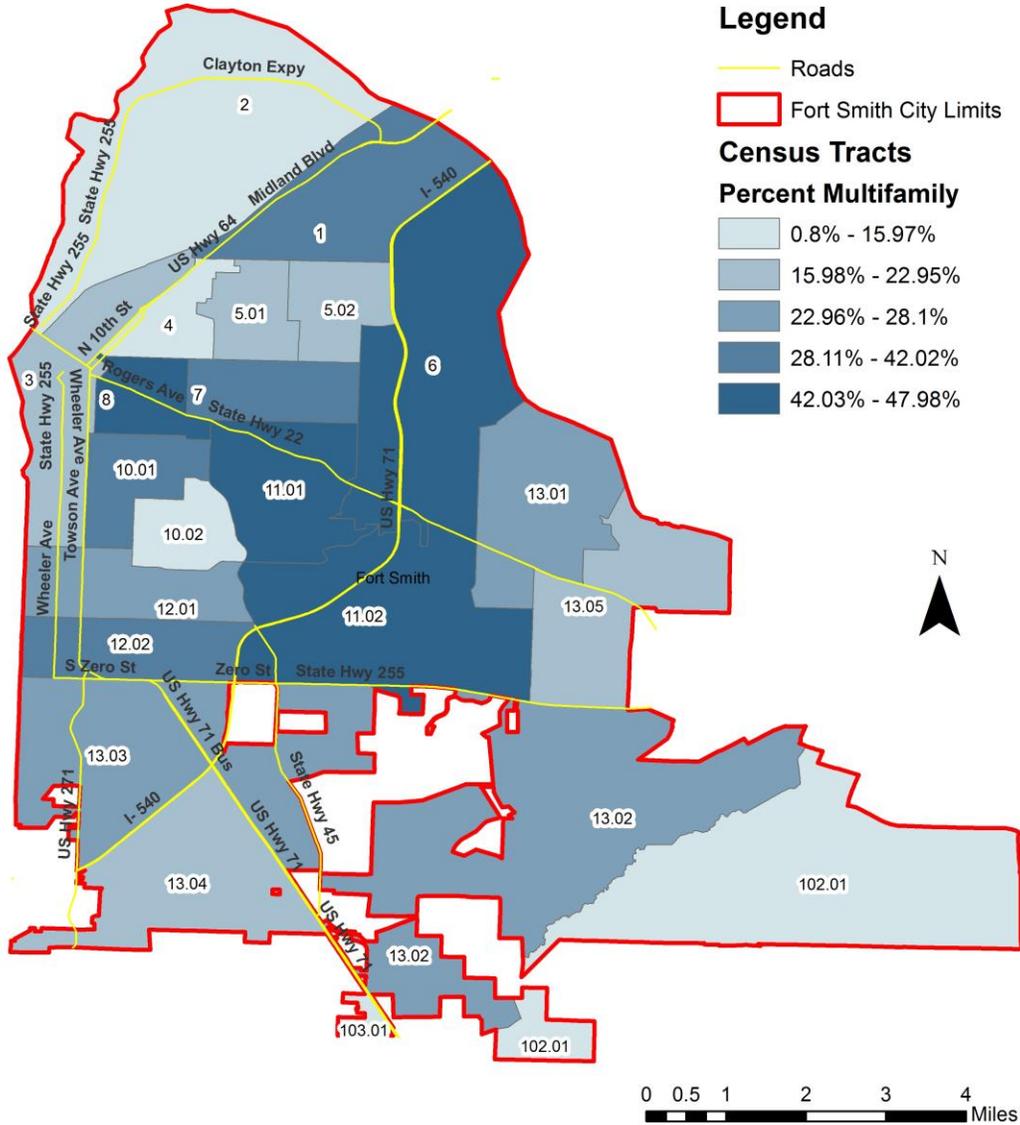
	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households *	3,365	4,450	6,410	2,810	17,000
Small Family Households *	1,260	1,335	2,470	970	8,435
Large Family Households *	190	495	745	260	940
Household contains at least one person 62-74 years of age	415	705	990	510	3,190
Household contains at least one person age 75 or older	274	570	849	425	1,505
Households with one or more children 6 years old or younger *	915	1,115	1,384	355	1,349
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

**Data Source:** 2008-2012 CHAS



# Percent Multifamily



## Percent Multifamily

## Housing Needs Summary Tables

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

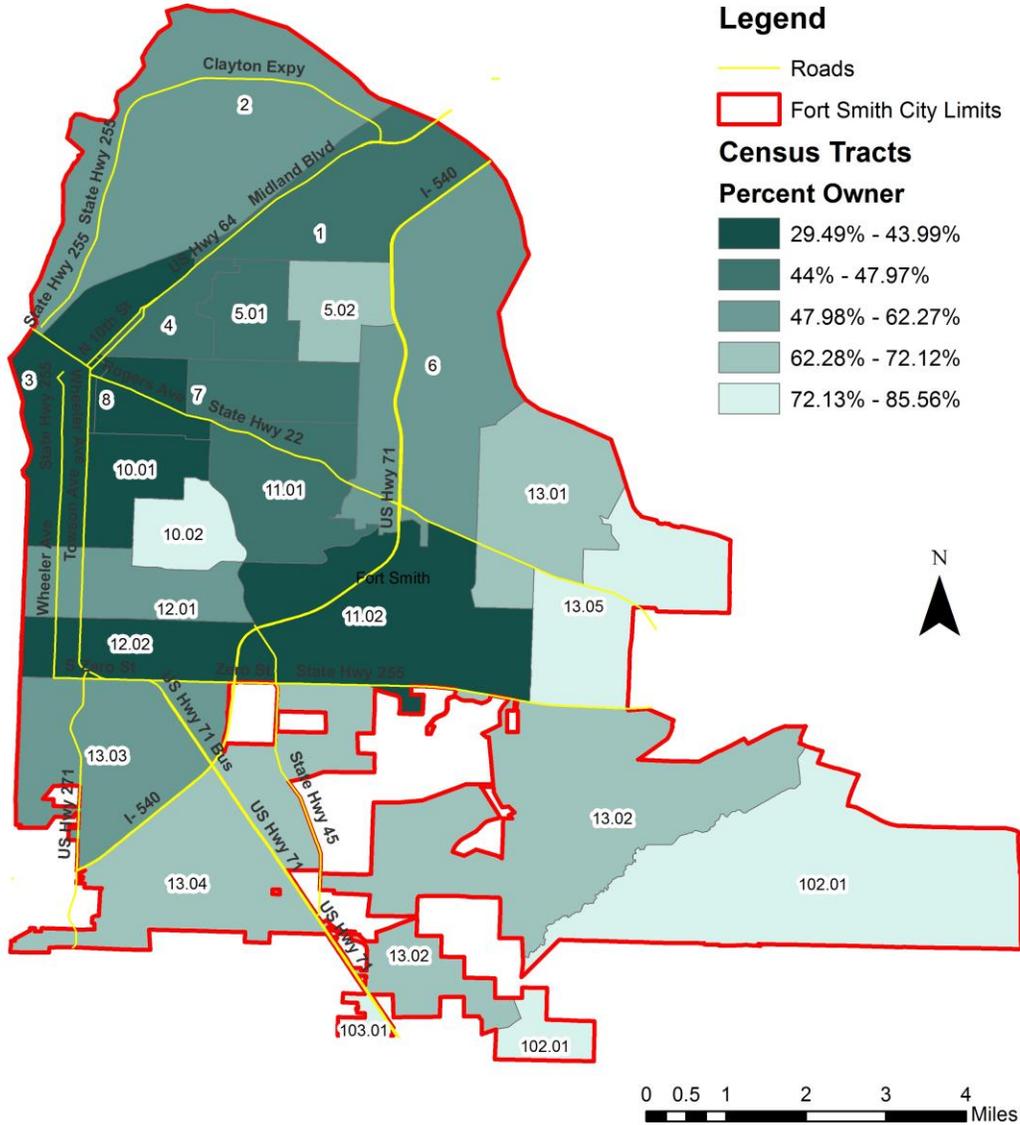
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	10	70	25	65	170	10	10	10	10	40
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	85	120	0	235	0	15	30	30	75
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	125	230	115	4	474	35	20	105	45	205
Housing cost burden greater than 50% of income (and none of the above problems)	1,720	865	194	15	2,794	330	480	380	20	1,210
Housing cost burden greater than 30% of income (and none of the above problems)	190	1,345	1,475	270	3,280	90	375	760	310	1,535

	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)	280	0	0	0	280	130	0	0	0	130

**Table 7 – Housing Problems Table**

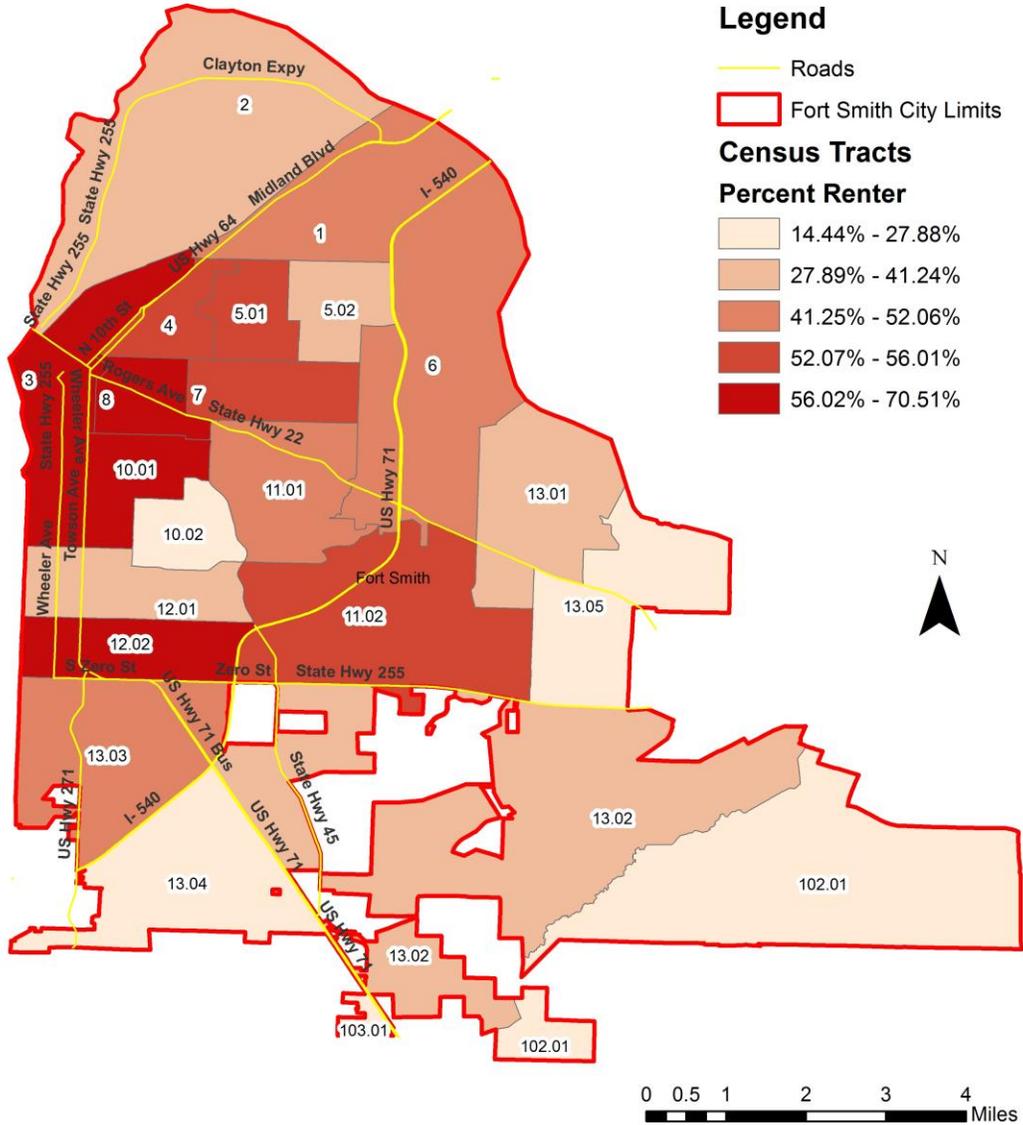
Data 2008-2012 CHAS  
Source:

# Percent Owner-Occupied



## Percent Owner-Occupied

# Percent Renter-Occupied



## Percent Renter-Occupied

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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,885	1,255	454	90	3,684	375	520	525	100	1,520
Having none of four housing problems	565	1,860	3,110	1,105	6,640	130	805	2,325	1,510	4,770
Household has negative income, but none of the other housing problems	280	0	0	0	280	130	0	0	0	130

**Table 8 – Housing Problems 2**

Data 2008-2012 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	840	760	705	2,305	129	310	530	969
Large Related	110	265	210	585	0	45	110	155
Elderly	245	359	199	803	165	305	330	800
Other	855	1,065	600	2,520	135	220	245	600
Total need by income	2,050	2,449	1,714	6,213	429	880	1,215	2,524

**Table 9 – Cost Burden > 30%**

Data 2008-2012 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	755	295	90	1,140	125	235	140	500
Large Related	50	120	25	195	0	15	0	15
Elderly	215	104	19	338	105	110	150	365
Other	780	465	60	1,305	110	120	95	325
Total need by income	1,800	984	194	2,978	340	480	385	1,205

Table 10 – Cost Burden > 50%

Data 2008-2012 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	150	230	145	0	525	35	35	90	75	235
Multiple, unrelated family households	4	85	95	4	188	0	0	49	0	49
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	154	315	240	4	713	35	35	139	75	284

Table 11 – Crowding Information – 1/2

Data 2008-2012 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.**

According to the 2010-2014 American Community Survey, there were 11,428 single person households in Fort Smith (33.1% of all Fort Smith households) 34.5 percent of which were elderly (age 65+). Thirty-nine percent of single person households were homeowners, with 61 percent renters. Twenty percent of single person renter households lived in single-family housing units, compared to 98 percent of owner households. The median household income of single person households was \$21,740, approximately 59 percent of the median income for all households in Fort Smith. As shown in Table 4 above, 44 percent of severe cost burden was found in the "Other" renter households, along with 27 percent owner households. Most of the "Other" category will be made up of single person households.

### **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.**

Data from the 2010-2014 American Community Survey show that 17.1 percent of the population of Fort Smith reports some form of disability. Disabilities reported increase with age. Those below the age of 5 are reported to include 1.8 percent with disabilities. In the 5 to 17 year age group, 8.7 percent are reported to have disabilities. In the 18 to 64 year age group, 17 percent report disabilities, with 8.5 percent reporting ambulatory difficulties, 3.3 percent with self-care difficulties, and 6.3 percent with independent living difficulties. The 65 year and older age group reported 39.4 percent with disabilities, including 26.7 percent with ambulatory difficulties, nine percent with self-care difficulties, and 17.8 percent with independent living difficulties. The ACS data also show that 5.2 percent of the population of Fort Smith reports a disability and living in poverty.

The Fort Smith Data Book from 2013 shows a total of 136 rapes reported in 2012, 2.6 times the number reported in 2002. A steady increase was shown between 2002 (52 reported rapes) and 2012 (136). Statistics relating to domestic violence, dating violence, other sexual assaults, and stalking were not readily available.

### **What are the most common housing problems?**

As calculated from the Housing Needs Summary Table #1, above, by far, the most common housing problem in Fort Smith is cost burden. According to the CHAS data in the tables above, over 69 percent of households in the 0-30% AMI income category (including renters and owners) had a cost burden of over 30%, with almost 61 percent having a cost burden of over 50%. A 30% cost burden means that a household is spending more than 30% of their gross income on housing expenses, including utilities. Over 69 percent of households in the 30-50% AMI income category had a 30% cost burden, with 30 percent having a 50% cost burden. The numbers fall off somewhat for the next highest income category where 44 percent of households in the 50-80% AMI category had a 30% cost burden, with only nine percent having a 50% cost burden. Looking at cost burden and severe cost burden by tenure, 63 percent of renter households and 52 percent of owner households earning less than 30% of the area median

income (AMI) were paying more than 50% of their income on housing expenses. For rental households, cost burden is the most common housing problem with almost 31 percent of all renter households earning below 100% of the AMI paying more than 30% of their income on housing expenses. Cost burden is also the most common for owner households where 24 percent of all owner households earning below 100% of the AMI paying more than 30% of their income on housing expenses, with severe cost burden not far behind with 19 percent of owner households and 26 percent of renter households paying more than 50% of their income on housing expenses. By comparison, the numbers for overcrowding and incomplete kitchen or plumbing facilities were low, with 4.6 percent of the lowest income category renters living in overcrowded conditions and less than two percent of very low-income owner households living without complete kitchen or plumbing facilities.

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

Cost burden and extreme cost burden affect all household types in the lower income categories. In simple numerical terms, it would appear that "Other" and "Small Related" households bear much of the brunt of severe cost burden among renters, with over 43 and 38 percent of the total number of renter households experiencing severe cost burden respectively. For ownership households, "Small Related" households made up 41 percent of the total experiencing severe cost burden. "Large Related" households comprised the smallest portion of those experiencing severe cost burden for owner and renter households.

### **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**

Low-income individuals and families who are currently housed but are at risk of either residing in shelters or becoming unsheltered are living paycheck to paycheck, just making ends meet. They are often one paycheck away from being homeless in the event of a sudden loss of employment or medical emergency which redirects financial resources. These households span all types, including individuals living alone, small families, large families, and the elderly. Some households have relatives or friends with whom they can double-up, thus avoiding homelessness, at least in technical terms, but these accommodations are not long-term solutions to their needs. These households, particularly extremely low-income households, need a wide variety of assistance to help them meet those emergency needs that occasionally crop up in everyone's lives. This assistance could include job training to help them transition into better paying professions, mortgage or rental assistance, medical clinics that provide low or no cost care, rent subsidies, and other services that help absorb the costs that might redirect funds dedicated to housing. Formerly homeless families and individuals also need these services to reduce the prospect of returning to homelessness. Transitional housing units, permanent supportive housing, and rent subsidies help meet the housing expenses of households returning from homelessness, while job

training programs help with job prospects. Other social services are needed on occasion as circumstances demand.

**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 Point-In-Time (PIT) count provides the estimates of the various categories of homeless individuals and families. These include chronic homeless, veterans, families with children, families without children, individuals, and unaccompanied children.

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

Severe cost burden is linked with housing instability and an increased risk of homelessness. When a household is paying too large a portion of their income on housing expenses, sudden and unexpected financial demands can tip the scales, forcing them from their homes. These demands might include illnesses requiring hospital stays or time away from their job, automotive problems requiring repairs or loss of work due to lack of transportation, and legal problems that might require payments to lawyers or time away from their job. Lower income households are particularly susceptible to these financial impacts because they are less likely to have savings that can cover these expenses and buffer the effects of monetary demands in covering unexpected events.

## **Discussion**

Cost burden and severe cost burden are the most common housing problem across all lower income households in Fort Smith, both renter and owner. The lower the income of the household, the more extreme the cost burden. Overcrowding is also a common problem in many lower income households.

## 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 2008-2012 CHAS data, constructed from data collected by the US Census Bureau for HUD, show housing problems by income and race/ethnicity. The housing problems include incomplete kitchen or plumbing facilities, cost burden greater than 30 percent, and overcrowding (more than 1 person per room). The tables below show the distribution of one or more problems by race/ethnicity for each of four lower income groups, 0 to 30 percent of the area median income, 30 to 50 percent of the area median income, 50 to 80 percent of the area median income, and 80 to 100 percent of the area median income. The discussion following the tables will identify disproportionately greater need within each income group for particular racial or ethnic group. The next section will look at severe housing problems (severe overcrowding and extreme cost burden).

### 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	2,430	370	320
White	1,635	205	170
Black / African American	250	75	10
Asian	70	0	55
American Indian, Alaska Native	35	0	0
Pacific Islander	0	0	0
Hispanic	320	4	90

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2008-2012 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	3,480	1,150	0
White	1,810	795	0
Black / African American	465	75	0
Asian	110	50	0
American Indian, Alaska Native	35	4	0
Pacific Islander	0	0	0
Hispanic	915	180	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2008-2012 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	2,810	3,550	0
White	1,845	2,525	0
Black / African American	405	350	0
Asian	120	180	0
American Indian, Alaska Native	4	30	0
Pacific Islander	0	0	0
Hispanic	395	350	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2008-2012 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**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	640	2,265	0
White	375	1,620	0
Black / African American	150	200	0
Asian	10	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	4	10	0
Hispanic	100	315	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2008-2012 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**

Disproportionately greater need was identified for very small Asian and American Indian/Alaska Native populations in the 0-30% AMI and 50-80% AMI categories, African American and similarly small American Indian/Alaska Native populations in the 30-50% AMI and 80-100% AMI categories (African-American). The size of the Asian and American Indian/Alaska Native populations, however, indicate the disparity is negligible.

## 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

The 2008-2012 CHAS data constructed from data collected by the US Census Bureau for HUD show housing problems by income and race/ethnicity. The severe housing problems include incomplete kitchen or plumbing facilities, cost burden over 50 percent, and severe overcrowding (more than 1.5 persons per room). The tables below show the distribution of severe housing problems by race/ethnicity for each of four lower income groups, 0 to 30 percent of the area median income, 30 to 50 percent of the area median income, 50 to 80 percent of the area median income, and 80 to 100 percent of the area median income. The discussion following the tables will identify disproportionately greater need within each income group for particular racial or ethnic group.

### 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	2,195	610	320
White	1,460	385	170
Black / African American	195	130	10
Asian	65	4	55
American Indian, Alaska Native	35	0	0
Pacific Islander	0	0	0
Hispanic	320	4	90

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2008-2012 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	1,655	2,975	0
White	680	1,925	0
Black / African American	300	240	0
Asian	75	90	0
American Indian, Alaska Native	4	35	0
Pacific Islander	0	0	0
Hispanic	530	565	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2008-2012 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	780	5,575	0
White	470	3,905	0
Black / African American	75	680	0
Asian	20	280	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	210	535	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2008-2012 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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	240	2,665	0
White	140	1,860	0
Black / African American	0	345	0
Asian	10	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	4	10	0
Hispanic	80	330	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2008-2012 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**

Disparities are noted in the African-American population in the 30-50% AMI income category and for Hispanics in the 30-50%, 50-80%, and 80-100% AMI categories. A very small Asian population in the 0-30% AMI income category and a very small Pacific Islander population in the 80-100% AMI income category showed disproportionately greater need in the above data. Again, the small size of the populations indicates that the problem is not widespread.

## 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:

The 2008-2012 CHAS data were used to compare housing cost burden across racial/ethnic groups. Cost burden (30 to 50% of household income going to housing expenses), extreme cost burden (more than 50% of household income going to housing expenses), and no cost burden (less than 30% of household income going to housing expenses) were compared by racial/ethnic group to the city as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	23,114	559	3,720	324
White	18,520	3,880	2,630	170
Black / African American	1,445	745	570	10
Asian	970	160	175	55
American Indian, Alaska Native	90	34	50	0
Pacific Islander	14	0	0	0
Hispanic	2,075	775	565	89

**Table 21 – Greater Need: Housing Cost Burdens AMI**

**Alternate Data Source Name:**

Corrections

**Data Source Comments:**

Original data provide had White data larger than the jurisdiction as a whole. The analyst summed the data from all groups and replaced the jurisdiction data with the total.

### Discussion:

The Pacific Islander population shows a high rate of severe cost burden (greater than 10% more than the jurisdiction as a whole).

## **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?**

African-American and Hispanic populations are reported to have some disproportionately greater need. With respect to severe housing problems, African-Americans show greater need in the 30-50% AMI category, with Hispanic needs appearing in the 30-50%, 50-80%, and 80-100% AMI categories. For housing problems, African-American needs are reported in the 30-50% and 80-100% AMI categories. Other disparities were reported for very small Asian, American Indian/Alaska Native, and Pacific Islander populations, but the small size of these populations indicated that the need is not pervasive.

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

None identified.

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

Both African-American and Hispanic populations are concentrated in the northern census tracts in Fort Smith.

## NA-35 Public Housing – 91.205(b)

### Introduction

While the eCon software reports that the Fort Smith Housing Authority operates 288 public housing units for seniors and people with disabilities, 57 mod-rehab units, and manages 1,239 vouchers, the agency reports that there are no public housing units in Fort Smith. Of the 1,239 vouchers, 75 are project-based and the rest are tenant-based. The average annual income of their voucher holders is \$9,665. The average length of stay for voucher holders is two years. The residents include 157 elderly persons with vouchers and 599 families with disabilities holding vouchers. The largest racial/ethnic groups among residents are White, with 799 vouchers. The housing authority also manages 57 mod-rehab units. Mod-rehab residents have an average annual income of about \$6,100. Residents include three elderly and 12 persons with a disability. Average length of stay for mod-rehab is one year.

### 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	57	288	1,239	75	1,156	0	0	0

**Table 22 - Public Housing by Program Type**

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

**Alternate Data Source Name:**

Corrections

**Data Source Comments:**

## 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	6,110	10,860	9,665	11,809	9,526	0	0
Average length of stay	0	1	4	3	0	3	0	0
Average Household size	0	2	1	2	3	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	3	113	157	6	151	0	0
# of Disabled Families	0	12	140	599	15	584	0	0
# of Families requesting accessibility features	0	57	266	1,231	75	1,156	0	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	50	211	779	50	729	0	0	0
Black/African American	0	4	44	419	23	396	0	0	0
Asian	0	2	10	16	2	14	0	0	0
American Indian/Alaska Native	0	1	1	16	0	16	0	0	0
Pacific Islander	0	0	0	1	0	1	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

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	5	9	43	7	36	0	0	0
Not Hispanic	0	52	257	1,188	68	1,120	0	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:**

Fort Smith has no public housing.

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

As of October, 2015, there were 494 families on the Section 8 waiting list. Of these, 375 were at 30 percent median income, 107 were at 50 percent median income, and 12 were at 80 percent median income. There were 408 families with children, 15 elderly families, and 72 families with disabilities. The Housing Authority aids families in locating proper housing by means of a rental list that is updated weekly and information shared at landlord meetings.

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

The aforementioned needs are very similar to the housing needs of the population at large.

**Discussion**

The housing authority plans to track several variables when consolidating information on its waiting list to assist with continuing to meet the needs of its residents. This information is used to help the housing authority and its partners carryout the goals and plans among the residents and community served within its various programs.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The following table provides an estimate of homeless individuals and families within several categories in Fort Smith. These numbers are taken from the 2016 Point-in-time count. To date, Fort Smith has not provided a separate count of homeless individuals or families in rural areas. 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.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	12	23	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	43	88	0	0	0	0
Chronically Homeless Individuals	24	24	0	0	0	0
Chronically Homeless Families	3	0	0	0	0	0
Veterans	4	14	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	3	2	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** 2016 Point-in-time Count, Fort Smith CoC

Indicate if the homeless population is: Has No Rural Homeless

**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):**

To be discussed with service providers.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	88	50
Black or African American	10	2
Asian	5	0
American Indian or Alaska Native	3	3
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	1
Not Hispanic	111	53

**Data Source:** 2016 Point-in-time Count, Fort Smith CoC  
**Comments:**

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

The data collected show four unsheltered homeless veterans and 14 sheltered veterans. The data do not, however, indicate any veterans in families. There are no children of homeless veterans in the count.

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

The 2016 Point-in-Time homeless count indicated that the majority of homeless individuals and families in Fort Smith were White, with 164 of the total of 166 homeless individuals (83%). The second largest

racial/ethnic population was Black with 12 individuals (7%). American Indian/Alaska Native showed 6 individuals (3.6%).

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2016 data indicate that 55 individuals in Fort Smith were unsheltered (33 percent of the total). It is generally assumed by service providers that the majority of unsheltered homeless persons are unsheltered by choice, preferring to live uncontrolled by service provider rules and regulations. These individuals are primarily single, chronic homeless persons, many with substance and/or mental problems.

### **Discussion:**

The results of the 2016 Point-in-Time survey showed a total population of 166 persons, including 22 children under the age of 18. Thirty-three percent of those counted were classified as chronic homeless. About 33 percent of respondents were unsheltered. About 83 percent of homeless individuals were White, with 10 percent African-American.

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

### **Introduction:**

Non-homeless special needs populations include the elderly, frail elderly, persons with physical and developmental disabilities, substance abusers, persons with mental illness, and persons living with HIV/AIDS. These families and individuals are living either with families, in group facilities, or independently. They have a wide variety of needs, many of which are being met without public assistance. In some cases, where parents are caring for disabled children, the future of their independence is at risk.

### **Describe the characteristics of special needs populations in your community:**

These populations have a broad spectrum of characteristics, similar to the population at large, but a distinguishing factor for them is an increased risk of homelessness due to the fragile nature of their existence, some relying heavily on others for their care, others living on fixed incomes and vulnerable to hardships caused by sudden demands on their resources. Alcohol and drug abuse are defined as excessive and impairing use of alcohol or other drugs. The National Institute of Alcohol and Abuse and Alcoholism estimated the number of adult men with a drinking problem at 15 percent of the total population and that of adult women at 6 percent. These percentages, when applied to Fort Smith, would yield a total population of alcohol abusers at 9,100 persons, using 2014 American Community Survey (ACS) population figures. Elderly are those individuals aged 62 or older. The elderly population continues to show a strong growth pattern as a population group. The elderly live a distinctive lifestyle requiring numerous supportive services. Between 2000 and 2010, the population aged 62 years and over fell slightly from 15.9 percent of the population to 15.6 percent. The 2014 ACS put the population of Fort Smith's population of 62 and over at 13,747 (15.8% of the total population). Persons with physical or developmental disabilities often require special facilities and care. Persons with developmental disabilities sometimes lack the capacity to care for themselves and rely on a caretaker to see to their daily needs. More often than not the caretaker is a parent. If the child outlives the parent who has provided their care all their lives, other arrangements must be made to see to their continued care. This group can include all ages, races, and ethnicities.

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

Housing and supportive service needs of these populations include:

- Group housing,
- Physical rehabilitation and medical care,
- New job training skills,
- Unemployment and the resulting loss of income/ insurance coverage due to inability to perform job functions,
- Extensive medical care and treatment,

- Rehabilitation programs,
- Counseling/ support groups to deal with the problem,
- Addressing unemployment and the resulting loss of income/ insurance coverage due to inability to perform job functions,
- Medical care/prescription medications, straining their already limited income,
- Special transportation needs due to medical and physical condition,
- Mobility assistance in normal daily activities,
- Assistance in meal preparation, housekeeping and shopping, and
- Physical rehabilitative care due to injury/falls.

These needs were compiled through consultation with service providers.

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

According to the HIV Surveillance Report Arkansas, 2014, there were 283 newly diagnosed cases of HIV disease in the state in 2014, along with 224 new cases in 2013, and 179 in 2012. There were 146 new AIDS diagnoses in 2014, with 147 cases diagnosed in 2013 and 95 in 2012. A cumulative total of 10,173 HIV/AIDS cases have been reported in the state. The data are not provided by county, city, or MSA in the annual surveillance report. The data do not break the population down by family characteristics.

**Discussion:**

Non-homeless special needs populations encompass a wide variety of persons and households and cannot be easily categorized except in very general terms. Many are coping well with their situations without the need for public assistance. Some find needs that can only be met with help from outside their family. Some are on the verge of homelessness themselves and struggle from day to day. Some live independently, while others depend on family or caregivers to help them on a daily basis. Needs for these populations are as varied as the populations are themselves and depend on individual situations.

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

### **Describe the jurisdiction’s need for Public Facilities:**

Repair needs have been identified for some emergency shelter facilities.

### **How were these needs determined?**

The City conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online and as hard copy at fair housing focus group sessions and Consolidated Plan forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

### **Describe the jurisdiction’s need for Public Improvements:**

No public improvement needs have been identified.

### **How were these needs determined?**

The City conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online and as hard copy at fair housing focus group sessions and Consolidated Plan forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

### **Describe the jurisdiction’s need for Public Services:**

Public service needs include services for youth and seniors, health care, and job training.

### **How were these needs determined?**

The City conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online and as hard copy at fair housing focus group sessions and Consolidated Plan forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The local housing market affects the availability and affordability of housing. In Fort Smith, the housing market has slowly rebounded from the foreclosure crisis of the last decade. With that recovery, housing prices have increased, but are still affordable with the historically low mortgage interest rates found in the current market. The following analysis looks at a variety of data from the American Community Survey, the census, the Fort Smith Housing Authority, and homeless service providers to provide a picture of the local market.

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

### Introduction

The housing stock in Fort Smith is weighted heavily toward single-family housing, with 67 percent of households residing in single-family detached structures, while 30 percent reside in structures with two or more units. Approximately 56 percent of households are home owners, with 84 percent of owner households living in housing units with three or more bedrooms. With almost 11,145 multifamily units serving over 14,923 renter households, the data suggest that almost 3,800 renter households reside in single-family structures, either attached or detached. The use of single-family structures for rental housing does address some of the need for larger housing units for renter households, but the vast disparity of larger units between renter (24%) and owner (84%) households suggests the need for new housing development aimed specifically toward larger renter households requiring three or more bedrooms.

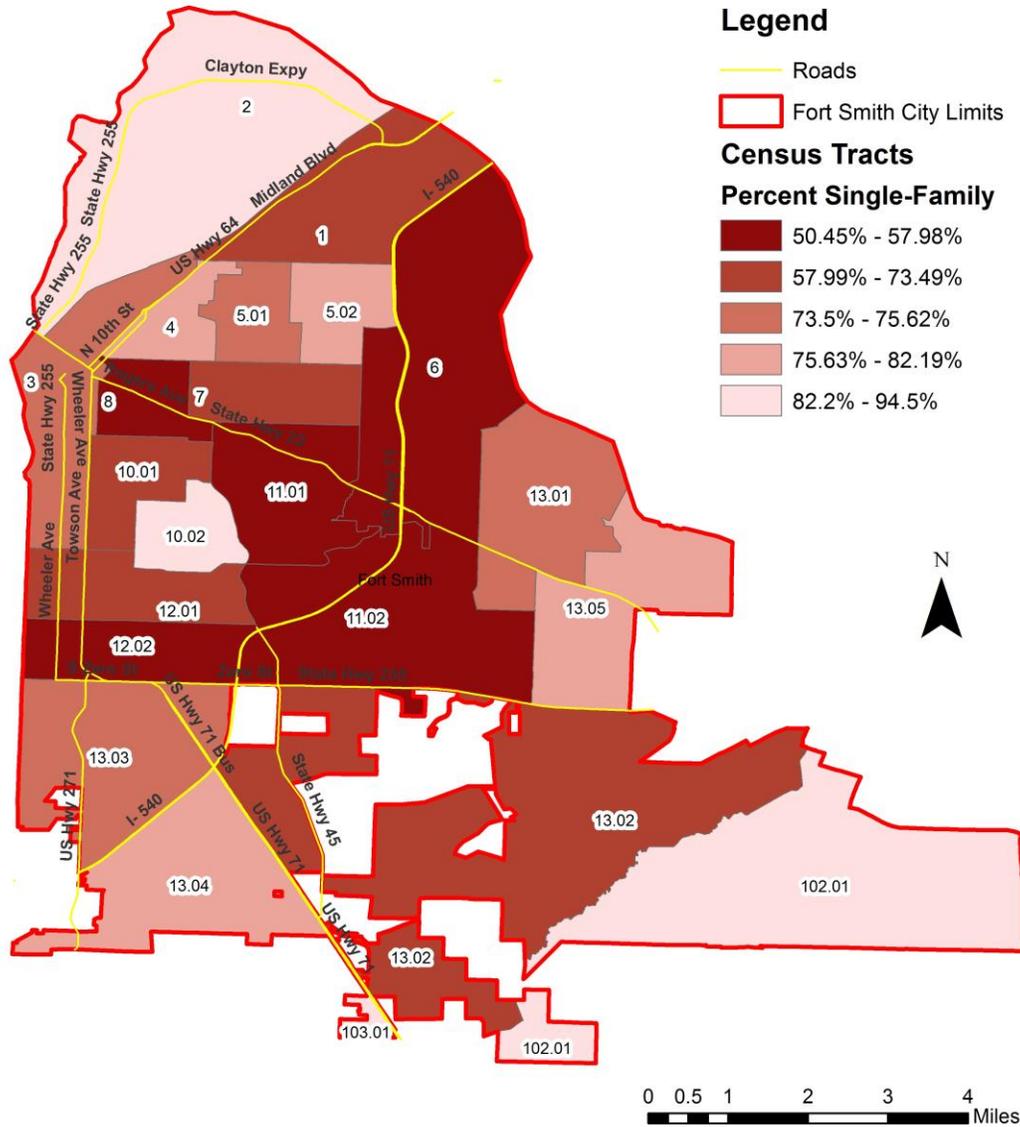
### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	25,538	67%
1-unit, attached structure	1,007	3%
2-4 units	4,481	12%
5-19 units	4,514	12%
20 or more units	2,150	6%
Mobile Home, boat, RV, van, etc	450	1%
<b>Total</b>	<b>38,140</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2008-2012 ACS

# Percent Single-Family



## Percent Single-Family



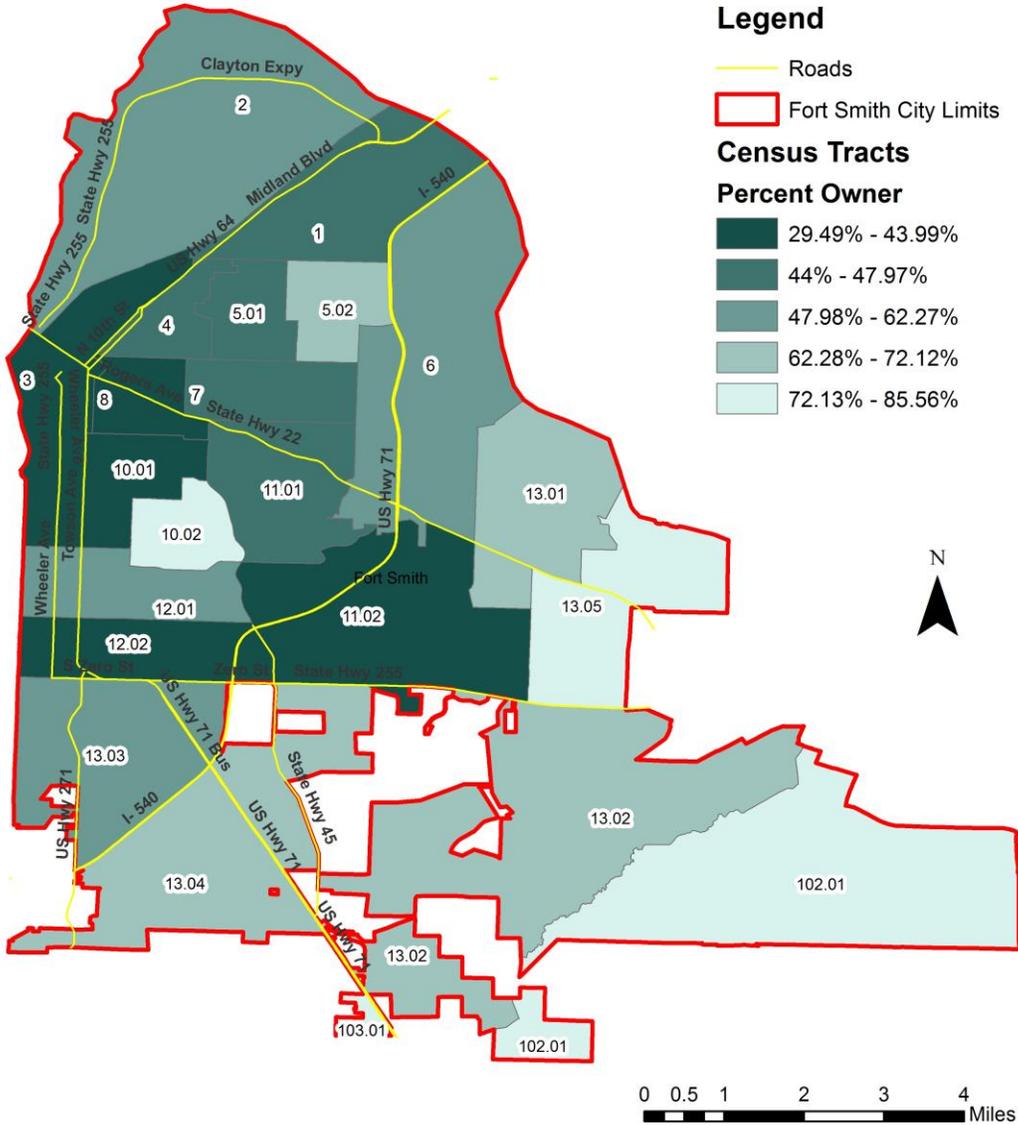
## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	52	0%	426	3%
1 bedroom	98	1%	4,557	31%
2 bedrooms	2,935	15%	6,302	42%
3 or more bedrooms	16,000	84%	3,638	24%
<b>Total</b>	<b>19,085</b>	<b>100%</b>	<b>14,923</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

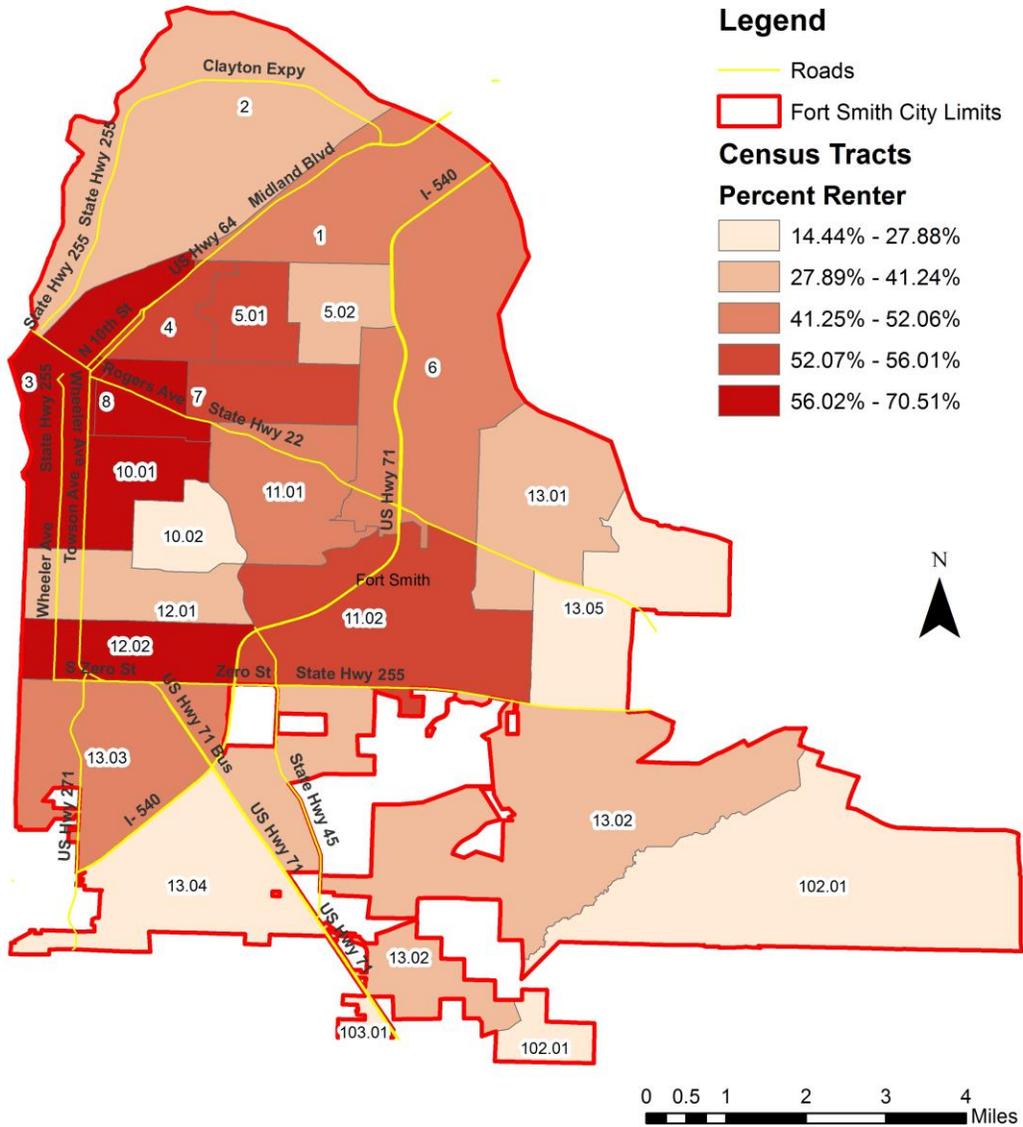
Data Source: 2008-2012 ACS

# Percent Owner-Occupied



## Percent Owner-Occupied

# Percent Renter-Occupied



## Percent Renter-Occupied

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

According to affordablehousingonline.com, there are a total of 1,176 assisted housing units in Fort Smith, not counting 288 public housing units. The site indicates a total of 679 Section 8 units in six properties, 509 units in eight Low Income Housing Tax Credit (LIHTC) developments, 150 units in one Section 202 development, and no Section 811 developments. Tax credit units are typically limited to 60 percent of the area median income or below. Other properties listed are limited to no more than 80 percent of the area median income.

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

Data available online indicate that there are a total of 799 federally subsidized housing units in eight properties serving lower income households in Fort Smith. Expiration date for these HUD contracts range from 2035 to 2054. From these data, the risk of losing units to contract expiration is low.

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

Seventy percent of all households in Fort Smith reside in single-family homes, either detached or attached. While this is often considered the ideal in terms of raising a family, the growing senior population may require a reconsideration of what is ideal with respect to housing type. In the coming years, the growing senior population may put more market pressure on smaller apartment units, particularly efficiencies and one-bedroom units, as they look to downsize from the single-family home in which they raised their families. Future development of units designed with retirees in mind and active senior apartment communities may take on a larger presence in the housing market.

**Describe the need for specific types of housing:**

As shown in the Units by Tenure data, the vast majority of owner households reside in homes with three or more bedrooms (84%). By comparison, only 24 percent of renter households reside in units with three or more bedrooms. While many renter households contain single person or couple households with no children, a number of larger renter households are overcrowded in smaller rental units, less than three bedrooms.

**Discussion**

The largest sector of housing units in Fort Smith are in single-family structures (70%). Of renter households, most (76%) live in units with two or fewer bedrooms. As the demographics of the city and state start reflecting the aging of the baby boom generation, the housing market will need to adapt to provide new housing opportunities for those seeking to downsize from their family home to smaller units, some of which might be in senior's communities where residents can participate in a variety of

community activities, including meals, exercise, shopping, and entertainment. The housing stock also needs additional supplies of larger rental units, some of which may come from the baby boomers moving to smaller units. The rental stock is 24 percent larger units (three or more bedrooms) compared to 84 percent for owner occupied units. There is a modest inventory of HUD insured rental units in Fort Smith (799 units) with maturity dates in 2034 through 2054, suggesting little risk of loss of affordable housing units in the near future.

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

### Introduction

Housing costs are a major portion of any households' monthly budget. In 2000, the median home value in Fort Smith was \$72,900. By 2012, the median value had increased by 56 percent to \$113,700. Rental costs had similar, though somewhat lower, increases rising 30 percent from \$339 in 2000 to \$442 in 2012. In Fort Smith, 64 percent of renter households paid less than \$500 per month in rent. Just over six percent of the rental housing stock was affordable to households earning less than 30 percent of the area median income. No homes were priced in a range that would be affordable for a household earning less than 30 percent of the area median income.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	72,900	113,700	56%
Median Contract Rent	339	442	30%

Table 29 – Cost of Housing

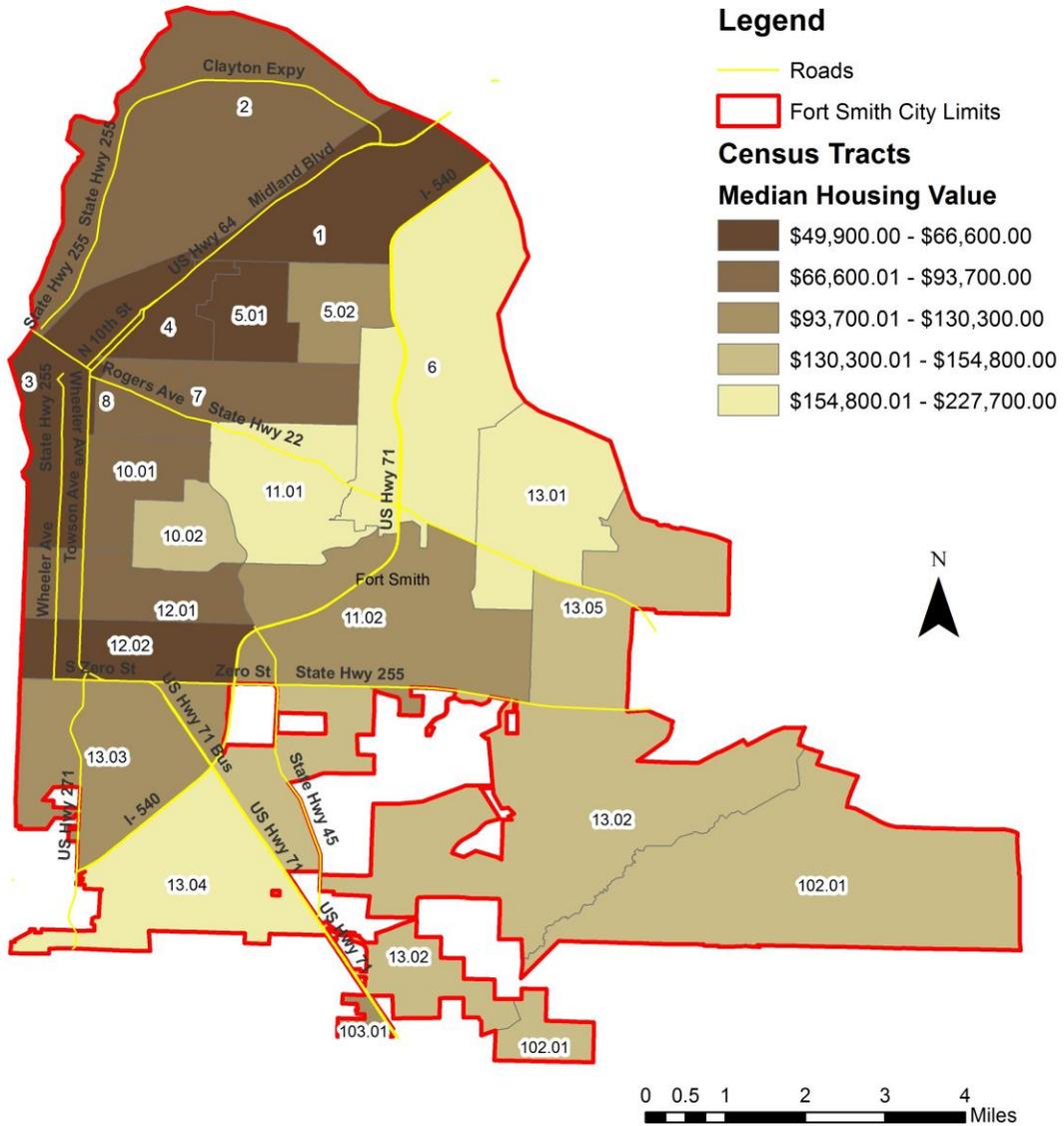
Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	9,581	64.2%
\$500-999	4,975	33.3%
\$1,000-1,499	249	1.7%
\$1,500-1,999	32	0.2%
\$2,000 or more	86	0.6%
<b>Total</b>	<b>14,923</b>	<b>100.0%</b>

Table 30 - Rent Paid

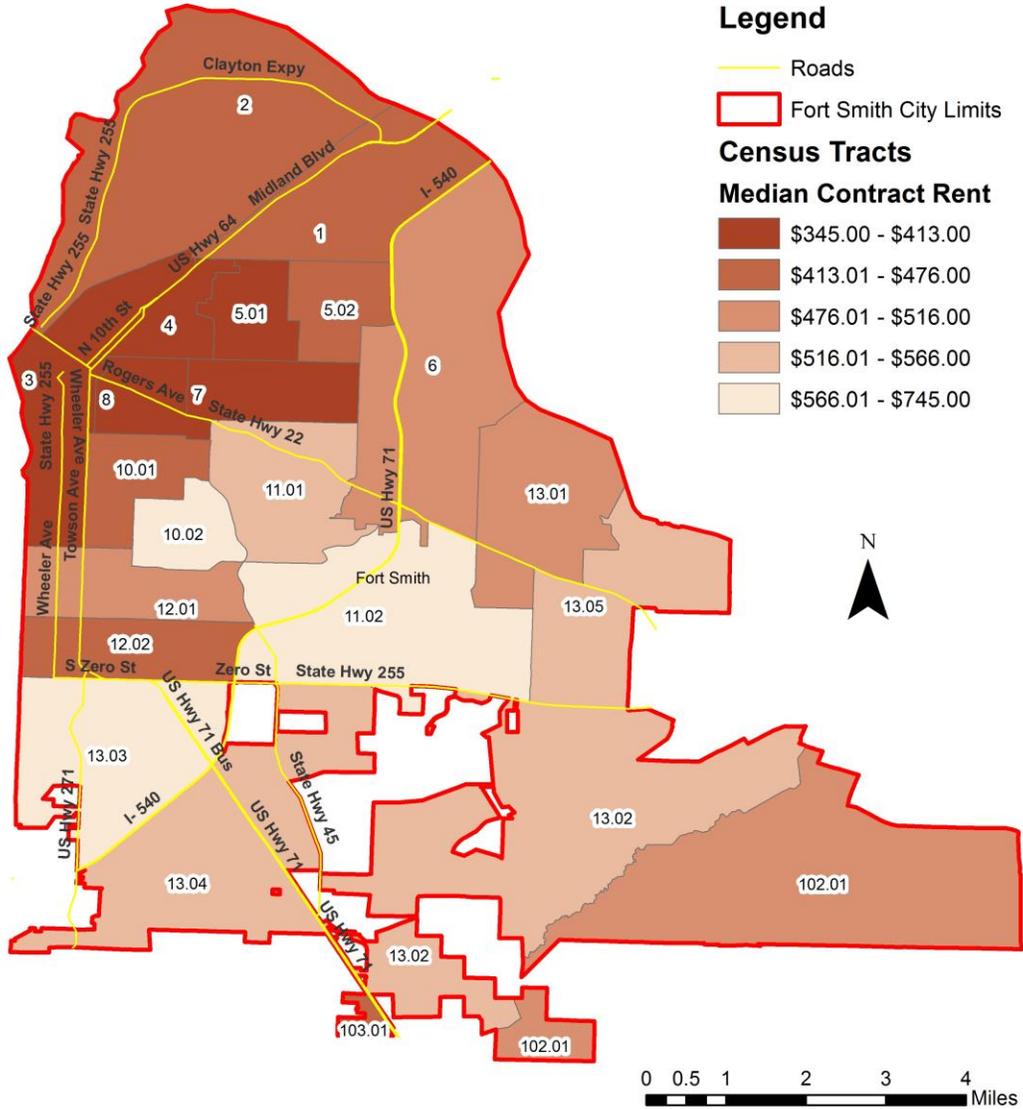
Data Source: 2008-2012 ACS

# Median Housing Value



## Median Home Value

# Median Contract Rent



## Median Contract Rent

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	705	No Data
50% HAMFI	2,880	630
80% HAMFI	7,500	1,455
100% HAMFI	No Data	1,944
<b>Total</b>	<b>11,085</b>	<b>4,029</b>

**Table 31 – Housing Affordability**

Data Source: 2008-2012 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	484	487	638	850	0
High HOME Rent	484	487	638	804	878
Low HOME Rent	423	454	545	629	702

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

As would be expected, the lowest income households have the least housing stock from which to choose, clearly not enough to meet the needs of the community. With no homes priced at a level affordable to those earning below 30 percent of the area median income, rental properties are their only option. The data show that six percent of rental units are affordable to those earning less than 30 percent of the area median income. With this limited housing stock, many households are forced to spend more of their income on housing expenses, moving up to higher priced rental housing. This creates a cost burden for those households, requiring that they spend more than 30 percent of their household income on housing expenses. In many cases it creates a severe cost burden, requiring more than 50 percent of their income for housing. In some cases households are forced to double-up with other families, sharing housing units that were designed for only one household.

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

With a 56 percent increase in median home value between 2000 and 2012, homeownership is becoming less affordable. With an improving economy, that pressure on homeownership is likely to increase as the housing market recovers from the mortgage foreclosure situation of the recent past and home prices return to pre-2008 levels and grow even more. On the other hand, mortgage interest rates are at

historic lows, which make home purchases more affordable than would have been possible in 2000 when rates were higher. The lower interest rates are, to some extent, responsible for the rise in home prices since 2000 as an individual household is able to afford a higher home price with the lower interest rate. Rents, however, rose at a slower pace, 30 percent between 2000 and 2012. Rents are less affordable than in 2000 and the demand for rental housing is most likely higher than in 2000 with former homeowners who lost their homes to foreclosure looking for rental housing instead of looking to buy.

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

High HOME rents are identical to Fair Market Rents, with the exception of a higher fair market rent for 3-bedroom units, and all HOME rents, with the exception of efficiencies, are higher than the area median rents as shown for 2012. These data suggest that the development of new rental housing units may increase the area median rent, while possibly remaining within the fair market rents for the area.

**Discussion**

Competing factors in the housing market, rising prices and historically low mortgage interest rates, have kept homeownership affordability somewhat constant over the past decade. The mortgage market, however, created a situation through "liar" loans and adjustable rate mortgage products where large numbers of homeowners lost their homes to foreclosure. This resulted in a bubble in the supply of homes on the market and a dip in home prices, but many were unable to take advantage of the market conditions because of a tightening of mortgage requirements and the inability of many to qualify for mortgage under the more stringent rules. Rents, on the other hand, increased by 30 percent since 2000, putting pressure on lower income households looking for rental opportunities.

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

### Introduction

The condition of housing units is highly correlated to the income of the household residing within those housing units. In Fort Smith, 79 percent of owner-occupied housing units and 54 percent of renter-occupied housing units have no housing problems reported. Four conditions are represented as housing problems, including lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and cost burden (paying more than 30% of household income on housing expenses). The data show that 21 percent of owner households and 43 percent of renter households have one housing problem or condition. Presumably, this one housing problem is most likely either cost burden or substandard housing, with the latter more likely for renter housing than for owner housing. Sixty-six percent of owner-occupied housing and 64 percent of renter-occupied housing was built prior to 1980, making those units potential sources of lead-based paint contamination. While not all will have lead-based paint, the age of the units suggests that at one time lead-based paint may have been used on the unit and provides a potential hazard, particularly for households with children present. Over 1,800 units in Fort Smith were built before 1980 and have children present in the household. It is reasonable to assume that a large number of these households are lower income households due to the fact that older housing stock is often filtered down through the income categories to the lowest income households.

### Definitions

Substandard condition is defined as a combination of incomplete kitchen or plumbing facilities, missing windows or exterior doors, severely compromised foundations, outdated electrical infrastructure, holes in floors or walls, and holes in roof or severely compromised roofing materials preventing closure from weather penetration. Many units with a combination that includes all these conditions may be unfit for human occupation. Some may be candidates for rehabilitation, others may not be. Substandard condition suitable for rehabilitation would be units where the home is determined to be less than 60 percent deteriorated or the cost of the combination of needed repairs of all conditions does not exceed the estimated after-rehabilitation value of the house.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,007	21%	6,365	43%
With two selected Conditions	51	0%	401	3%
With three selected Conditions	0	0%	29	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	15,027	79%	8,128	54%
<b>Total</b>	<b>19,085</b>	<b>100%</b>	<b>14,923</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2008-2012 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,906	0%	1,284	9%
1980-1999	4,515	24%	4,104	28%
1950-1979	9,538	50%	7,586	51%
Before 1950	3,126	16%	1,949	13%
<b>Total</b>	<b>19,085</b>	<b>90%</b>	<b>14,923</b>	<b>101%</b>

Table 34 – Year Unit Built

Data Source: 2008-2012 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	12,664	66%	9,535	64%
Housing Units build before 1980 with children present	954	5%	855	6%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2008-2012 ACS (Total Units) 2008-2012 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 36 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

Sixty-six percent of the owner-occupied housing stock and 64 percent of the renter-occupied housing was built prior to 1980, placing the age of that housing at more than 30 years old, much of it many years older. As the housing stock ages, water infiltration and many other factors can cause rapid deterioration of housing units, particularly where the residents don't or can't provide needed maintenance. In some areas of Fort Smith, the housing stock may exceed 50 years of age and the median income of the residents of those areas may be less than 50 percent of the area median income. In these situations, it is likely that housing conditions generally throughout these areas are poor.

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

The data show that the number of housing units in Fort Smith built prior to 1980, and potentially where lead-based paint hazards might be found, include 66 percent of all owner housing and 64 percent of rental housing. Five percent of owner housing units and six percent of rental housing units built prior to 1980 are occupied by families with children present, a total of over 1,800 housing units. As housing units and neighborhoods age, they typically fall through the income classes from middle- or moderate-income households to lower income households. Neighborhoods that were once middle class become home to lower income groups as they age. Typically, with some exceptions, the oldest neighborhoods found are where the poorest residents are found. As a result, it is reasonable to assume that most of the 1,800 units in Fort Smith built prior to 1980 and occupied by families with children are likely occupied by low- or moderate-income families.

## **Discussion**

There is an extensive need for rehabilitation programs in Fort Smith targeting the improvement of the city's oldest housing stock. These programs, which are currently ongoing through the City of Fort Smith with the City's CDBG and HOME funding, provide owners of owner-occupied, single-family housing with loans and/or grants to facilitate needed repairs which have not been effected by current or previous owners. These repairs include structural repairs both inside the unit and on the exterior and testing for and remediation of lead-based paint hazards in older housing units.

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

### Introduction

As of July 2014, the only remaining public housing development in Fort Smith transitioned to private ownership through the Rental Assistance Demonstration (RAD) program.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	104	287	2,478	75	2,403	0	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 37 – Total Number of Units by Program Type**

**Alternate Data Source Name:**

Corrections

**Data Source Comments:** The analyst used PHA data to correct eCon download of number of public housing units.

**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:**

As of July 2014, the only remaining public housing development in Fort Smith transitioned to private ownership through the Rental Assistance Demonstration (RAD) program.

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 38 - Public Housing Condition**

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

As of July 2014, the only remaining public housing development in Fort Smith transitioned to private ownership through the Rental Assistance Demonstration (RAD) program.

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

As of July 2014, the only remaining public housing development in Fort Smith transitioned to private ownership through the Rental Assistance Demonstration (RAD) program.

**Discussion:**

As of July 2014, the only remaining public housing development in Fort Smith transitioned to private ownership through the Rental Assistance Demonstration (RAD) program.

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

### Introduction

The following data are the most current count of homeless facilities in Fort Smith taken from HUD's report for the Fort Smith 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)	50	0	6	0	0
Households with Only Adults	103	0	15	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	15	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments: 2015 Fort Smith CoC Housing Inventory County Report

**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 service providers in Fort Smith provide a wide range of housing and services to their clients, including shelters and transitional housing facilities, substance abuse treatment, case management, job training, clothes closets to provide clothing suitable for job interviews, food, and transportation. All depend, to some extent, on mainstream services to supplement those offered in-house. These include transportation services, dental care, legal assistance, health and mental health care, job training, and childcare. Some of these services are offered pro bono from caring professionals. Other services require some payment from the client.

**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.**

Fort Smith is served by a wide range of organizations that address the needs of homeless individuals and families. Included are:

- Crisis Intervention Center- domestic violence shelter
- Community Rescue Mission – emergency shelter for mixed populations
- Gospel Rescue Mission - emergency shelter, basic needs, clothes closet, homeless services
- Salvation Army - emergency shelter, food, clothes, advocacy, and services
- Next Step Homeless Services - transitional housing for adults and mixed populations, hot lunch, day room, job counseling, psychological assessment, life-skills training, bicycle rentals
- Harbor Housing - substance abuse treatment

These facilities and programs address housing and service needs of homeless individuals and families by offering beds and a variety of much needed services. Contained within this group of programs are emergency shelters and transitional housing, drug treatment programs, services for victims of domestic violence, mental health treatment, healthcare, and numerous associated services that attempt to address the continuum of needs of homeless persons.

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

### **Introduction**

Special needs populations in Fort Smith include the elderly; frail elderly; persons with mental, physical, or developmental disabilities; persons with HIV/AIDS; and persons with substance abuse problems. Considering the non-homeless special needs population, many in these populations are currently having their housing and service needs met without or with limited public assistance. Circumstances, however, are subject to change and the more the community prepares for future needs, the better it will be able to meet those needs when they occur.

### **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**

The supportive housing needs of special needs populations in Fort Smith vary according to the population. In coming years, the needs of the elderly and frail elderly will increase as the over 65 year old population grows with the aging of the baby boom population. These needs may include nursing care facilities targeted to lower income households who cannot afford private nursing home care. Permanent supportive housing options for persons with mental, physical, and developmental disabilities may also become a pressing issue as persons with disabilities who previously have been taken care of by parents lose those caregivers to death or incapacity. With healthcare systems enabling persons with disabilities to live longer, many are now outliving their caregivers, increasing demand for group housing that provides the care this population needs.

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

Many homeless shelters operate under a rapid re-housing structure for clients coming into the system. Local participants in the Fort Smith Continuum of Care structure have recognized the need for discharge planning within the service provision structure in Fort Smith regarding returning patients from mental and physical health institutions. At a minimum, institutions agree not to discharge individuals into homelessness. Individual mental and physical health institutions may have their own discharge planning protocols in place, but they are not coordinated with any citywide planning effort. The CoC supports efforts at a more formal discharge planning protocol.

**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)**

The City funds housing rehabilitation and emergency repair programs that work with the elderly, among other populations, in an attempt to maintain their home so they can continue to reside in their own homes. As a homeowner ages he/she is often unable to continue to provide the maintenance needed to keep the home habitable. The City's programs work with those homeowners to address pressing issues that arise, such as roof leaks or plumbing failures, and also more extensive rehabilitation needed to bring a home completely up to current building code.

**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))**

Public service funding is primarily dedicated to programs that address the needs of children and the provision of other services to low-income households. The City operates housing rehabilitation and emergency repair programs that target elderly households in need of assistance with housing maintenance and safety issues.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

There are no known barriers to affordable housing resulting from public policies of the City of Fort Smith.

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

### Introduction

Housing preferences are fulfilled by a household's ability to meet the financial needs of owning or renting their desired housing unit. The economic health of a community has a large impact on that ability through the job market, business activity, and the household's relative place in the economy determined by their level of education and employment status. The data below provide a look at where jobs and economic activity in Fort Smith provide employment opportunities and some descriptive consideration of education and employment levels.

### 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	688	1,582	2	3	1
Arts, Entertainment, Accommodations	3,313	5,164	11	10	-1
Construction	1,116	1,833	4	4	0
Education and Health Care Services	5,150	10,332	18	20	2
Finance, Insurance, and Real Estate	1,379	2,303	5	5	0
Information	479	917	2	2	0
Manufacturing	7,584	12,958	26	26	0
Other Services	765	1,280	3	3	0
Professional, Scientific, Management Services	2,056	3,571	7	7	0
Public Administration	0	0	0	0	0
Retail Trade	3,790	6,695	13	13	0
Transportation and Warehousing	1,220	1,400	4	3	-1
Wholesale Trade	1,462	2,641	5	5	0
Total	29,002	50,676	--	--	--

**Table 40 - Business Activity**

**Data Source:** 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

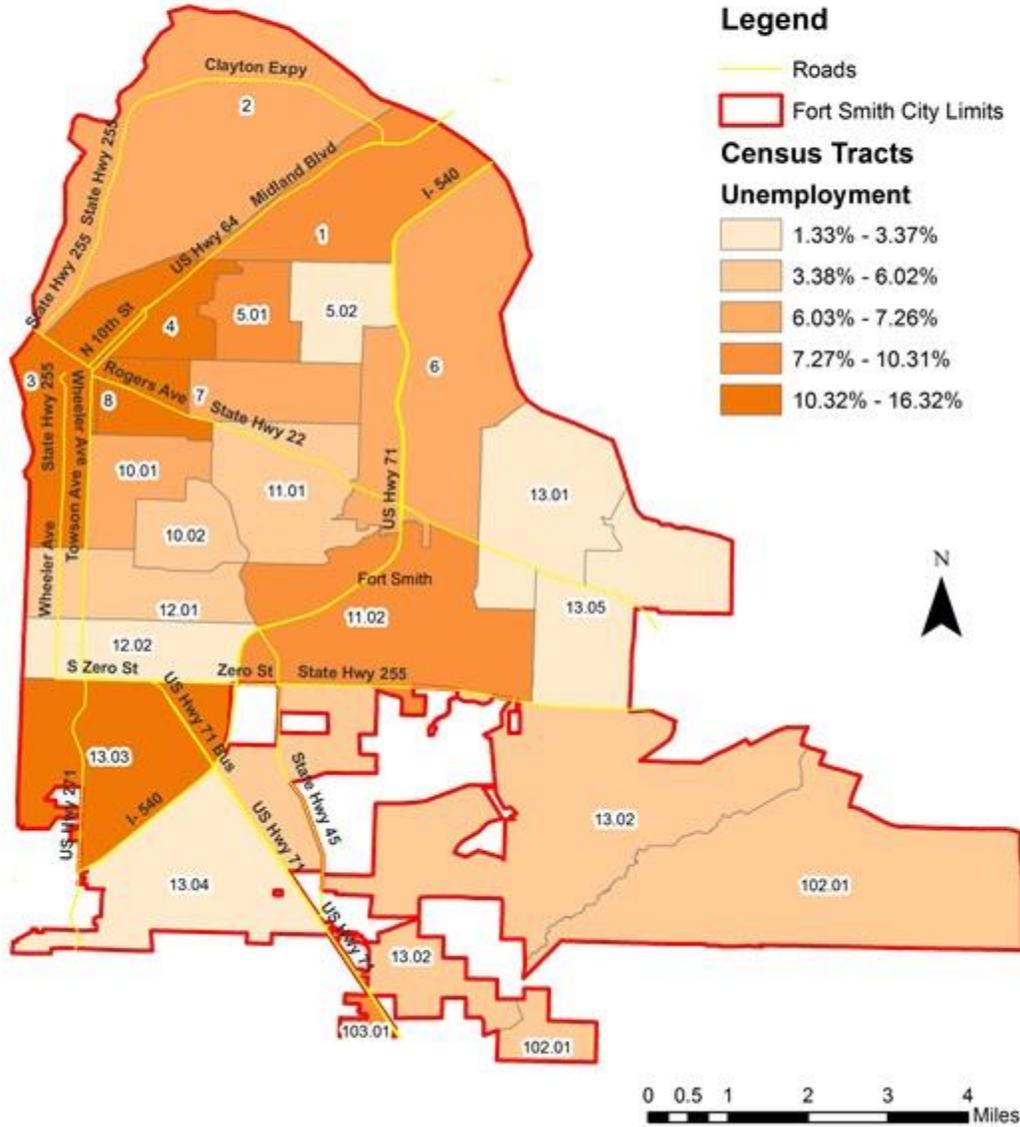
## Labor Force

Total Population in the Civilian Labor Force	40,536
Civilian Employed Population 16 years and over	37,993
Unemployment Rate	6.27
Unemployment Rate for Ages 16-24	11.42
Unemployment Rate for Ages 25-65	4.29

**Table 41 - Labor Force**

Data Source: 2008-2012 ACS

# Percent Unemployed



## Unemployment Rate

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	7,485
Farming, fisheries and forestry occupations	1,090
Service	3,766
Sales and office	8,828
Construction, extraction, maintenance and repair	2,830
Production, transportation and material moving	3,494

**Table 42 – Occupations by Sector**

Data Source: 2008-2012 ACS

### Travel Time

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	33,824	92%
30-59 Minutes	2,152	6%
60 or More Minutes	758	2%
<b>Total</b>	<b>36,734</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2008-2012 ACS

### Education:

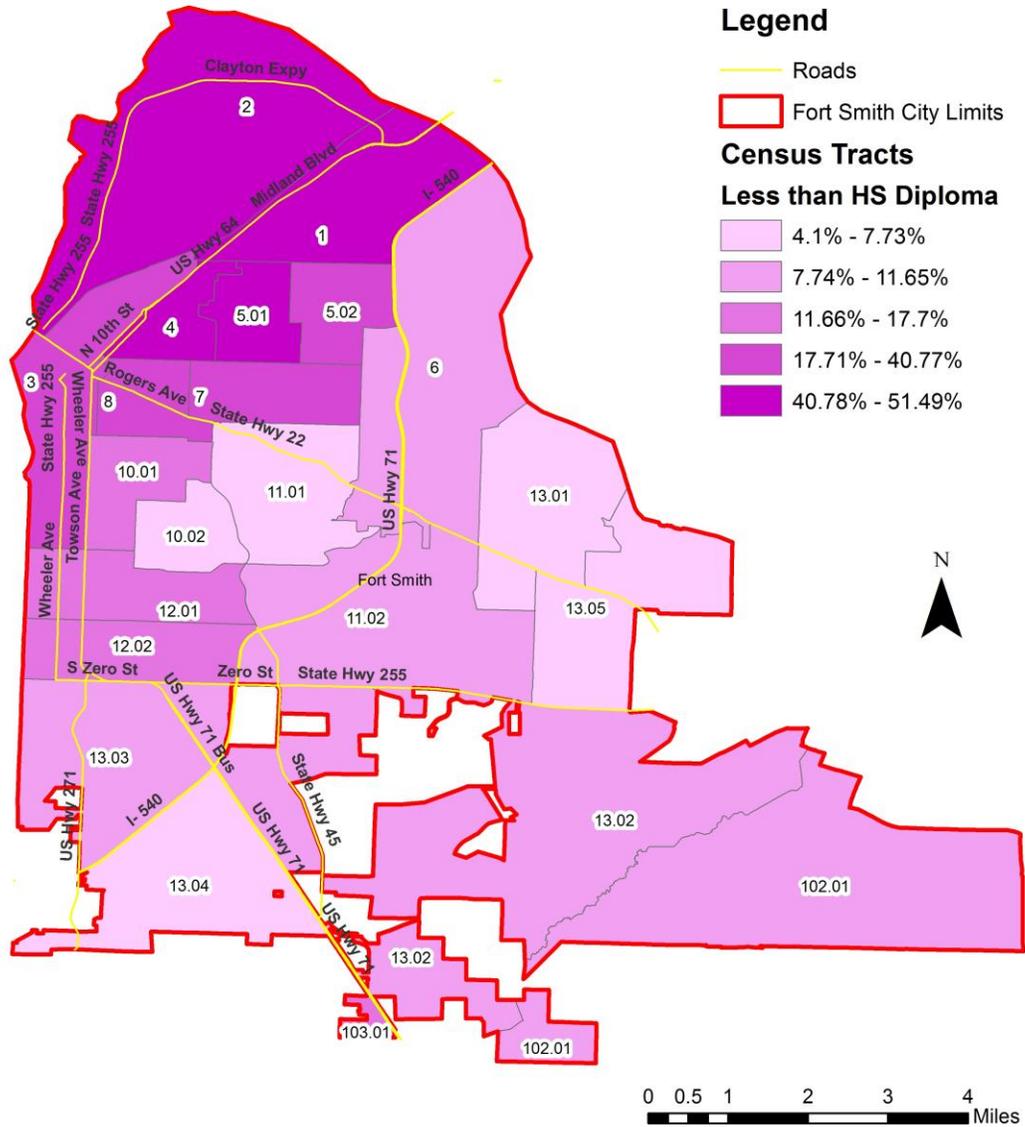
#### Educational Attainment by Employment Status (Population 16 and Older)

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	4,666	326	3,915
High school graduate (includes equivalency)	8,143	721	4,043
Some college or Associate's degree	9,985	728	2,798
Bachelor's degree or higher	7,754	141	1,351

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2008-2012 ACS

# Percent with Less than a High School Diploma



## Percent with Less than a High School Diploma

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	326	1,176	1,128	1,760	1,022
9th to 12th grade, no diploma	1,645	1,683	1,204	1,956	1,092
High school graduate, GED, or alternative	2,799	3,274	3,228	6,406	3,934
Some college, no degree	3,074	2,746	2,394	4,756	2,177
Associate's degree	307	845	689	2,099	528
Bachelor's degree	402	1,635	1,632	2,781	1,394
Graduate or professional degree	17	463	871	1,893	848

**Table 45 - Educational Attainment by Age**

Data Source: 2008-2012 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,854
High school graduate (includes equivalency)	23,085
Some college or Associate's degree	29,754
Bachelor's degree	40,178
Graduate or professional degree	55,633

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2008-2012 ACS

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

The most active business sector in Fort Smith, in terms of the number of workers in the various industries, is Manufacturing with 24 percent of all workers. That sector is followed by Education and Health Care Services, Retail Trade, and Arts, Entertainment, Accommodations with 16, 12, and 11 percent respectively. Professional, Scientific, etc. has a seven percent share of workers, followed by Wholesale Trade with five percent and Finance, Insurance, Real Estate, Construction, and Transportation and Warehousing with four percent each.

### Describe the workforce and infrastructure needs of the business community:

Federal funding will not be used for these activities.

**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.**

Some recent economic development successes in Fort Smith include:

**Furniture Factory Outlet (2015)** Furniture Factory Outlet (FFO) announced the company will relocate its corporate headquarters and manufacturing operations to Fort Smith from Muldrow, Oklahoma. As part of the relocation, FFO will create 64 new, full-time jobs in Fort Smith. The company owns and operates 36 retail stores in the Midwest, including 17 in Arkansas employing 151 people.

**ArcBest Corporation (2014)** ArcBest Corporation announced that it is under contract to purchase 40 acres of land at Chaffee Crossing, for construction of a new corporate headquarters facility.

ArcBest, a holistic provider of transportation and logistics solutions, has exceeded the capacity at its current Fort Smith general office on Old Greenwood Road and has been leasing supplemental office space at a separate location since early 2012. The company has since outgrown the capacity at that location, which currently houses the ABF Logistics subsidiary personnel, as well.

**Osteopathic Medical College (2013)** Fort Smith could soon be home to Arkansas' first college of osteopathic medicine and one of just 31 in the U.S., thanks to a more than \$58 million investment from the Fort Smith Regional Healthcare Foundation (FSRHF) and a grant of 200 acres from the Fort Chaffee Redevelopment Authority (FCRA).

A fully operational school would serve about 600 students, and employ around 65 (full-time equivalent jobs) with an average salary of \$103,000. That impact does not include adjunct professors that will be needed for the school.

The school is targeted to accept its first cohort of students in the fall of 2017.

**Walther Arms (2012)** Umarex and Walther Arms, Inc., the maker of the world famous Walther PPK handgun used by James Bond, announced they would co-locate at 7700 Chad Colley Blvd. in the city's Chaffee Crossing development.

Combined, the companies plan to invest more than \$7 million toward expansion and operations, with new jobs adding to an existing staff of 71 employees in the next five years.

The existing facility broke ground in 2008 during which time it employed 22. If Umarex and Walther are able to maximize planned job creation that would move employment growth at the facility to around 700% in less than 10 years.

**Health Management Associates** Health Management Associates (HMA) will operate a regional service center in Fort Smith that will employ more than 500 with average annual salaries potentially exceeding \$40,000.

The almost 90,000-square-foot facility will be housed in what is now the Phoenix Expo Center in what was once a portion of Phoenix Village Mall. HMA estimates the annual payroll will be \$21.5 million, with the center at full employment within 12 months. The company is also investing \$4 million in furniture, fixtures and equipment for the new center.

**Nestlé Nutrition (2010)** Nestlé Nutrition announced the most significant expansion and re-design of its GERBER facility in Fort Smith, Arkansas since its installation in 1964. The expansion will generate an anticipated 50 local full-time jobs, plus potential incremental demand for local contractors during the construction period.

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

Generally, there is a wide range of jobs in Fort Smith with a variety of education and skill requirements. The largest industry in Fort Smith, based on share of workers, is Manufacturing. This sector has a wide variety of jobs, some requiring high levels of education and skills, other with less demanding entry requirements. The industry with the second most workers in Fort Smith is the Education and Health Care Services sector, which typically has stringent education and skill requirements for the most visible portion of the workforce, the educators, doctors, and nurses. The sector also has a large support staff with lower education and skill requirements, including maintenance workers, drivers, and many other job classifications. Fort Smith's third and fourth largest sectors are Retail Trade and Arts, Entertainment, Accommodations, typically calling for a less educated, less skilled workforce, though many Arts positions demand high skill levels. A large share of the Fort Smith population over the age of 16 did not graduate from high school, as demonstrated in the table on page 81.

### **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.**

#### **Arkansas Manufacturing Solutions**

Arkansas Manufacturing Solutions (AMS) was established in 1995 and is a program of the Arkansas Economic Development Commission. AMS is an affiliate of the National Institute of Standards and Technology (NIST) Manufacturing Extension Partnership (MEP).

AMS provides executive level leadership and management consultative services to Arkansas companies in the areas of **Innovation, Growth Services (including Export), Operational Excellence (Lean, Toyota Kata, TWI) and Sustainability (Green & Energy)**. AMS has business consultants and offices in

Fayetteville, Jonesboro, and Fort Smith.

The vision of AMS is to be the preferred partner and trusted advisor serving Arkansas manufacturers that pursue growth and excellence.

### **Arkansas Department of Workforce Services**

Employment Assistance, Unemployment Insurance, Health Related Assistance, Educational Assistance, Welfare and Food Stamps Assistance, Transitional Employment Assistance (TEA), Medicaid, Child Care and Housing Assistance, Utilities Assistance, Counseling Assistance, and Training Assistance. Employer Assistance, including registration, job orders, recruitment, selection, referral, testing, on-the-job training, employer tax information, interview scheduling, labor force statistics, occupational employment projections, growth occupations in Arkansas, licensed occupational information and local employer advisory committee information.

### **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.**

Fort Smith and Sebastian County are part of a six county planning district (Western Arkansas Planning and Development District), which developed a Comprehensive Economic Development Strategy and updated that CEDS in 2013. A summary or recommendations for changes in planning and strategy development is listed below.

- Continuation of the committed local funding sources that will sustain the work of the Fort Smith Regional Economic Development Alliance and the Fort Smith Regional Council.
- Promote continued improvements in the area's educational attainment of its residents through better support and accountability of its educational institutions, most specifically the area's public schools, colleges and university.
- Address educational content issues for the next generation or be prepared to compete with developing countries on the basis of lowest cost rather than innovation and intellectual resources.
- Explore new sources of local development funding from dedicated sales taxes and improvement authorities.
- Support the roles of regional authorities for the development and for combined efforts on shared projects of major impact – such as the Western Arkansas Regional Intermodal Transportation Authority.

Fort Smith does not typically utilize CDBG funding for economic development activities and has no plans for that use in the near future.

### **Discussion**

The City of Fort Smith has been participating in economic development efforts through their partnerships with the Fort Smith Chamber of Commerce and the Western Arkansas Planning and Development District to expand opportunities in the region.

## **MA-50 Needs and Market Analysis Discussion**

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

The census block groups that are identified as eligible for CDBG area benefit (median income below 80 percent of the area median income) include some of the oldest neighborhoods in the city. The housing in these neighborhoods are often in poor condition and many are in need of extensive rehabilitation or removal. These neighborhoods are also where the lowest income households in the city live, in housing stock that is in poor condition, and, therefore, offered at lower rents or sales prices. Despite the lower rents or purchase price, the lower income households pay a large portion of their income on housing expenses. In this case, concentrated would mean that a large portion (more than 50%) of the neighborhood shows the impact of these housing problems.

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

The population of Fort Smith is 8.7 percent African-American. Seventeen percent of the population is Hispanic. Concentration means the population of a given census tract exceeds twice the percentage minority population as the city as a whole. As the attached map of the African-American population shows, some census tracts in the city show concentrations of 15 to 26 percent. These tracts are primarily in the northern portions of the city. Hispanic, likewise, show concentrations within the city. The attached map shows concentrations ranging up to 90 percent, also in the northern parts of the city. Low-income areas are also impactful in Fort Smith. As shown in the Percent Living in Poverty map, lower income populations are concentrated in older neighborhoods surrounding and north of the central city, coincident to areas of minority concentrations.

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

These neighborhoods, as mentioned above, contain much of the poorest housing stock in the city. As a result, the housing market contains much of the lowest cost housing as well. Code enforcement officials worked extensively in these areas in an attempt to maintain the integrity of the community in past years.

### **Are there any community assets in these areas/neighborhoods?**

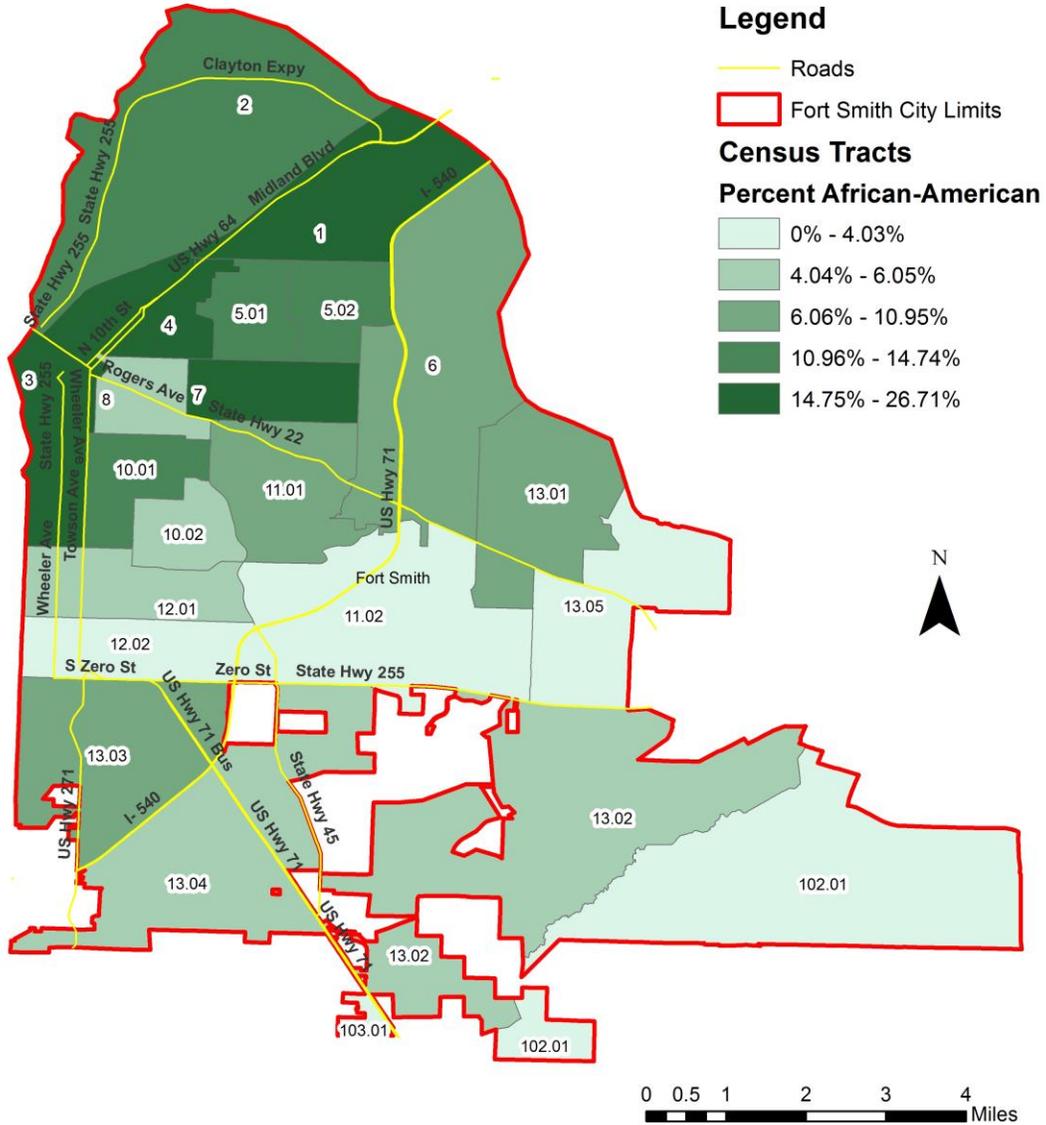
These areas do have community assets, including community and senior centers, parks, and other public facilities.

**Are there other strategic opportunities in any of these areas?**

In neighborhoods where many homes have been removed, there may be opportunities for development of new housing units. In areas where brownfield issues are not a concern, private and non-profit developers can find appropriate redevelopment sites to provide homes for a range of household incomes, including lower and upper income households. These efforts would aid in sustainability efforts, bringing more people into the neighborhoods and improving the housing stock available in the market.

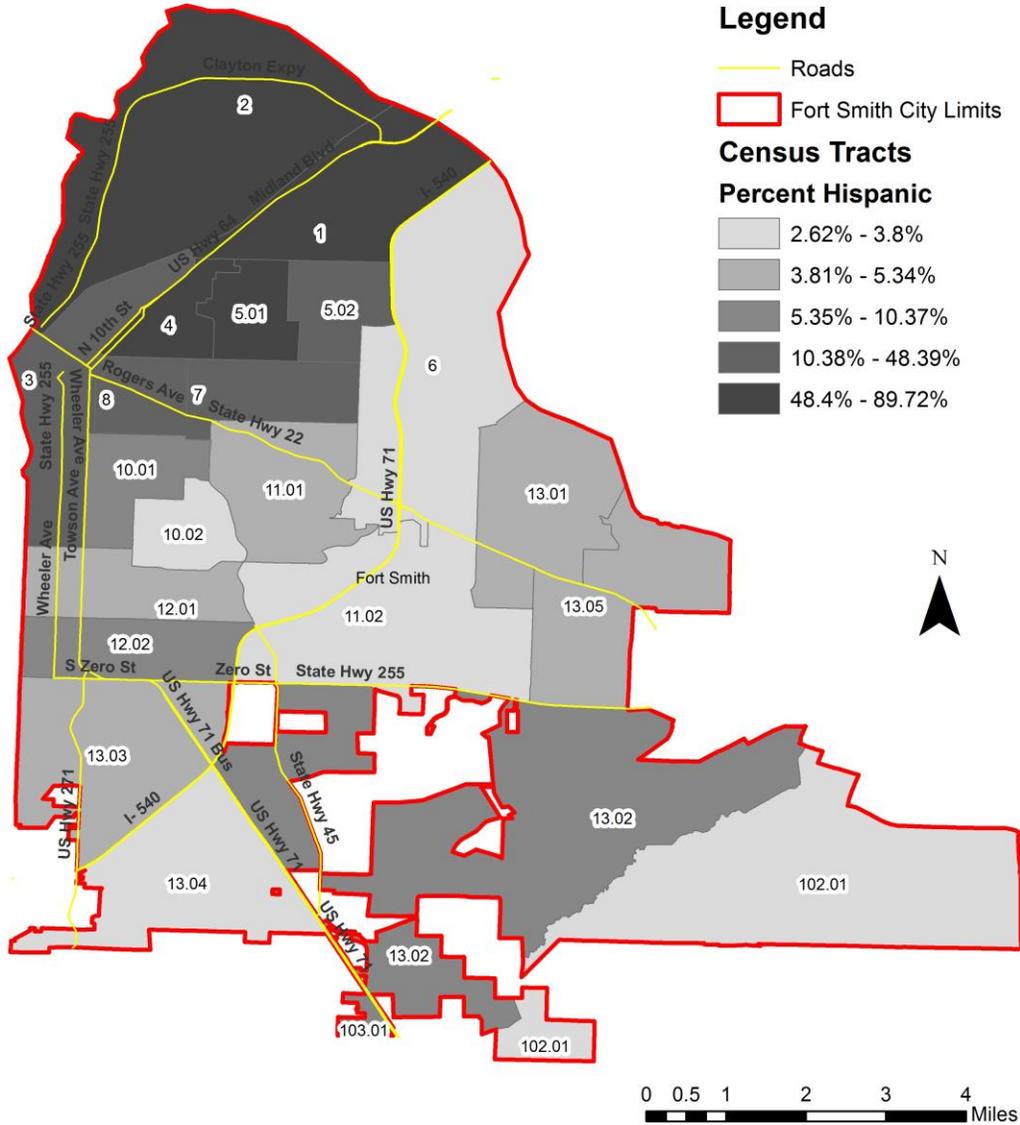


# Percent African-American



## Percent African-American

# Percent Hispanic



## Percent Hispanic

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan lays out the direction the City intends to take in the distribution of the Community Development Block Grant and HOME funding for the next five years. The priorities listed were determined through consultation with service providers and consideration of a community survey that was conducted in the development of the Consolidated Plan. Some of the activities included will be targeted to individual households who qualify for the programs according to their income status (individual benefit). Other programs are directed toward particular areas within Fort Smith where the median incomes of the census tracts involved are below 80 percent of the area median income (area benefit). The City's goals and objectives are summarized in Section SP-45.

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

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	CDBG Eligible
	<b>Area Type:</b>	Areas eligible for CDBG area benefit
	<b>Other Target Area Description:</b>	Areas eligible for CDBG area benefit
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
2	<b>Area Name:</b>	Citywide
	<b>Area Type:</b>	Non-CDBG Area Eligible
	<b>Other Target Area Description:</b>	Non-CDBG Area Eligible
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	

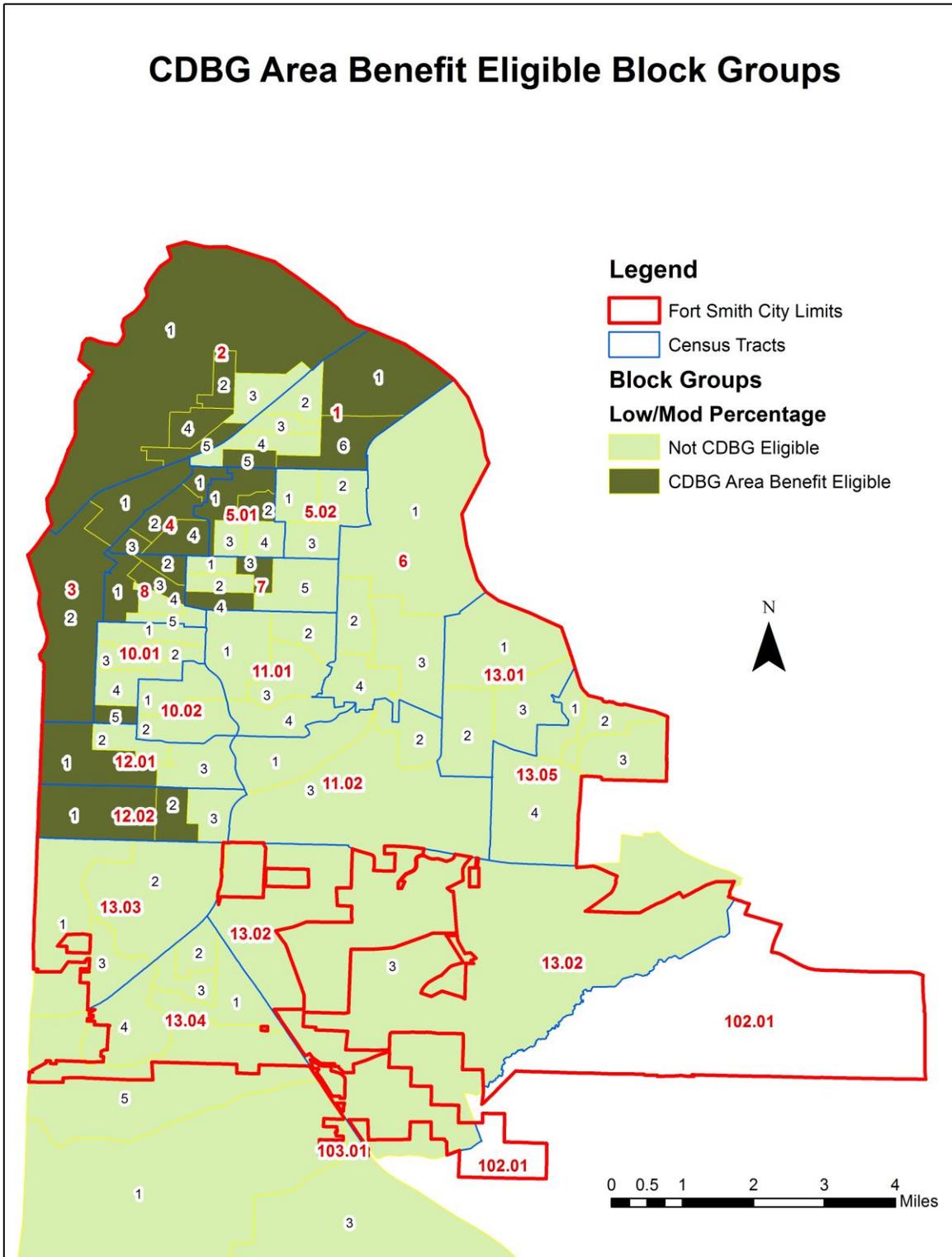
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

**General Allocation Priorities**

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

Investments will be allocated according to responses to programmatic opportunities and client response to funding availability. Rehab programs may be targeted to the CDBG Eligible Areas or as individual benefit to low-income households. Public services, likewise, may be offered in low-income areas or generally to all qualified residents.

# CDBG Area Benefit Eligible Block Groups



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

### Priority Needs

Table 48 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Housing Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Large Families Families with Children
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Aff. Hsg. 3 - Down Payment Assistance
	<b>Description</b>	Down payment and closing cost assistance for lower income homebuyers.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
<b>2</b>	<b>Priority Need Name</b>	Housing Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Aff. Hsg. 1 - Rehabilitation Aff. Hsg. 2 - CHDO
	<b>Description</b>	Support for programs that assist homeowners and landlords with minor and major home repairs.

	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
3	<b>Priority Need Name</b>	Housing Development and Reconstruction
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Aff. Hsg. 2 - CHDO Aff. Hsg. 4 - Lot Acquisition
	<b>Description</b>	Support for new housing development activities and programs that remove dilapidated structures and replace with newly constructed housing units.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
4	<b>Priority Need Name</b>	Emergency Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	
	<b>Description</b>	Support for programs that work to keep households in their homes, including utility and rent assistance.

	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
5	<b>Priority Need Name</b>	Emergency Home Repairs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	
	<b>Description</b>	Support for programs that work with homeowners to provide emergency home repairs.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
6	<b>Priority Need Name</b>	Rental Housing Subsidies
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	
	<b>Description</b>	Support for programs that provide assistance with rent payments.

	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
7	<b>Priority Need Name</b>	Youth Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Support for programs that provide services to youth, including anger management, skilled learning opportunities (nursing and healthcare and other professions), youth sports, parks and recreation sports training and programming.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
8	<b>Priority Need Name</b>	Senior Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Support for programs that provide services to seniors, including adult daycare, transportation, and safety and security.

	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
9	<b>Priority Need Name</b>	Child Care Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Support for programs that provide child care services, including after school tutoring and educational enrichment services.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
10	<b>Priority Need Name</b>	Homebuying Counseling
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Support for programs that provide homebuying counseling and financial literacy education to potential homebuyers.

	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
<b>11</b>	<b>Priority Need Name</b>	Disability Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Support for programs providing services to persons with disabilities.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
<b>12</b>	<b>Priority Need Name</b>	Crime Prevention
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Areas eligible for CDBG area benefit
	<b>Associated Goals</b>	Public Services

	<b>Description</b>	Support for programs providing crime prevention activities, including Neighborhood Watch and safety and security programs.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
13	<b>Priority Need Name</b>	Health Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Support for programs providing health services to lower income residents, including health screening and HIV/AIDS treatment.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
14	<b>Priority Need Name</b>	Domestic Violence/Child Abuse
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible

	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Support for programs offering shelter and services to victims of domestic violence and child abuse.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
15	<b>Priority Need Name</b>	Senior Nutrition
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Support for programs providing meals/food and nutrition advice to seniors.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
16	<b>Priority Need Name</b>	Transportation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Individuals Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities

	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Support for programs providing transportation services to lower income individuals and persons with disabilities.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
17	<b>Priority Need Name</b>	Recycling Programs
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Support for programs providing recycling services.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
18	<b>Priority Need Name</b>	Fair Housing Outreach and Education
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Public Services

	<b>Description</b>	Support for programs providing education and outreach around fair housing issues.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
19	<b>Priority Need Name</b>	Legal Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Support for programs providing legal services to lower income individuals and households.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
	20	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Non-housing Community Development
<b>Geographic Areas Affected</b>		Non-CDBG Area Eligible
<b>Associated Goals</b>		Administration
<b>Description</b>		Support for administering federal assistance grants.
<b>Basis for Relative Priority</b>		Priorities were established through an evaluation of community surveys, forum input, and staff analysis.

21	<b>Priority Need Name</b>	Public and Community Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Areas eligible for CDBG area benefit
	<b>Associated Goals</b>	Public and Community Facilities
	<b>Description</b>	Support for improvements and repairs to public and community facilities in CDBG eligible areas.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
22	<b>Priority Need Name</b>	Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas eligible for CDBG area benefit
	<b>Associated Goals</b>	
	<b>Description</b>	Support for improvements to streets, roads, curbs, gutters, and sidewalks in CDBG eligible areas.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
23	<b>Priority Need Name</b>	Parks and Recreation Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development

	<b>Geographic Areas Affected</b>	Areas eligible for CDBG area benefit
	<b>Associated Goals</b>	
	<b>Description</b>	Support for improvements and repairs to parks and recreation facilities in CDBG eligible areas.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
<b>24</b>	<b>Priority Need Name</b>	Other Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas eligible for CDBG area benefit
	<b>Associated Goals</b>	
	<b>Description</b>	Support for improvements and repairs to water, sewer, culverts and drainage, utility, and other upgrades and replacements of infrastructure in CDBG eligible areas.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
<b>25</b>	<b>Priority Need Name</b>	Modifications to Buildings and Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	
	<b>Description</b>	Support for modifications to buildings and infrastructure to assure ADA compliance.

	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
26	<b>Priority Need Name</b>	Downtown Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas eligible for CDBG area benefit
	<b>Associated Goals</b>	
	<b>Description</b>	Support for infrastructure improvements, including water, sewer, utilities and other upgrades, in support of housing and mixed-use development in downtown Fort Smith.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
27	<b>Priority Need Name</b>	Demolition and Site Clearance
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas eligible for CDBG area benefit
	<b>Associated Goals</b>	Aff. Hsg. 4 - Lot Acquisition
	<b>Description</b>	Support for programs targeting the removal of dilapidated building and clearing of vacant parcels in CDBG eligible areas.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
28	<b>Priority Need Name</b>	Homeless Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Individuals Families with Children

	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	
	<b>Description</b>	Support for facilities that provide shelter and services to homeless individuals and families.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
29	<b>Priority Need Name</b>	Code Enforcement
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Areas eligible for CDBG area benefit
	<b>Associated Goals</b>	
	<b>Description</b>	Support for code enforcement activities in CDBG eligible areas.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
30	<b>Priority Need Name</b>	Job Training
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	
	<b>Description</b>	Support for job training, workforce development, and educational enrichment programs.

	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
<b>31</b>	<b>Priority Need Name</b>	Employment Training
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	
	<b>Description</b>	Support for programs offering assistance to individuals looking for employment.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
<b>32</b>	<b>Priority Need Name</b>	Business Technical Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	
	<b>Description</b>	Support for businesses owner and operated by lower income individuals.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
<b>33</b>	<b>Priority Need Name</b>	HMIS

	<b>Priority Level</b>	High
	<b>Population</b>	Individuals Families with Children
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Homelessness
	<b>Description</b>	Support for the Homeless Management Information System (HMIS).
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
<b>34</b>	<b>Priority Need Name</b>	Homeless Case Management
	<b>Priority Level</b>	High
	<b>Population</b>	Individuals Families with Children
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Homelessness
	<b>Description</b>	Support for programs that assist homeless individuals and families locate appropriate services.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
<b>35</b>	<b>Priority Need Name</b>	Homeless Supportive Services, Transportation
	<b>Priority Level</b>	High
	<b>Population</b>	Individuals Families with Children
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Homelessness

	<b>Description</b>	Support for programs providing transportation services to homeless individuals and families.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
36	<b>Priority Need Name</b>	Homeless Prevention and Emergency Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Homelessness
	<b>Description</b>	Support for programs providing assistance to individuals and families at risk of homelessness to keep them in their homes.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
	37	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Chronic Homelessness Individuals Mentally Ill
<b>Geographic Areas Affected</b>		Non-CDBG Area Eligible
<b>Associated Goals</b>		Homelessness
<b>Description</b>		Support for programs providing mental health and supportive services to homeless individuals.

	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
<b>38</b>	<b>Priority Need Name</b>	Domestic Violence Shelters
	<b>Priority Level</b>	High
	<b>Population</b>	Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Homelessness
	<b>Description</b>	Support for agencies providing shelter for victims of domestic violence.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.
<b>39</b>	<b>Priority Need Name</b>	Transitional Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Individuals Families with Children
	<b>Geographic Areas Affected</b>	Non-CDBG Area Eligible
	<b>Associated Goals</b>	Homelessness
	<b>Description</b>	Support for facilities providing transitional housing for individuals and families.
	<b>Basis for Relative Priority</b>	Priorities were established through an evaluation of community surveys, forum input, and staff analysis.

### Narrative (Optional)

The City conducted a survey of residents through a survey instrument posted on the City's website and hard copy surveys distributed at all Consolidated Plan forums. The results of these surveys were used by City staff to allocate priorities among the various facility, infrastructure, service, housing, and economic development needs listed above.

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

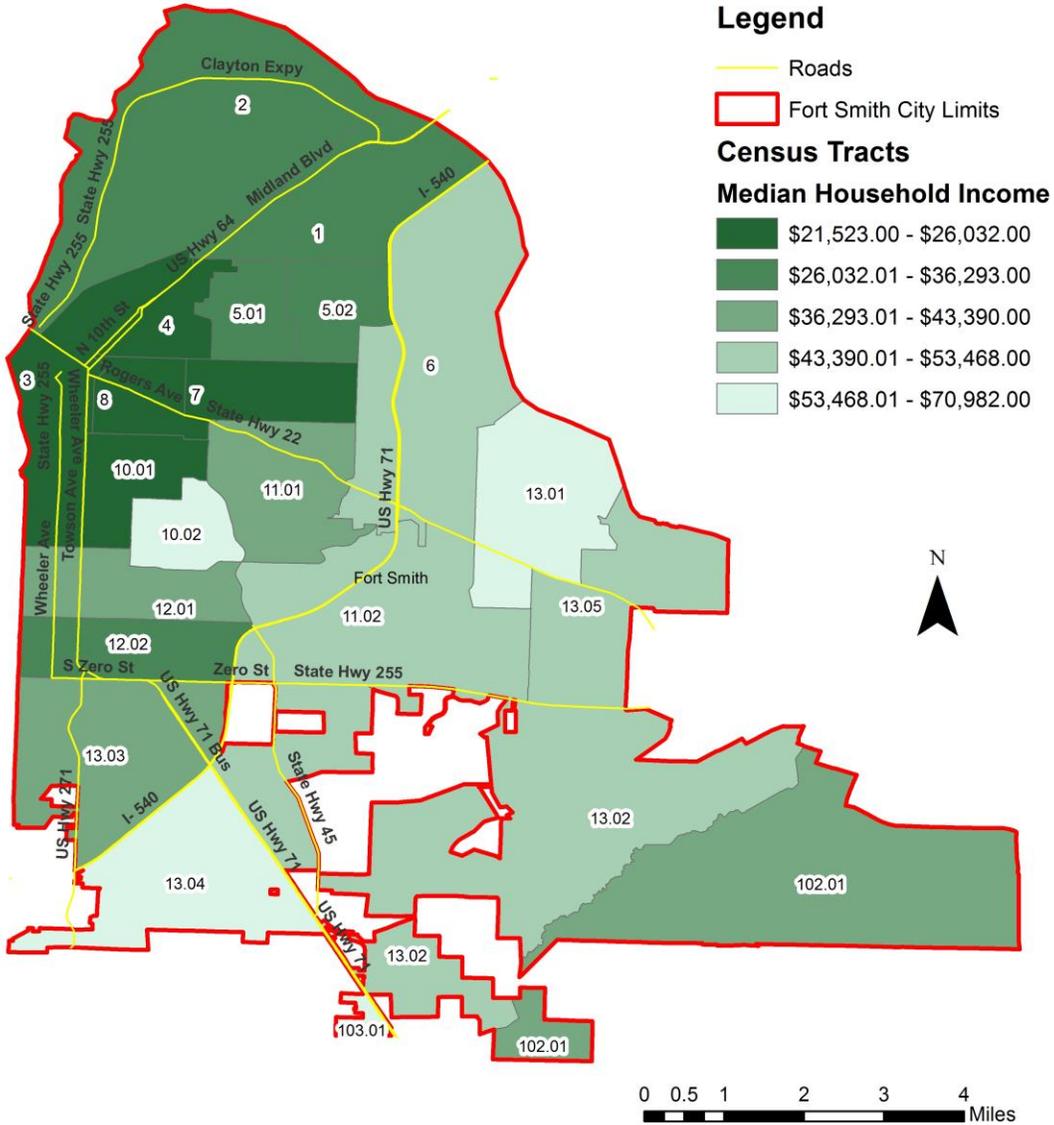
### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	The use of tenant-based rental assistance is dependent on rental property owner’s willingness to rent their units to TBRA clients. In many communities, landlords are reluctant to rent to these clients due to the reputation they have that the clients do not take care of the property as well as other renters do. Other market conditions that could influence the use of TBRA have to do with rents being asked for rental property. If rents are too high, the rental assistance might not be enough to allow clients to lease the units, even if the landlord was willing.
TBRA for Non-Homeless Special Needs	Added to the description of TBRA market characteristics above, non-homeless special needs clients may also encounter housing units that do not meet their accessibility needs. Most housing in any community has not had accessibility improvements that allow persons with mobility issues ease of access. While landlords are obligated to make reasonable accommodations for such renters, many need more accommodations than typical landlords would consider reasonable.
New Unit Production	The production of new housing units is influenced by several market conditions, including the cost of land, the cost of construction, and prevailing interest rates. While rates are currently at historic lows, the mortgage markets are still recovering from the recent mortgage foreclosure crisis and restrictions placed on lending institutions that resulted. In many areas lenders are not making new loans as freely as before and some well qualified buyers are finding it difficult to navigate the new mortgage processes that have been instituted. The resulting delays in securing loans can burden housing developers and restrict their activities.
Rehabilitation	Rehabilitation activities can be influenced by the cost of materials and labor. In Fort Smith, these costs are relative low in comparison to other areas of the country. The efficiency of rehabilitation is dependent on the after rehabilitation value of the home. If the market value of the home does not support the extent of rehabilitation required, it's not worth the effort to repair the home.

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Acquisition, including preservation	Acquisition, including preservation, can be influenced by the market value of the structure. With home purchases by private individuals, the historic low interest rates off-set increases in the market value of the housing stock. Monthly housing costs of higher priced homes at lower interest rates approximate the monthly housing costs of lower priced homes at higher interest rates. In the case of a City agency or non-profit organization buying housing stock for rehabilitation and resale or for preservation, the costs of purchasing a home outright at higher prices can reduce the number of homes that can be purchased or reduce the funds available for rehabilitation activities.

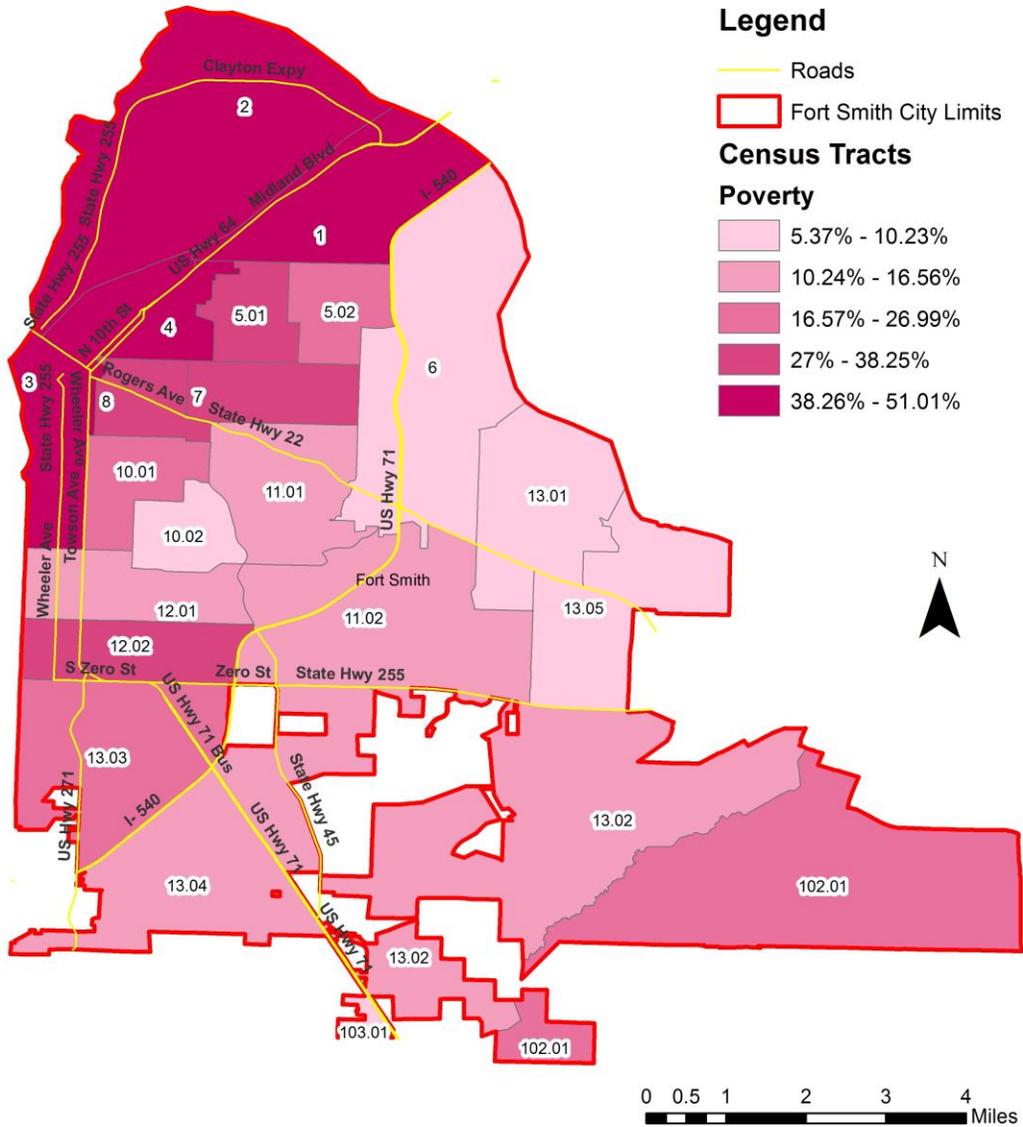
**Table 49 – Influence of Market Conditions**

# Median Household Income



## Median Household Income

# Percent Living in Poverty



## Percent Living in Poverty

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

**Introduction**

Fort Smith receives funding from the Community Development Block Grant and HOME Investment Partnership Programs. Together, these programs will bring \$1.076 million into the City to support affordable housing, homeless, and community development programs and projects in the first program year. Additional funding will come from unspent program funds and program income carrying forward into the 2016-2017 program year.

**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	767,897	40,000	57,817	865,714	3,071,588	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	308,315	40,000	0	348,315	1,233,260	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

Table 50 - 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**

Federal funds will be leveraged through the ability of service organizations to raise program funds through outside sources, other loan sources needed for housing development activities, and the City's General Fund, where appropriate.

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

None currently identified. The City will continue to evaluate opportunities to use public lands for future development.

**Discussion**

The City has allocated \$1,214,029 for the 2016-2017 CDBG/HOME program year. This amount includes \$1,076,212 from 2016 entitlement funds, \$57,817 in prior year resources and \$80,000 in estimated program income. These funds will be used to operate a range of private and public services as described later in the Annual Action Plan.

## 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
FORT SMITH	Government	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
HOUSING AUTHORITY OF THE CITY OF FORT SMITH	PHA	Public Housing	Jurisdiction
CRAWFORD-SEBASTIAN COMMUNITY DEVELOPMENT COUNCIL, INC.	Regional organization	Ownership Rental	Region
Crisis Intervention Center	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
FORT SMITH BOYS AND GIRLS CLUB, INC.	Non-profit organizations	Non-homeless special needs	Jurisdiction
Fort Smith Children's Emergency Shelter, Inc.	Non-profit organizations	Homelessness	Jurisdiction
FOUNTAIN OF YOUTH ADULT DAY CARE CENTER, INC.	Non-profit organizations	Non-homeless special needs	Jurisdiction
Girls, Inc. of Fort Smith	Non-profit organizations	Non-homeless special needs	Jurisdiction
THE GOOD SAMARITAN CLINIC, INC.	Non-profit organizations	Non-homeless special needs	Jurisdiction
HARBOR HOUSE	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
NEXT STEP DAY ROOM, INC.	Non-profit organizations	Homelessness	Jurisdiction
WestArk - RSVP - a program of Western AR Counseling and Guidance Center, Inc.	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction

**Table 51 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

The institutional delivery system in Fort Smith is well coordinated and spans a range of community needs. The City has many years of experience managing and implementing the programs addressed in the Consolidated Plan, as well as working with outside agencies that fill some of the needs as outlined in the Consolidated Plan.

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

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

**Table 52 - 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)**

The services targeted to homeless persons and persons with HIV/AIDS and mainstream services are made available through the coordination of services provided by the array of non-profit service providers that constitute Fort Smith Continuum of Care. These organizations partner with each other, the City, and mainstream service providers to provide a wide ranging response to the service needs of homeless persons and persons with HIV/AIDS, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

**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**

The service providers in Fort Smith work closely together to provide a continuum of services in response to needs identified through surveys of homeless persons and general observations of the providers. Providers in Fort Smith are particularly strong in the areas of mental health services, employment training, and life skills training. Gaps exist in emergency shelter capacity. There are not enough beds on a typical night.

**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**

1. Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
2. Work with private industry to address important issues that hamper housing and community development efforts.
3. Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

## 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	Administration	2016	2020	Administration	Citywide	Administration	CDBG: \$767,875 HOME: \$174,150	Other: 5 Other
2	Aff. Hsg. 1 - Rehabilitation	2016	2020	Affordable Housing	Citywide	Housing Rehabilitation	CDBG: \$1,185,005	Homeowner Housing Rehabilitated: 250 Household Housing Unit
3	Aff. Hsg. 2 - CHDO	2016	2020	Affordable Housing	Citywide	Housing Rehabilitation Housing Development and Reconstruction	HOME: \$1,012,425	Homeowner Housing Added: 5 Household Housing Unit
4	Aff. Hsg. 3 - Down Payment Assistance	2016	2020	Affordable Housing		Housing Assistance	HOME: \$375,000	Direct Financial Assistance to Homebuyers: 75 Households Assisted
5	Aff. Hsg. 4 - Lot Acquisition	2016	2020	Affordable Housing	Citywide	Housing Development and Reconstruction Demolition and Site Clearance	CDBG: \$274,750	Homeowner Housing Added: 15 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services	2016	2020	Non-Homeless Special Needs	Citywide	Youth Services Senior Services Child Care Services Homebuying Counseling Disability Services Crime Prevention Health Services Domestic Violence/Child Abuse Senior Nutrition Transportation Recycling Programs Fair Housing Outreach and Education Legal Services	CDBG: \$575,920	Public service activities other than Low/Moderate Income Housing Benefit: 50000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Homelessness	2016	2020	Homeless Non-Homeless Special Needs	Citywide	HMIS Homeless Case Management Homeless Supportive Services, Transportation Homeless Prevention and Emergency Assistance Mental Health/Supportive Services Domestic Violence Shelters Transitional Housing	CDBG: \$404,863	Homeless Person Overnight Shelter: 246 Persons Assisted
8	Public and Community Facilities	2016	2020	Non-Housing Community Development	CDBG Eligible	Public and Community Facilities	CDBG: \$98,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2600 Persons Assisted

Table 53 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	<p><b>Goal:</b> Plan, Monitor and Administer Entitlement Grant Programs. Evaluate upcoming needs related to affordable housing, fair housing, non-housing and the non-homeless special needs populations.</p> <p><b>Objective 1:</b> Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure compliance with Federal Regulations.</p> <p><b>Strategy 1.1:</b> Program Administration: Develop, Administer, revise, implement and evaluate the day-to-day operation of entitlement program. Activities include program design; grant administration, Sub recipient compliance monitoring, program outreach, public relations and training.</p> <p><b>Performance Goal1.1</b> \$161,575 CDBG Funding allocated 1st Year (\$153,575 Entitlement (20% and \$8,000 Program Income); and 20% of Grant will be allocated for each of the remaining 5 years for General Program Administration, Coordination, and Oversight;</p> <p><b>Performance Goal1.2:</b> \$34,830 HOME Entitlement 10% of HOME Funding allocated 1st year for Program Administration; and 10% of HOME will be allocated for each of the remaining 4 years.</p>

2	<b>Goal Name</b>  <b>Goal Description</b>	<p>Aff. Hsg. 1 - Rehabilitation</p> <p><b>Goal:</b> Improve the condition and availability of affordable housing over a five-year period.</p> <p><b>Objective 1:</b> Improve the condition of housing for low-income homeowners.</p> <p><b>Strategy 1.1:</b> Provide Housing Rehabilitation funding to homeowners with housing repair needs. Activities include Demolition, Rehabilitation and Reconstruction.</p> <p><b>Performance Goal:</b> \$257,801 (\$231,801 Entitlement and \$26,000 Program Income) CDBG Funds allocated Citywide for the 1st Year – to assist 50 low-moderate income persons; \$927,204 for 200 low-moderate households (\$231,800 allocated for each of the remaining 4 years).</p>
3	<b>Goal Name</b>  <b>Goal Description</b>	<p>Aff. Hsg. 2 - CHDO</p> <p><b>Goal:</b> Improve the condition and availability of affordable housing over a five-year period.</p> <p><b>Objective 2:</b> Increase Development of units and affordability of housing for homeownership.</p> <p><b>Strategy 2.1:</b> Provide funding to CHDO organization for program cost and development fees to develop affordable housing for low-moderate income homeownership and rental housing.</p> <p><b>Performance Goal 2.1:</b> \$202,485 HOME Funds allocated for CHDO assisted housing program to CSCDC assist one low-moderate income household with construction/ rehabilitation / purchase / new construction; \$809,940 (\$202,485 each of the remaining 4 years and assistance to eligible CHDO projects assisting one household each year) to assist four low-moderate income persons to achieve single family home ownership.</p>

4	<b>Goal Name</b>  <b>Goal Description</b>	<p>Aff. Hsg. 3 - Down Payment Assistance</p> <p><b>Goal:</b> Improve the condition and availability of affordable housing over a five-year period.</p> <p><b>Objective 2:</b> Increase Development of units and affordability of housing for homeownership.</p> <p><b>Strategy 2.2:</b> Provide down-payment and closing cost to low-moderate income households purchasing single family homes for home ownership.</p> <p><b>Performance Goal 2.2:</b> \$75,000 HOME Funds allocated the 1st year to assist 15 low-moderate income households with home purchase; \$300,000 (\$75,000 each of the remaining 4 years and assistance to 15 households each year) to assist 60 low-moderate income persons to achieve single family home ownership.</p>
5	<b>Goal Name</b>  <b>Goal Description</b>	<p>Aff. Hsg. 4 - Lot Acquisition</p> <p><b>Goal:</b> Improve the condition and availability of affordable housing over a five-year period.</p> <p><b>Objective 2:</b> Increase Development of units and affordability of housing for homeownership.</p> <p><b>Strategy 2.3:</b> Provide funding for lot acquisition / Demolition for new construction to CHDO to assist low-moderate income households purchasing single family homes for home ownership.</p> <p><b>Performance Goal 2.3:</b> \$54,950 CDBG Funds allocated to CSCDC for the 1st year to assist 3 low-moderate income households with home purchase; \$219,800 will be allocated for eligible CHDO Projects (\$54,950 each of the remaining 4 years and assistance to 3 households each year) to assist 12 low-moderate income persons to achieve single family home ownership.</p>

6	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	<p><b>Goal:</b> Improve living conditions in by addressing non-housing community development for special needs populations over a five-year period.</p> <p><b>Objective 1:</b> Address community needs through community-based public service programs.</p> <p><b>Strategy 1.1:</b> Utilize CDBG public service funding cap to assist public service programs, including, but limited to, fair housing, senior services, health care services, youth services, and child care services.</p> <p><b>Performance Goal 1.1:</b> \$115,184 in CDBG Funding allocated to public services in the 1st Year to assist approximately 10,000 low-moderate income individuals and \$460,736 in years 2 through 5 to assist approximately 40,000 low-moderate income individuals.</p>
7	<b>Goal Name</b>	Homelessness
	<b>Goal Description</b>	<p><b>Goal:</b> Facilitate an expansion of housing and supportive services offered to homeless families and individuals over a five year period.</p> <p><b>Objective 1:</b> Support projects and services targeted to transitional housing, homeless prevention, and the elimination of homelessness and Rapid Re-housing.</p> <p><b>Strategy 1.1:</b> Provide CDBG funds to support Transitional Housing, facility repairs/ renovations, Operations and Supportive services for facilities that provide transitional housing for homeless persons and families and persons at risk of becoming homeless.</p> <p><b>Performance Goal 1.1:</b> \$84,863 from the 1st Year CDBG funding to assist 46 individuals and allocate approximately \$320,000 in years 2 through 5 to assist approximately 200 individuals.</p>

8	<b>Goal Name</b>	Public and Community Facilities
	<b>Goal Description</b>	<p><b>Goal:</b> Facilitate an improvements to public and community facilities over a five year period.</p> <p><b>Objective 1:</b> Support projects that provide improvements and repairs to public and community facilities.</p> <p><b>Strategy 1.1:</b> Provide CDBG funds to support public and community facilities that serve residents of Fort Smith.</p> <p><b>Performance Goal 1.1:</b> \$18,000 from the 1st Year CDBG funding to assist 600 individuals and allocate approximately \$80,000 in years 2 through 5 to assist approximately 2000 individuals.</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)**

During the five-year course of this Consolidated Plan, Fort Smith anticipates assisting with:

- 250 rehabilitation projects for single-family homes,
- 5 new construction single-family housing units,
- 75 downpayment assistance projects for single-family homes, and
- 15 lot acquisition/demolition projects for the development of new single-family homes.

**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)**

There are no public housing units in the City of Fort Smith.

**Activities to Increase Resident Involvements**

There are no public housing units in the City of Fort Smith.

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

N/A

**Plan to remove the ‘troubled’ designation**

There are no public housing units in the City of Fort Smith.

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

### **Barriers to Affordable Housing**

There are no known barriers to affordable housing resulting from public policies of the City of Fort Smith.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

NA

## **SP-60 Homelessness Strategy – 91.215(d)**

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

City staff will continue its work with the Fort Smith Continuum of Care, the local coalition that organizes the Continuum of Care and submits grant applications for homeless initiatives. The coalition also conducts yearly point-in-time counts of the homeless and conducts a bi-yearly survey of the homeless. City staff participates in the counts and surveys. The point-in-time counts and the surveys work to reach out to homeless persons, including unsheltered persons, and assess individual and family needs, contributing to the consultation brought to the Consolidated Plan forums and survey from which priorities are formed.

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

The City provides some funding for emergency shelter and transitional housing needs of homeless persons, primarily through support for specific programmatic objectives of the agencies and through funding assistance for repair needs of shelter and transitional housing facilities.

**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.**

No funding is proposed in the Strategic Plan to address issues relating to homelessness. The City supports the efforts of the Continuum of Care to address homelessness issues through their funding venues.

**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**

No funding is proposed in the Strategic Plan to address issues relating to homelessness. The City supports the efforts of the Continuum of Care to address homelessness issues through their funding venues.

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

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

Goal: Increase the inventory of lead safe housing units.

Strategies:

- Continue to meet HUD lead-based paint abatement standards in housing rehabilitation programs.
- Expand the stock of lead safe housing units through housing initiatives.
- Obtain training for program staff on lead hazard evaluation and reduction
- Establish working relationships with lead professionals and key partners, such as risk assessors and clearance technicians, public health departments, and HUD lead grantees.
- Create procedures for determining when it is more cost effective to presume that lead hazard are present, and when it makes sense to evaluate a property.
- Perform visual assessments and gather samples for testing.

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

The effectiveness of the programs operated by Fort Smith work through the City's housing rehabilitation programs. These programs target some of the oldest housing stock in the city, which is typically in the worst condition and most likely to have lead-based paint hazards. To the extent that lead-based paint hazards are found in the older housing stock, these programs address the issue directly.

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

Fort Smith currently performs visual inspections of housing units included in their housing programs. Where defective paint is observed, surfaces are prepped and repainted, following abatement guidelines provided by HUD. All rehabilitation and down-payment assistance programs include provisions requiring that all painted surfaces be in good condition.

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

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

Several of the City's Consolidated Plan goals and objectives address issues related to poverty and assisting those who fall below the poverty level. Examples include:

- Address non-housing community development for special needs populations through public service programs;
- Programs targeting youth, providing education enrichment and job preparedness activities, and
- Continue to collaborate with homeless providers to support Continuum of Care services.

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

Activities to reduce the number of poverty-level families will center around strengthening existing collaborations and seeking new ways to partner with agencies and organizations that work directly with poverty-level households to provide intervention and assistance services. Such services may include but are not limited to: counseling, substance abuse, mental health treatment, health services, adult education and job re/training, employment assistance, financial management and credit counseling, parenting programs, after-school and day care assistance programs, and interim cash assistance programs with respect to paying for food, shelter and utility bills.

The City will continue to notify such agencies of funding opportunities to enable them to continue providing and/or expanding their services.

Given the City's limited financial resources and that the majority of factors affecting a family's poverty-level status are typically beyond the control of City policies, the extent to which the proposed strategies will reduce and/or assist in reducing the number of poverty-level families is difficult to gauge. In the coming future, the Community Development Department will work with the community to address deficiencies and attempt to measure the impact of the CDBG and HOME programs in reducing and/or preventing poverty.

## **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**

The purpose of monitoring and coordination is to ensure the community input and participation throughout the development of the Consolidated Plan, build public/private partnerships to implement the Plan, while monitoring and evaluating the goals, strategies and program outcomes.

The coordination of various resources, including funding sources, departments, agencies, people and organizations, facilities and programs, to achieve the stated objectives is addressed in detail in the adopted Citizen Participation Plan. Starting with the identification of needs and ending with specific funding allocations for priority strategies, the process involves citizen participation and agencies representing housing, community development, and human services interests, both public and private, throughout Fort Smith.

The City of Fort Smith Community Development Department is responsible for monitoring activities related to the Community Development Block Grant and HOME Programs. The programs and activities proposed for the 2016-2020 Consolidated Plan will be monitored on a quarterly basis in each given program year. The City will monitor its performance in meeting the strategic goals outlined in the Consolidated Plan by referring back to the Annual Action Plan at least quarterly.

Timeliness of expenditures is of utmost importance. A comprehensive implementation schedule has been developed to ensure that CDBG and HOME funding on the specific projects and activities is spent in a timely fashion. Sub-recipients will be monitored at least on a bi-annual basis. Sub-recipients who fail to report to the Community Development Department as required in their grant agreements may be monitored more often. If an organization has been monitored and found to be out of compliance, the Department will provide additional assistance to that organization to address any deficiencies identified. Progress notes and findings will be noted in the CDBG and HOME files maintained by the Department to document monitoring activities.

## Expected Resources

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

#### Introduction

Fort Smith receives funding from the Community Development Block Grant and HOME Investment Partnership Programs. Together, these programs will bring \$1.076 million into the City to support affordable housing, homeless, and community development programs and projects in the first program year. Additional funding will come from unspent program funds and program income carrying forward into the 2016-2017 program year.

#### 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	767,897	40,000	57,817	865,714	3,071,588	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	308,315	40,000	0	348,315	1,233,260	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

Table 54 - 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**

Federal funds will be leveraged through the ability of service organizations to raise program funds through outside sources, other loan sources needed for housing development activities, and the City's General Fund, where appropriate.

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

None currently identified. The City will continue to evaluate opportunities to use public lands for future development.

**Discussion**

The City has allocated \$1,214,029 for the 2016-2017 CDBG/HOME program year. This amount includes \$1,076,212 from 2016 entitlement funds, \$57,817 in prior year resources and \$80,000 in estimated program income. These funds will be used to operate a range of private and public services as described later in the Annual Action Plan.

## 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	Administration	2016	2020	Administration	Citywide	Administration	CDBG: \$161,575 HOME: \$34,830	Other: 1 Other
2	Aff. Hsg. 1 - Rehabilitation	2016	2020	Affordable Housing	Citywide	Housing Rehabilitation Demolition and Site Clearance	CDBG: \$263,801	Homeowner Housing Rehabilitated: 50 Household Housing Unit
3	Aff. Hsg. 2 - CHDO	2016	2020	Affordable Housing	Citywide	Housing Development and Reconstruction	HOME: \$202,485	Homeowner Housing Added: 3 Household Housing Unit
4	Aff. Hsg. 3 - Down Payment Assistance	2016	2020	Affordable Housing	Citywide	Housing Assistance	HOME: \$111,000	Direct Financial Assistance to Homebuyers: 15 Households Assisted
5	Aff. Hsg. 4 - Lot Acquisition	2016	2020	Affordable Housing	Citywide	Housing Development and Reconstruction Demolition and Site Clearance	CDBG: \$54,950	Homeowner Housing Added: 3 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services	2016	2020	Non-Homeless Special Needs	Citywide	Youth Services Senior Services Child Care Services Homebuying Counseling Disability Services Crime Prevention Health Services Domestic Violence/Child Abuse Senior Nutrition Transportation Recycling Programs Fair Housing Outreach and Education Legal Services	CDBG: \$115,184	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Homelessness	2016	2020	Homeless Non-Homeless Special Needs	Citywide	HMIS Homeless Case Management Homeless Supportive Services, Transportation Homeless Prevention and Emergency Assistance Mental Health/Supportive Services Domestic Violence Shelters Transitional Housing	CDBG: \$84,863	Homeless Person Overnight Shelter: 46 Persons Assisted
8	Public and Community Facilities	2016	2020	Non-Housing Community Development	CDBG Eligible	Public and Community Facilities	CDBG: \$18,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted

**Table 55 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Administration of federal grant programs.
2	<b>Goal Name</b>	Aff. Hsg. 1 - Rehabilitation
	<b>Goal Description</b>	Provide Housing Rehabilitation funding to homeowners with housing repair needs. Activities include Demolition, Rehabilitation and Reconstruction.
3	<b>Goal Name</b>	Aff. Hsg. 2 - CHDO
	<b>Goal Description</b>	Provide funding to CHDO organization for program cost and development fees to develop affordable housing for low-moderate income homeownership and rental housing
4	<b>Goal Name</b>	Aff. Hsg. 3 - Down Payment Assistance
	<b>Goal Description</b>	Provide down-payment and closing cost to low-moderate income households purchasing single family homes for home ownership.
5	<b>Goal Name</b>	Aff. Hsg. 4 - Lot Acquisition
	<b>Goal Description</b>	Provide funding for lot acquisition / Demolition for new construction to CHDO to assist low-moderate income households purchasing single family homes for home ownership.
6	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Utilize the public service cap from CDBG to support public services programs, including, but not limited to, fair housing, senior services, youth services, health care services, and child care services.
7	<b>Goal Name</b>	Homelessness
	<b>Goal Description</b>	Provide CDBG funds to support Transitional Housing, facility repairs/ renovations, Operations and Supportive services for facilities that provide transitional housing for homeless persons and families and persons at risk of becoming homeless.

<b>8</b>	<b>Goal Name</b>	Public and Community Facilities
	<b>Goal Description</b>	Support for repairs and improvements to public and community facilities.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following projects were developed by staff with consultation from non-profit service providers and community input through priorities established with involvement of the community survey.

#### Projects

#	Project Name
1	Beautiful Smile
2	Fort Smith Homebuyer Assistance Program
3	Land Acquisition for New Construction
4	New Construction and Acquisition/Rehab
5	Case Management for Victims of Domestic Violence
6	Summer Program Support
7	Children's Emergency Shelter - Fencing
8	Children's Emergency Shelter - Roof
9	Fountain of Youth Adult Day Care Center
10	Girls Incorporated of Fort Smith
11	Good Samaritan Clinic
12	Kistler Charitable Care
13	Gateway Recovery Center
14	Specialized Women's Services Program
15	Next Step Homeless Services
16	RSVP Community Outreach Medicare Assistance
17	RSVP Community Outreach Tax Assistance
18	Fort Smith Housing Assistance Program
19	Administration
20	Rehabilitation Program Administration
21	Fair Housing Outreach and Education

**Table 56 – Project Information**

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

The projects listed above were selected from the total of project proposals received in accordance with their consistency with the priorities established through the Consolidated Plan forums and community survey process. These projects meet needs enumerated in the Needs Assessment and prioritization process to the extent that funding was available. Organizational competencies were also considered

when selecting one project over another, leaning toward those organizations with long-standing histories of successful project management.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Beautiful Smile
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Health Services
	<b>Funding</b>	CDBG: \$16,149
	<b>Description</b>	The clinic provides oral cancer screening, examinations, panoramic x-ray, extractions, cleanings, and dentures.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 267 lower income patients living in Fort Smith will benefit from these services.
	<b>Location Description</b>	Community Dental Clinic 3428 Armour St. and 109 N 17th St. Fort Smith, AR
<b>Planned Activities</b>	The clinic provides oral cancer screening, examinations, panoramic x-ray, extractions, cleanings, and dentures.	
2	<b>Project Name</b>	Fort Smith Homebuyer Assistance Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Aff. Hsg. 3 - Down Payment Assistance
	<b>Needs Addressed</b>	Housing Assistance
	<b>Funding</b>	HOME: \$111,000
	<b>Description</b>	Funding to provide down payment assistance, counseling fees, and inspections fees for low/moderate-income homebuyers.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 15 low- and moderate-income households will benefit from these services.

	<b>Location Description</b>	Crawford-Sebastian Community Development Council 4831 Armour St. Fort Smith, AR
	<b>Planned Activities</b>	Funding to provide down payment assistance, counseling fees, and inspections fees for low/moderate-income homebuyers.
<b>3</b>	<b>Project Name</b>	Land Acquisition for New Construction
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Aff. Hsg. 4 - Lot Acquisition
	<b>Needs Addressed</b>	Housing Development and Reconstruction
	<b>Funding</b>	CDBG: \$54,950
	<b>Description</b>	CSCDC will find the very best deals in places where affordable housing is needed and where families want to live. They will purchase at least three lots for the development of new housing.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated three low- and moderate-income households will benefit from these activities.
	<b>Location Description</b>	Crawford-Sebastian Community Development Council 4831 Armour St. Fort Smith, AR
	<b>Planned Activities</b>	CSCDC will find the very best deals in places where affordable housing is needed and where families want to live. They will purchase at least three lots for the development of new housing.
<b>4</b>	<b>Project Name</b>	New Construction and Acquisition/Rehab
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Aff. Hsg. 2 - CHDO
	<b>Needs Addressed</b>	Housing Development and Reconstruction
	<b>Funding</b>	HOME: \$202,485
	<b>Description</b>	Three homes at an average of \$80,000 construction costs per house, developer fees of 10%, and other fees are to be paid in support of the development of new housing units.
	<b>Target Date</b>	6/30/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated three low- and moderate-income households will benefit from these activities.
	<b>Location Description</b>	Crawford-Sebastian Community Development Council 4831 Armour St. Fort Smith, AR
	<b>Planned Activities</b>	Three homes at an average of \$80,000 construction costs per house, developer fees of 10%, and other fees are to be paid in support of the development of new housing units.
<b>5</b>	<b>Project Name</b>	Case Management for Victims of Domestic Violence
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Domestic Violence/Child Abuse
	<b>Funding</b>	CDBG: \$12,500
	<b>Description</b>	Case management for victims of domestic violence.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 41 victims of domestic violence will benefit from these activities.
	<b>Location Description</b>	Crisis Intervention Center 5603 S. 14th St. Fort Smith, AR
<b>Planned Activities</b>	Case management for victims of domestic violence.	
<b>6</b>	<b>Project Name</b>	Summer Program Support
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Youth Services
	<b>Funding</b>	CDBG: \$4,620
	<b>Description</b>	Support for the Fort Smith Boys and Girls Clubs summer programs for the Jeffrey and Stephens Units.
	<b>Target Date</b>	6/30/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 184 youth will benefit from these activities.
	<b>Location Description</b>	Fort Smith Boys & Girls Clubs 3101 N. 6th St., 4905 N. O St. Fort Smith, AR
	<b>Planned Activities</b>	Support for the Fort Smith Boys and Girls Clubs summer programs for the Jeffrey and Stephens Units.
<b>7</b>	<b>Project Name</b>	Children's Emergency Shelter - Fencing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Transitional Housing
	<b>Funding</b>	CDBG: \$61,193
	<b>Description</b>	Funding to provide a wrought iron fence that will encircle the entire 24-unit Children's Emergency Shelter, which provides housing for youth aging out of foster care. The fence will include a security gate with key code pad to ensure secure access to the property.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 23 youth aging out of foster care will benefit from these activities.
	<b>Location Description</b>	Fort Smith Children's Emergency Shelter 3015 S. 14th St. Fort Smith, AR
<b>Planned Activities</b>	Funding to provide a wrought iron fence that will encircle the entire 24-unit Children's Emergency Shelter, which provides housing for youth aging out of foster care. The fence will include a security gate with key code pad to ensure secure access to the property.	
<b>8</b>	<b>Project Name</b>	Children's Emergency Shelter - Roof
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Transitional Housing

	<b>Funding</b>	CDBG: \$23,670
	<b>Description</b>	Funding to replace the roof of the apartment complex for youth aging out of foster care.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 23 youth aging out of foster care will benefit from these activities.
	<b>Location Description</b>	Fort Smith Children's Emergency Shelter 3015 S. 14th St. Fort Smith, AR
	<b>Planned Activities</b>	Funding to replace the roof of the apartment complex for youth aging out of foster care.
9	<b>Project Name</b>	Fountain of Youth Adult Day Care Center
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Senior Services Transportation
	<b>Funding</b>	CDBG: \$7,500
	<b>Description</b>	Funding for client fees and transportation services for the Fountain of Youth Adult Day Care Center.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated seven seniors will benefit from these activities.
	<b>Location Description</b>	Fountain of Youth Adult Day Care Center 2409 S. 56th St., #121 Fort Smith, AR
	<b>Planned Activities</b>	Funding for client fees and transportation services for the Fountain of Youth Adult Day Care Center.
10	<b>Project Name</b>	Girls Incorporated of Fort Smith
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Youth Services
	<b>Funding</b>	CDBG: \$7,350
	<b>Description</b>	Support for low-/moderate-income participation in the Girls Inc. Experience.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 50 girls from low- and moderate-income families will benefit from these activities.
	<b>Location Description</b>	Girls Inc. 1415 Old Greenwood Rd. Fort Smith, AR
	<b>Planned Activities</b>	Support for low-/moderate-income participation in the Girls Inc. Experience.
<b>11</b>	<b>Project Name</b>	Good Samaritan Clinic
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Health Services
	<b>Funding</b>	CDBG: \$15,117
	<b>Description</b>	Funding in support of lab testing, medical supplies, and prescribed pharmaceuticals at the Good Samaritan Clinic.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 6,000 lower income individuals will benefit from these activities.
	<b>Location Description</b>	Good Samaritan Clinic 615 N. B St. Fort Smith, AR
	<b>Planned Activities</b>	Funding in support of lab testing, medical supplies, and prescribed pharmaceuticals at the Good Samaritan Clinic.
<b>12</b>	<b>Project Name</b>	Kistler Charitable Care

	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Child Care Services Health Services
	<b>Funding</b>	CDBG: \$9,825
	<b>Description</b>	Funding to support therapy sessions for children.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 150 lower income children will benefit from these activities.
	<b>Location Description</b>	Gregory Kistler Treatment Center 3304 S. M St. Fort Smith, AR
	<b>Planned Activities</b>	Funding to support therapy sessions for children.
<b>13</b>	<b>Project Name</b>	Gateway Recovery Center
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Health Services
	<b>Funding</b>	CDBG: \$9,472
	<b>Description</b>	Funding to support the purchase and installation of beds at Harbor House's Gateway Recovery Center, a residential treatment center.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 150 individuals will benefit from these activities.
	<b>Location Description</b>	Gateway Recovery Center 615 N. 19th St. Fort Smith, AR
	<b>Planned Activities</b>	Funding to support the purchase and installation of beds at Harbor House's Gateway Recovery Center, a residential treatment center.
<b>14</b>	<b>Project Name</b>	Specialized Women's Services Program

	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public and Community Facilities
	<b>Needs Addressed</b>	Public and Community Facilities
	<b>Funding</b>	CDBG: \$18,000
	<b>Description</b>	Funding in support of the installation of security gate and camera installation for the Gateway Recovery Center.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 600 individuals will benefit from these activities.
	<b>Location Description</b>	Gateway Recovery Center 615 N. 19th St. Fort Smith, AR
	<b>Planned Activities</b>	Funding in support of the installation of security gate and camera installation for the Gateway Recovery Center.
<b>15</b>	<b>Project Name</b>	Next Step Homeless Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Homeless Case Management
	<b>Funding</b>	CDBG: \$16,149
	<b>Description</b>	Support for Next Step Homeless Services through the payment of case management fees.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 1,400 individuals will benefit from these activities.
	<b>Location Description</b>	Next Step Day Room 123 N. 6th St. Fort Smith, AR
	<b>Planned Activities</b>	Support for Next Step Homeless Services through the payment of case management fees.

16	<b>Project Name</b>	RSVP Community Outreach Medicare Assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Senior Services Job Training
	<b>Funding</b>	CDBG: \$9,000
	<b>Description</b>	Funding in support of the Western Arkansas Counseling & Guidance Center (dba West Ark RSVP) RSVP Community Outreach Medicare Assistance Program.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 200 individuals will benefit from these activities.
	<b>Location Description</b>	WestArk RSVP 401 N. 13th St. Fort Smith, AR
<b>Planned Activities</b>	Funding in support of the Western Arkansas Counseling & Guidance Center (dba West Ark RSVP) RSVP Community Outreach Medicare Assistance Program.	
17	<b>Project Name</b>	RSVP Community Outreach Tax Assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Senior Services Job Training
	<b>Funding</b>	CDBG: \$7,502
	<b>Description</b>	Funding in support of the Western Arkansas Counseling & Guidance Center (dba WestArk RSVP) RSVP Community Outreach Tax Assistance Program.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 200 individuals will benefit from these activities.

	<b>Location Description</b>	WestArk RSVP 401 N. 13th St. Fort Smith, AR
	<b>Planned Activities</b>	Funding in support of the Western Arkansas Counseling & Guidance Center (dba WestArk RSVP) RSVP Community Outreach Tax Assistance Program.
<b>18</b>	<b>Project Name</b>	Fort Smith Housing Assistance Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Aff. Hsg. 1 - Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$263,801
	<b>Description</b>	Funding for the rehabilitation of owner-occupied single-family housing units.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 50 households will benefit from these activities.
	<b>Location Description</b>	City of Fort Smith 623 Garrison Ave., Room 331 Fort Smith, AR
<b>Planned Activities</b>	Funding for the rehabilitation of owner-occupied single-family housing units.	
<b>19</b>	<b>Project Name</b>	Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$161,575 HOME: \$34,830
	<b>Description</b>	Support for program administration expenses for CDBG and HOME.
	<b>Target Date</b>	6/30/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA.
	<b>Location Description</b>	City of Fort Smith 623 Garrison Ave., Room 331 Fort Smith, AR
	<b>Planned Activities</b>	Support for program administration expenses for CDBG and HOME.
<b>20</b>	<b>Project Name</b>	Rehabilitation Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Aff. Hsg. 1 - Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	Support for administrative expenses (direct program costs) for the rehabilitation program.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	City of Fort Smith 623 Garrison Ave., Room 331 Fort Smith, AR
	<b>Planned Activities</b>	Support for administrative expenses (direct program costs) for the rehabilitation program.
<b>21</b>	<b>Project Name</b>	Fair Housing Outreach and Education
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Fair Housing Outreach and Education
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Funding to provide bus advertisements, billboards, and newspaper ads as outreach and education for fair housing issues.
	<b>Target Date</b>	6/30/2017

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 100 lower income families will benefit from these activities.
<b>Location Description</b>	City Hall 623 Garrison Ave. Rm. 331 Fort Smith, AR
<b>Planned Activities</b>	Funding to provide bus advertisements, billboards, and newspaper ads as outreach and education for fair housing issues.

## **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**

Much of the funding from the CDBG and HOME programs is available for use in any of the CDBG neighborhoods or citywide, depending on the specifics of the designated activities. Also, most funding is available according to individual benefit rather than area benefit. It is, therefore, difficult to provide reasonable projections of the distribution of funds by target area. The numbers below are strictly estimates based on experience.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	100
CDBG Eligible	0

**Table 57 - Geographic Distribution**

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

The proposed allocation of funds is based on federal funding requirements for each formula-allocated grant. Areas of low to moderate-income concentration and certain areas of high minority concentration are targeted. Areas of low homeownership and deteriorating housing conditions were also considered in the targeting process.

### **Discussion**

The distribution of funds by target area is projected to be primarily citywide due to use of funds for administrative, non-profit support, and individual benefit-oriented programmatic uses of the funds. The remaining funds are estimated to be spread through smaller CDBG-eligible areas.

## Affordable Housing

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

#### Introduction

The annual goals listed previously specify the following production numbers for housing assistance and for homelessness, non-homeless, and special needs populations.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	71
Special-Needs	0
Total	71

**Table 58 - 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	6
Rehab of Existing Units	50
Acquisition of Existing Units	15
Total	71

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

These figures relate to production targets specified in the annual goals for 2016. CDBG and HOME funding for these activities may target more households.

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

### **Introduction**

There are no public housing units in Fort Smith.

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

There are no public housing units in Fort Smith.

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

There are no public housing units in Fort Smith.

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

There are no public housing units in Fort Smith.

### **Discussion**

There are no public housing units in Fort Smith.

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

### **Introduction**

The City of Fort Smith is active in the Fort Smith Continuum of Care, addressing issues related to homeless in the region. Funding for homeless projects and services are sources primarily through that process.

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

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

The Fort Smith Continuum of Care, the coalition of local homeless service agencies, conducts annual surveys of homeless individuals, including unsheltered persons. These surveys serve to help focus agency activities for the coming year, as well as provide documentation in response to HUD program requirements.

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

The City of Fort Smith has no plans that would affect the emergency shelter or transitional housing needs of homeless persons in the coming year beyond projects identified above that provide for repairs of shelter and transitional housing facilities.

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

The City of Fort Smith has no plans that would help homeless persons transition to permanent housing and independent living in the coming year.

**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**

Homeless prevention is a major focus of the participants in the Continuum of Care. Agencies include homeless prevention as a support program in conjunction with the provision of shelter and other support services.

### **Discussion**

The participants in the Continuum of Care work closely together to meet the needs of homeless individuals and families through the continuum of services coordinated through the partnership.

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

### **Introduction:**

There are no identified public policy barriers to affordable housing development in Fort Smith.

**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**

None.

### **Discussion:**

The Community Development Department will continue to work with the Planning Department to ensure that there are no undue land use controls and zoning ordinances that would negatively affect affordable housing.

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

### **Introduction:**

The City currently provides a variety of services to the residents of Fort Smith, some funded by CDBG and HOME allocations, with private, State, and City funding bringing additional assets to bear on these problems. Below are some of the actions currently performed by the City or under consideration for the future.

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

The City will continue to look for new funding sources for programs to address underserved needs. Funding is the major obstacle in providing the services needed to focus on the vast variety of issues that prevent families from breaking out of poverty and from living in the best, most affordable housing possible.

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

The City will provide financial assistance for acquisition, soft costs and site development to be used for affordable housing development.

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

- Continue to meet HUD lead-based paint abatement standards in housing rehabilitation programs.
- Seek funding as it becomes available to provide testing and abatement of lead-based paint hazards in single-family housing where young children are present.
- Expand the stock of lead safe housing units through housing initiatives.
- Seek funding as it becomes available to provide for testing, abatement, training, and educational awareness.

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

The City will continue its efforts in conjunction with the Fort Smith Continuum of Care to reduce the number of poverty-level families through the development of services needed to assist those families with educational opportunities, job growth, and life skills training through the various social service agencies operating in the city.

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

- Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
- Work with private industry to address important issues that hamper housing and community

development efforts.

- Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

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

The City will continue to coordinate planning activities with private housing and social service agencies, including participation in the Continuum of Care meetings, development of the Continuum of Care, and enumeration of point-in-time and homeless surveys. City staff will also continue its participation in other coalitions and study groups as the opportunity arises.

### **Discussion:**

These actions are primarily the continuation of what the City is currently doing in the various areas. No major obstacles in the institutional structure have been identified that need to be addressed. The City is also satisfied with its efforts to coordinate with private housing and social service agencies.

## Program Specific Requirements

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

#### Introduction:

The following addresses the program specific requirements for the Annual Action Plan. It includes required information for CDBG and HOME.

#### 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. <b>2014, 2015, and 2016</b>	80.00%

**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:

The City of Fort Smith does not use other forms of investment beyond 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:

**Recapture Restrictions**

In the event of a failure of a HOME Program beneficiary to satisfactorily adhere to all applicable affordability requirements, City of Fort Smith will use the following recapture provision to ensure that the intent of the HOME funded activity is accomplished or that the unforgiven portion of the HOME funds are recaptured and used for other activities eligible under the HOME Program.

**Home Owner Housing**

1. acquisition/rehabilitation/sale of affordable housing
2. new construction/sale of affordable housing
3. provision of mortgage subsidy
4. provision of down payment assistance/closing cost subsidy

**Recapture Option**

1. Recapture that portion of HOME Program investment unforgiven by the elapsed affordability period or recapture the maximum net proceeds from sale of property (whether recapture is effected through foreclosure or no foreclosure action)
2. Net proceeds recovered will be used to:
  - Reimburse the HOME Program (Approved Activity) for the outstanding balance of HOME funds not repaid or forgiven during the applicable affordability at the time of recapture.
  - Reimburse the HOME Program (Administration) for "holding costs" or other costs associated with the recapture action (legal fees, insurance, taxes, realtor fees, appraisal / BPO costs, etc.)

If net proceeds recaptured are less than the outstanding balance of HOME funds invested in the property (for all approved activities and holding costs incurred), the loss will be absorbed by the HOME Program and all HOME Program requirements would be considered to have been satisfied.

If net proceeds recaptured are greater than the outstanding balance of HOME funds invested in the

property (for all approved activities and holding costs incurred), the balance of net proceeds would be distributed to the homeowner (or his/her estate). If the recapture of proceeds is effectuated through a completed foreclosure action, and the property is legally owned by City of Fort Smith, the balance of net proceeds recaptured will inure to City of Fort Smith.

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:

#### **Duration of Affordability Restrictions**

The housing being constructed or rehabilitated will qualify as affordable housing pursuant according to the requirements of 24 CFR 92.254, for the "Affordability Period" and after the completion of the project, covenants and restrictions in the deed restriction would terminate without any further action required by the owner or the City.

#### **Termination of Affordability Restrictions**

The affordability restrictions will terminate due to foreclosure or a transfer of the property in lieu of a foreclosure; however, if the owner obtains an ownership interest in the property before the foreclosure or deed in lieu of foreclosure, during the original affordability period, the affordability restrictions shall be reviewed.

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:

The City does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds. In addition, the funds will not be used to refinance multifamily loans made or insured by any federal program. The City is aware that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

#### **Discussion:**

The City strives to meet all program specific requirements as detailed in the enabling legislation and program guidelines. City staff work with subgrantees to ensure that these requirements are met and oversees internal operations towards the same goal.

## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> Corrections
	<b>List the name of the organization or individual who originated the data set.</b> City of Fort Smith
	<b>Provide a brief summary of the data set.</b> Some items do not appear to be properly reported either through CHAS totals or public housing information. Corrections are made to reflect accurate totals.
	<b>What was the purpose for developing this data set?</b> Correcting eCon data downloads.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> These corrections are specific to data reported through eCon.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> These corrections are specific to data reported through eCon.
	<b>What is the status of the data set (complete, in progress, or planned)?</b> These corrections are specific to data reported through eCon.

ORDINANCE NO. 29-16

## AN ORDINANCE REZONING IDENTIFIED PROPERTY AND AMENDING THE ZONING MAP

WHEREAS, the City Planning Commission has heretofore held a public hearing upon request No. 9-4-16 to rezone certain properties hereinafter described, and, having considered said request, recommended on April 12, 2016, that said change be made;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS:

**SECTION 1:** That the following properties to-wit:

Part of Government Lot 1 of the Southwest Quarter, and part of the Southwest Quarter of the Southeast Quarter of Section 6, part of Government Lot 1 of the Northwest Quarter, and part of the Northwest Quarter of the Northeast Quarter of Section 7, all in Township 7 North, Range 31 West, Fort Smith, Sebastian County, Arkansas, being more particularly described as follows:

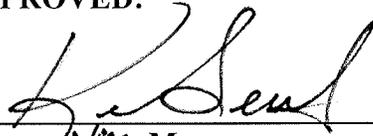
Commencing at an existing ½" rebar in concrete at the Northeast Corner of said Government Lot 1 of the Southwest Quarter of Section 6; Thence along the East Line of said Government Lot 1, S02°46'17"W, 2158.46 feet to the southeasterly line of the Sebastian County Bike Trail Property; Thence along said southeasterly line, S67°53'40"W, 64.95 feet; Thence continuing along said southeasterly line, S57°28'42"W, 1.16 feet to an existing ½" rebar and the Point of Beginning; Thence along said southeasterly line, N57°28'42"E, 1.16 feet; Thence continuing along said southeasterly line, N67°53'40"E, 87.75 feet to a set ½" rebar with cap stamped MWC 1369; Thence leaving said southeasterly line, S67°02'32"E, 138.21 feet to a set ½" rebar with cap stamped MWC 1369; Thence N36°51'05"E, 46.41 feet to a set ½" rebar with cap stamped MWC 1369; Thence S53°08'55"E, 288.03 feet to a set ½" rebar with cap stamped MWC 1369; Thence 57.34 feet along the arc of a curve to the right, said curve having a radius of 965.00 feet and being subtended by a chord having a bearing of S51°26'48"E and a distance of 57.33 feet to a set ½" rebar with cap stamped MWC 1369; Thence S49°44'40"E, 204.05 feet to a set ½" rebar with cap stamped MWC 1369; Thence 671.39 feet along the arc of a curve to the left, said curve having a radius of

1035.00 feet and being subtended by a chord having a bearing of S68°19'41"E and a distance of 659.68 feet to a set ½" rebar with cap stamped MWC 1369; Thence S86°54'42"E, 29.52 feet to the extended west line of the Blake River, LLC property, as described in document 7253884; Thence S04°41'35"W, 823.66 feet along said line to the southwest corner of said property and an existing ½" rebar with cap stamped MWC 1369, and said point also being on the northerly line of the Arkansas Game and Fish Commission Property; Thence along said northerly line the following bearings and distances: N81°15'35"W, 119.53 feet to an existing ½" rebar; N42°30'40"W, 1156.19 feet to an existing ½" rebar; N87°33'42"W, 333.55 feet to an existing ½" rebar; N01°14'05"W, 505.04 feet to the Point of Beginning, containing 17.58 acres, more or less.

more commonly known as 8501 McClure Drive, should be, and is hereby rezoned from Not Zoned to Residential Single Family Medium/High Density (RS-3) by Classification.

PASSED AND APPROVED THIS 3<sup>rd</sup> DAY OF May, 2016.

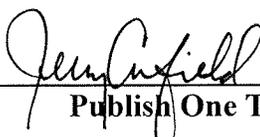
APPROVED:

  
\_\_\_\_\_  
Vice-Mayor

ATTEST:

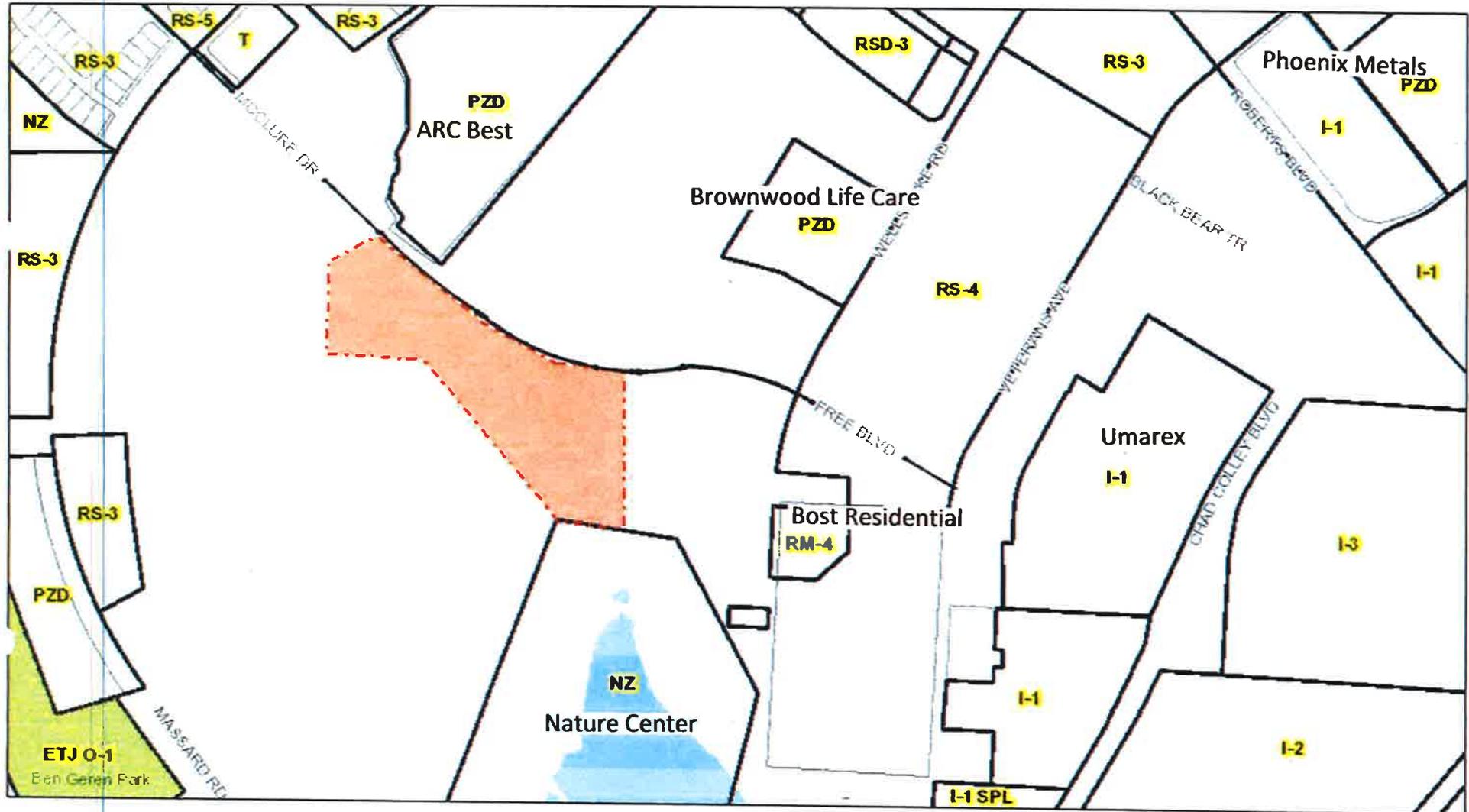
  
\_\_\_\_\_  
City Clerk

Approved as to form:

  
\_\_\_\_\_  
Publish One Time

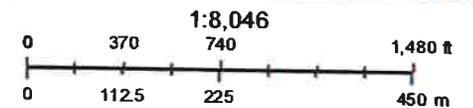
# Rezoning #9-4-16: from Not Zoned to Residential Single Family Medium/High Density (RS-3) 8501 McClure Drive

F  
C



March 22, 2016

-  Fort Smith City Limits
-  Zoning
-  Subdivisions



ORDINANCE NO. 30-16**AN ORDINANCE AMENDING THE MASTER LAND USE PLAN MAP AND  
REZONING IDENTIFIED PROPERTY AND AMENDING THE ZONING MAP**

---

**WHEREAS**, the City Planning Commission has held a public hearing to consider a request to amend the Master Land Use Plan Map relative to property described in Section 1 of this ordinance, and, having considered the request, recommended on April 12, 2016, that said change be made; and,

**WHEREAS**, the Planning Commission determined the change to the Master Land Use Plan Map does conform to the goals and objectives of the Comprehensive Plan.

**WHEREAS**, the City Planning Commission has heretofore held a public hearing to consider request No. 8-4-16 to rezone certain properties hereinafter described, and, having considered said request, recommended on April 12, 2016, that said change be made;

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS:**

**SECTION 1:** The hereinafter described property is hereby reclassified on the Master Land Use Plan Map from Residential Attached to Office, Research and Light Industrial is hereby amended to reflect said amendment to-wit:

Lot 2 Southland Industrial Park less and except:

Part of Southland Industrial Park, more particularly described as follows: Part of the Southwest Quarter of the Southwest Quarter, Section 4 Township 7 North, Range 32 West, Sebastian County, Arkansas, more particularly described as follows: Commencing at the Northeast corner of said Forty; thence South 900.0 feet; thence North 89 degrees 19 minutes 38 seconds West, 1095.71 feet to the point of beginning; thence continuing

North 89 degrees 19 minutes 38 seconds West, 186.72 feet to the East right of way of Arkansas Highway 271; thence North 02 degrees 01 minutes 48 seconds West along said right of way 105.65 feet; thence South 89 degrees 18 minutes East 191.5 feet; thence South 00 degrees 33 minutes 47 seconds West, 105.44 feet to the point of beginning, subject to a 30 foot ingress and egress easement across the North side. Less and except public roads, easements and rights of way.

more commonly known as 7423 US Highway 271.

**SECTION 2:** The hereinafter described property is hereby rezoned from Commercial Heavy (C-5) to Industrial Light (I-1) by Extension:

Lot 2 Southland Industrial Park less and except:

Part of Southland Industrial Park, more particularly described as follows: Part of the Southwest Quarter of the Southwest Quarter, Section 4 Township 7 North, Range 32 West, Sebastian County, Arkansas, more particularly described as follows: Commencing at the Northeast corner of said Forty; thence South 900.0 feet; thence North 89 degrees 19 minutes 38 seconds West, 1095.71 feet to the point of beginning; thence continuing North 89 degrees 19 minutes 38 seconds West, 186.72 feet to the East right of way of Arkansas Highway 271; thence North 02 degrees 01 minutes 48 seconds West along said right of way 105.65 feet; thence South 89 degrees 18 minutes East 191.5 feet; thence South 00 degrees 33 minutes 47 seconds West, 105.44 feet to the point of beginning, subject to a 30 foot ingress and egress easement across the North side. Less and except public roads, easements and rights of way.

more commonly known as 7423 US Highway 271.

The zoning map of the City of Fort Smith is hereby amended to reflect said rezoning.

PASSED AND APPROVED THIS 3<sup>rd</sup> DAY OF May, 2016.

ATTEST:

Shirley Gard  
City Clerk

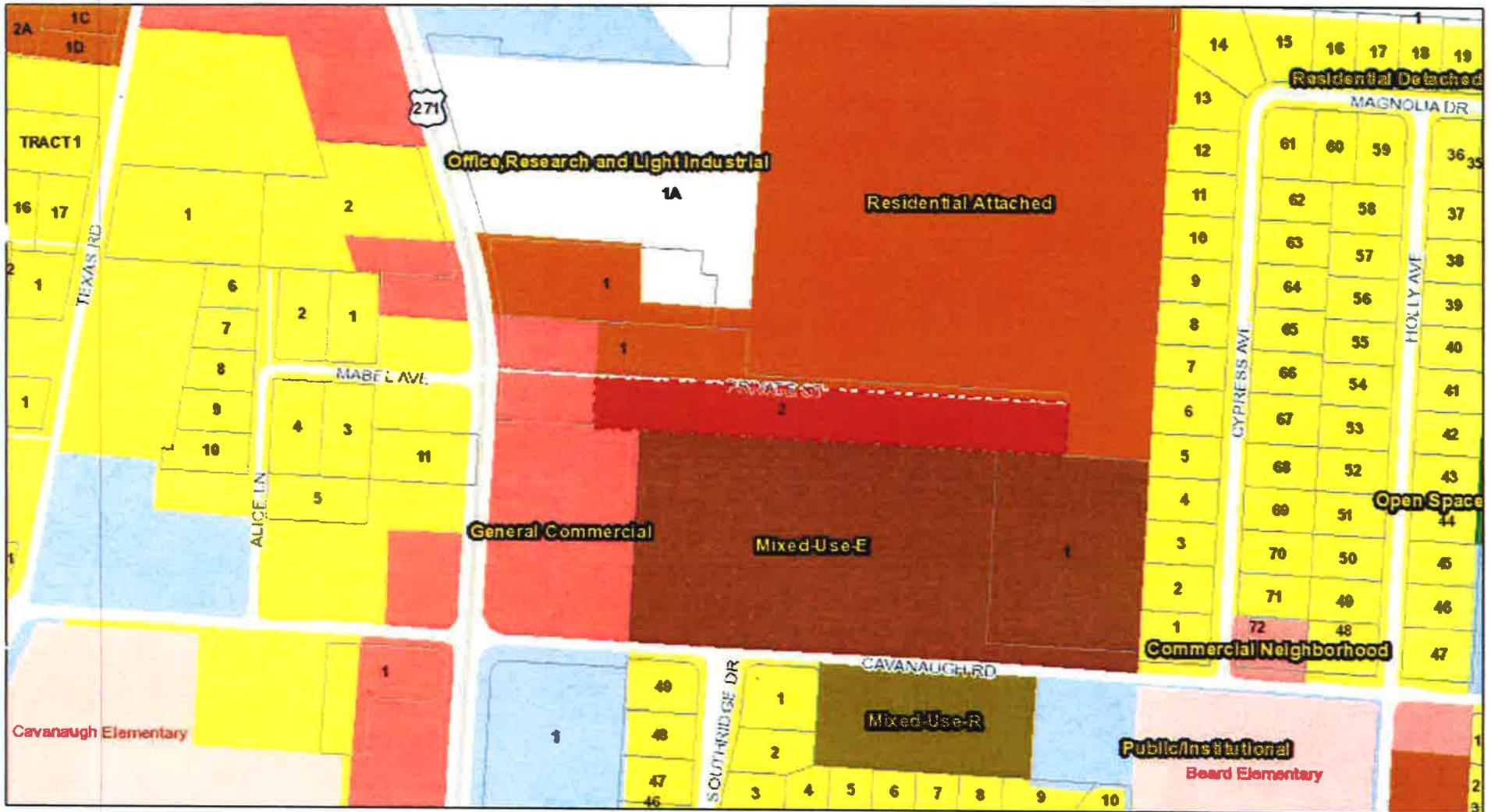
APPROVED:

Arnie Sext  
Vice-Mayor

Approved as to form:

Jerry Confield  
Publish One Time

# Master Land Use Amendment: from Residential Attached to Office, Research and Light Industrial at 7423 US Highway 271 (Part of Lot 2, Southland Industrial Park, only)



April 14, 2016

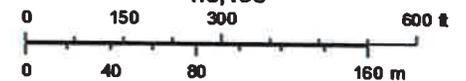
Fort Smith City Limits

Subdivisions

Land Use

Commercial

1:3,198

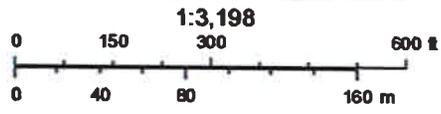


# Rezoning #8-4-16: from Commercial Heavy (C-5) to Industrial Light (I-1) 7423 US Highway 271 (Part of Lot 2, Southland Industrial Park, only)



April 14, 2016

- Fort Smith City Limits
- Zoning
- Subdivisions



RESOLUTION R-60-16

A RESOLUTION TO ACCEPT THE BID AND AUTHORIZE  
A CONTRACT FOR THE  
2016 STREET STRIPING REPLACEMENT  
PROJECT NO. 16-85-A

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS, THAT:

SECTION 1: The bid of Time Striping, Inc. received April 19, 2016, for the 2016 Street Striping Replacement, Project No. 16-85-A, in the amount of \$85,124.45 be accepted.

SECTION 2: The Mayor is authorized to execute a contract with Time Striping, Inc. subject to the terms set forth in Section 1 above.

SECTION 3: Payment for construction authorized by Section 1 is hereby authorized from the Sales Tax Fund (1105).

This resolution adopted this 3<sup>rd</sup> day of May, 2016.

APPROVED:

[Signature]  
Vice-Mayor

ATTEST:

[Signature]  
City Clerk

Approved as to Form

[Signature]  
 No Publication Required

ORDINANCE NO. 31-16

**AN ORDINANCE AUTHORIZING A SEVEN MONTH EXTENSION ON AN EXISTING CONTRACT FOR SERVICE BETWEEN THE CITY OF FORT SMITH, ARKANSAS, AND BAIR ANALYTICS, A LEXISNEXIS COMPANY, TO PROVIDE CRIME ANALYSTS, TECHNICAL PERSONNEL, ANALYTICAL SOFTWARE AND SERVICES FOR CRIME ANALYSES FOR THE CITY OF FORT SMITH THROUGH THE FORT SMITH POLICE DEPARTMENT**

---

**BE IT ORDAINED AND ENACTED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS, THAT:**

The Mayor of Fort Smith is hereby authorized to sign a contract extending by seven months the current contract with BAIR Analytics, a LexisNexis Company, to provide crime analysts, technical personnel, analytical software and services for crime analyses for the City of Fort Smith through the Fort Smith Police Department. A copy of the contract extension is attached.

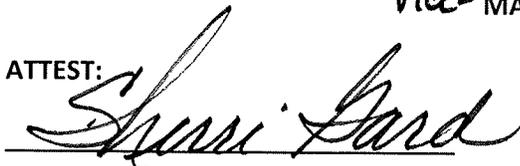
This ordinance passed and approved this 3<sup>rd</sup> day of May, 2016.

APPROVED:



VICE-MAYOR

ATTEST:



CITY CLERK

Approved as to form  
npr

  
City Attorney

RESOLUTION NO. R-61-16

**A RESOLUTION AUTHORIZING EXECUTION OF JOINT USE AGREEMENT WITH ARKANSAS AND MISSOURI RAILROAD CO. REGARDING JENNY LIND ROAD AND INGERSOLL AVENUE WIDENING PROJECT, AHTD JOB 040471, CITY OF FORT SMITH PROJECT NO. 07-01-A**

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS, THAT:

Section 1: The Mayor is hereby authorized to execute, his signature being attested by the City Clerk, the attached Joint Use Agreement between the City of Fort Smith and Arkansas and Missouri Railroad Co. regarding the joint use of certain railroad crossing right-of-way in conjunction with the Jenny Lind Road and Ingersoll Avenue Widening Project, AHTD Job 040471, City of Fort Smith Project No. 07-01-A.

Section 2: The City Administrator and his authorized agents are authorized to pay to Arkansas and Missouri Railroad Co. the sum of \$14,840.00 as permit and administrative fees associated with the Joint Use Agreement approved by Section 1 of this Resolution.

This Resolution adopted this 3<sup>rd</sup> day of May, 2016.

APPROVED:

[Signature]  
Vice-Mayor

ATTEST:

[Signature]  
City Clerk

Approved as to form:

[Signature]  
City Attorney  
No Publication Required

RESOLUTION NO. R-62-16

**A RESOLUTION APPROVING PAY ESTIMATE 8 PRE-FINAL WITH REFERENCE  
TO WEST RIVER FRONT TRAIL PROJECT, AUTHORIZING CITY  
ADMINISTRATOR TO SECURE THE COMPLETION OF THE SUBJECT PROJECT  
AND ACCEPTING SETTLEMENT OFFER TO RESOLVE ALL CLAIMS WITH  
CONTRACTOR AND PERFORMANCE BOND SURETY**

---

WHEREAS, by Resolution R-16-16 on February 16, 2016, Dixon Contracting, Inc. (“Dixon”) was terminated as contractor regarding the West River Front Trail Project, and the City Administrator was authorized to investigate all reasonable methods of obtaining completion of the contracted work; and,

WHEREAS, the performance bond surety on the contract with Dixon has failed to present an acceptable proposal for the completion of the contracted work on the project; and,

WHEREAS, Dixon and the performance bond surety, SureTec, have offered a resolution of all contract issues between the City, on the one part, and Dixon and SureTec, on the other part;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS, THAT:

SECTION 1: Subject to change pursuant to the settlement agreement approved in Section 3 below, the attached Pay Estimate 8 Pre-Final on the West River Front Trail Project is hereby approved authorizing identified change orders, withholding of flood damage costs, withholding of retainage, liquidated damages (48 days times the contracted sum of \$250.00 per day) and pre-final payment to the contractor/surety on the project.

SECTION 2: The City Administrator and the Administrator’s designated agents are hereby authorized to obtain completion of the contracted work on the project by use of City

forces, negotiated work by the current subcontractors and material providers on the project, or by contracting, with compliance with all applicable procurement procedures, the completion of project work. Completion of project work shall be submitted to this Board for approval.

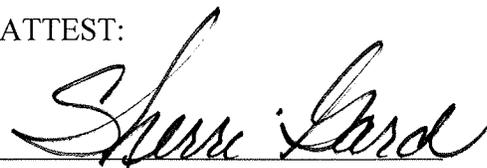
SECTION 3: The settlement proposal of Dixon and SureTec expressed in the second paragraph of the May 3, 2016 e-mail from Scott Olson, representative of SureTec and Dixon, to the City Attorney is hereby accepted. The Pre-Final Pay Estimate 8 approved by Section 1 above shall be amended to reflect a final payment to Dixon/SureTec of \$130,171.33, subject to the requirement that the payment of \$15,000.00 for Pay Estimate 8 retainage is conditioned on satisfactory, reasonable delivery by Dixon to the City of drinking fountain, 2 concrete bollards, as-built plan documents and operation and maintenance manuals as required by contract documents. The Acting City Administrator and City Attorney are authorized to negotiate and execute settlement documents to effectuate the accepted settlement offer providing for the discharge of all project/contract claims between the City, on the one part, and Dixon and SureTec, on the other part, and the waiver by Dixon and SureTec of any claim to the \$48,500.00 December flood damage repair item in Pay Estimate 8.

This Resolution adopted this 3<sup>rd</sup> day of May, 2016.

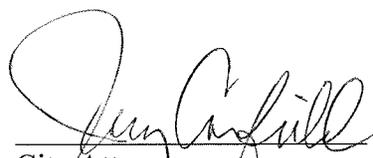
APPROVED:

  
\_\_\_\_\_  
Vice-Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

Approved as to form:

  
\_\_\_\_\_  
City Attorney  
No Publication Required