

**PY 2022 Fort Smith Annual Action Plan**  
**CITY OF FORT SMITH, ARKANSAS**



**DRAFT**

**CDBG**



EQUAL HOUSING  
OPPORTUNITY

**MARCH 29, 2022**

**DRAFT – ADOPTED BY RESOLUTION R-\_\_\_\_-22**

# **PY 2022 Fort Smith Annual Action Plan**

## **CITY OF FORT SMITH, ARKANSAS**

### **Board of Directors & Mayor**

***George McGill, Mayor***  
***Kevin Settle, Vice-Mayor and Director***  
***Jarrold Rego, Director***  
***Andre' Good, Director***  
***Lavon Morton, Director***  
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### **Community Development Advisory Committee**

***Genia Smith, Chairperson***  
***George Willis, Vice-Chairperson***  
***Olan James, Secretary***  
***Mary Moore, Member***  
***Claudia Bratcher, Member***  
***Randy Hall, Member***  
***James Farmer, Member***

### **City Administration**

***Carl Geffken, City Administrator***  
***Jeff Dingman, Deputy City Administrator***  
***Maggie Rice, Director of Development Services***

**Prepared by:**

**The Fort Smith Community Development Department**  
***Matt Jennings, Director of Community Development***  
***Candyce Gabucci, Director of Community Development***  
***David Smith, Housing Assistance Coordinator***

**MARCH 29, 2022**

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# Executive Summary

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

### 1. Introduction

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

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

As the lead agency for the Consolidated and Annual Action Plan, the Community Development Department (CDD) hereby follows HUD's guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing these citizen participation requirements, those that accompany the Consolidated Plan and the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME).

### Purpose of the Annual Action Plan

The *2022 Fort Smith Annual Action Plan for Housing and Community Development* is the one-year planning document identifying the needs and respective resource investments in addressing the city's housing, homeless, non-homeless special needs populations, community development and economic development needs.

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

The goals of the Community Development Department are to provide decent housing, a suitable living environment and expanded economic opportunities for the city's low-and moderate-income residents. The CDD strives to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents of the city. By addressing need and creating opportunity at the individual and neighborhood levels, the CDD hopes to improve the quality of life for all residents of Fort Smith. These goals are further explained as follows:

- *Providing decent housing* means helping homeless persons obtain appropriate housing and assisting those at risk of homelessness; continue collaborating with homeless providers to supply a continuum of services; preserving the affordable housing stock; and increasing the supply of supportive, transitional, and permanent housing.
- *Improve the condition and availability of affordable housing over the five-year plan* by improving the condition of housing for low-income homeowners; increasing the viability for potential homeownership opportunities; increasing the number of newly constructed homes available on the affordable housing market in Fort Smith; support the increase of the housing supply available to low-income renters; and expanding the funding available for affordable housing programs.
- *Providing a suitable living environment* entails improving the safety and livability of neighborhoods; increasing access to quality facilities and services; and reducing the isolation of income groups within the area through de-concentration of low-income housing opportunities.
- *Expanding economic opportunities* involves creating jobs that are accessible to low- and moderate-income persons; making mortgage financing available for low- and moderate-income persons at reasonable rates; providing access to credit for development activities that promote long-term economic and social viability of the community; and empowering low-income persons to achieve self-sufficiency to reduce generational poverty in federally-assisted public housing.

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

As of March 28, 2022, all Program Year 2019 CDBG projects have been completed with the exception of the CV-1 and CV-3 funding. Remaining CV-1 funding includes CSCDC Children’s Clothing Lottery as well as Mercy Hospital’s purchase of the Remdisivir drug for COVID patients. Both projects are nearing completion. The CV-1 project for Riverview Hope Camps was canceled and reallocated into CV-3 funding. CV-3 funds were allocated to The Arc for the River Valley for multiple projects, CSCDC for agency improvements, and Next Step Day Room for transitional housing. The 2019 HOME Program has \$11,804.92 left for downpayment assistance.

Funding remaining in Program Year 2020 includes the Fort Smith Housing Rehabilitation Assistance Program. Due to a brief hiatus during the height of the COVID-19 pandemic, housing rehab funds have required additional time to expend. The same can be said for remaining 2020 HOME funds for New Single Family Construction. A delay in available materials as well as available workforce caused a delay in spending out funding.

Program Year 2021 has seen 5 out of 9 public service agencies spend out funding well before the June 30<sup>th</sup> deadline. Funds remain in Lot Acquisition and a project cancellation was done for the Riverview Hope Campus Social Services Rehab. 2021 HOME funds remaining include CSCDC DPA and New Construction.

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

The initial notice that went out was the “Notice of Funding Availability” to organizations to assist the city with carrying out the goals, objectives and strategies of the 5 Year Consolidated Plan for Program Year 2022. That notice was published on January 3, 2022 and on January 12, 2022 and provided information about the required Application Workshop which was held on January 14, 2022 for staff to provide technical assistance to those contemplating an application. No citizen led proposals were requested at the meeting. The application deadline was on February 2, 2022 at 4:30 p.m. On March 10, 2022 a legal notice was published, a mail-out and electronic messages were distributed to notify all parties of the public hearings for input and as specified in the City's Citizen Participation Plan.

The Community Development Advisory Committee (CDAC) met in an online meeting via Zoom on January 6, 2022 at noon to vote on a chairperson, a vice-chair, a secretary and then were provided with assistance with the ZoomGrants Programs and questions were answered about expenditure of funds from the previous program year.

Public input meetings were held on Thursday, March 17, 2022 at the Blue Lion at 9 a.m., 2 p.m. and 5:30 p.m. to offer the public an opportunity to provide feedback on the projects proposed. These meetings were advertised in the newspaper on March 10, 2022 and interested persons and agencies were notified by email and press releases. The citizen participation list was notified by mail and electronic messages.

A final public hearing was held at the Blue Lion located at 101 North 2<sup>nd</sup> Street at 6 p.m. subsequently the Board of Directors approved **Resolution R-XX-22**.

The draft 2022 Annual Action Plan for public review was announced to the public on **April \_\_, 2020**, which initiated a 30-day public review period. The review and comment period ended at **4:00 p.m. on \_\_\_\_\_, 202** and **\_\_\_\_\_ comments were received**. A certification has been uploaded to indicate \_\_\_\_\_ comments received. This FINAL report is currently available for downloaded and printing from the CDD Website: [www.fortsmithar.gov](http://www.fortsmithar.gov).

All citizen participation notices, including the legal notice on April \_\_\_\_\_, 2022

#### 5. Summary of public comments

During the four public hearings there were not public comments made. Organizations did make presentations of proposals to assist the city in carrying out the goals, objectives and strategies of the 5 Year Consolidated Plan during these hearings.

The review and comment period ended at **4:00 p.m. on \_\_\_\_\_, 2022** and no comments were received. A certification has been uploaded to indicate no comments received.

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

The review and comment period ended at 4:00 p.m. on \_\_\_\_\_, 2022 and no comments were received. A certification has been uploaded to indicate no comments received. .

**7. Summary**

The city continued the normal processes as described in the City's Citizen Participation Plan, the NOFA, and Application Workshop and was able to hold the standard three public hearings on March 17, 2022.

Next the funding recommendations are presented to the Board of Directors in study session. The last public hearing was held on May 3, 2022 at the Blue Lion. The public hearing was also live streamed for those that did not wish to attend. No public comments were made during the public hearing.

During the 30 day review and comment \_\_\_\_\_ comments were received.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	FORT SMITH	
CDBG Administrator	FORT SMITH	Community Development Department
HOPWA Administrator		
HOME Administrator	FORT SMITH	Community Development Department
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Consolidated Plan Public Contact Information**

**Candyce Gabucci**  
**Director of Community Development**  
**City of Fort Smith**  
**623 Garrison Avenue, Room 331**  
[cgabucci@fortsmithar.gov](mailto:cgabucci@fortsmithar.gov)  
**479-784-2209**





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

### **1. Introduction**

As part of the consolidated planning process, as the lead agency, the CDD must consult with a wide variety of organizations in order to gain understanding of the housing and community development stage. This represents a collective effort from a broad array of entities in Fort Smith, ranging from advocacy groups for the disabled to economic development organizations, and city leaders. Private, non-profit and public organizations, including, persons interested in the CDBG and HOME programs, and persons associated with Continuum of Care organizations were contacted through several means, such as, e-mail correspondence, telephone calls and face-to-face interactions. These persons were solicited to discuss housing and community development needs in Fort Smith, including the ranking of those needs and activities that the CDD might consider in better addressing needs throughout the city. Further, individuals were asked to provide additional insight into prospective barriers and constraints to addressing housing and community development needs in Fort Smith.

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

The city provides for an annual meeting of all funding agencies to coordinate activities and additionally provides Certificates of Consistency with the 5 Year Consolidated Plan. These certificates allow the agencies to apply to other areas of the federal and state government grant and / or loan programs including tax credits.

The city staff also conducts a Housing Partners meeting every second Wednesday of the month at the main library to discuss issues with projects and clients with special needs. This includes the CHDO which is also a CAP agency and uses weatherization funds, SNAP and other home repairs resources.

### **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.**

The staff frequently talks to officers with the Old Fort Homeless Coalition about services that are provided and where there is a great need such as families with children. The city staff has had discussions with both the Community Rescue Mission and the Salvation Army about CDBG funding.

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

The Old Fort Homeless Coalition meets with the Arkansas Department of Health about allocation of ESG funds since the city does not receive a direct allocation, however the city does provide the Certificates of Consistency with the 5 Year Consolidated Plan for each agency that applies in ESG.

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

**This information is on the next page and begins in table form.**

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

1	<b>Agency/Group/Organization</b>	CRISIS INTERVENTION CENTER
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings, phone, email message; improving coordination among other service providers. The anticipated outcomes are greater cooperation of all public service providers.
2	<b>Agency/Group/Organization</b>	CSCDC-CRAWFORD-SEBASTIAN COMMUNITY DEVELOPMENT COUNCIL, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Education Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings, phone, email message; improving coordination among other service providers. The anticipated outcomes are greater cooperation of all public service and homeless providers.
3	<b>Agency/Group/Organization</b>	FORT SMITH EMERGENCY CHILDREN'S CENTER
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-Education Services - Victims Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings, phone, email message; improving coordination among other service providers. The anticipated outcomes are greater cooperation of all public service providers.
4	<b>Agency/Group/Organization</b>	Girls, Inc. of Fort Smith
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings, phone, email message; improving coordination among other service providers. The anticipated outcomes are greater cooperation of all public service providers.
5	<b>Agency/Group/Organization</b>	HEART TO HEART PREGNANCY SUPPORT CENTER, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings, phone, email message; improving coordination among other service providers. The anticipated outcomes are greater cooperation of all public service providers.
6	<b>Agency/Group/Organization</b>	Riverview Hope Campus
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings, phone, email message; improving coordination among other service providers. The anticipated outcomes are greater cooperation of all homeless and public service providers.
7	<b>Agency/Group/Organization</b>	Next Step Day Room, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings, phone, email message; improving coordination among other service providers. The anticipated outcomes are greater cooperation of all homeless and public service providers.
8	<b>Agency/Group/Organization</b>	Sebastian Retired Citizens Association, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings, phone, email message; improving coordination among other service providers. The anticipated outcomes are greater cooperation of all public service providers.
9	<b>Agency/Group/Organization</b>	THE ARC FOR THE RIVER VALLEY, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings, phone, email message; improving coordination among other service providers. The anticipated outcomes are greater cooperation of all public service providers.
10	<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>	Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings, phone, email message; improving coordination among other service providers. The anticipated outcomes are greater cooperation of all public service providers.

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

None known.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Old Fort Homeless Coalition	Transitional Housing, Services and Emergency Shelters

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

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

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

The citizen participation process began with the placing of notices on January 3, 2022 in the local newspaper, a mail-out and electronic messages to those on the 2020 Citizen Participation List. A workshop was held for applicants to assist the city with carrying out the plan for PY 2022 on January 14, 2022. The deadline for applications was February 2, 2022.

Three public hearings were held on March 17, 2022 for the public and for agencies to present proposals to the Community Development Advisory Committee (CDAC). CDAC prepared recommendations at the last public hearing of the day.

The City Board of Directors held a final public hearing on May 3, 2022 and subsequently adopted **Resolution R-XX-22** authorizing the projects recommended by the CDAC.

On **April \_\_, 2022**, the Draft PY 2022 Annual Action Plan is available at the City offices in the Planning / Community Development Departments, City Clerk's office, the main library branch, and the three library branches. Additionally, the plan will be posted at [www.fortsmithar.gov](http://www.fortsmithar.gov)

The review and comment period ended at **4:00 p.m. on \_\_\_\_\_, 2022** and \_\_\_\_\_ comments were received.



### 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	Public Meeting	Non-targeted/broad community  Non-profit Organizations	All non-profits and any citizen led initiatives were invited to complete an application to provide services projects for LMI citizens in Fort Smith. Four notices in the newspaper to hold public hearings plus other methods of outreach described.	Need continues to build with more public service applications.	None	
2	Public Hearing	Non-targeted/broad community	All non-profit agencies making presentation for projects/ services. 3 public hearings were held on 3/17/2022 at 9:00 am, 2:00 pm, 5:30 pm.	Presentations of proposed applications and CDAC funding recommendations. Additional funding is needed to assist with Community Development needs that are pressing.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	No members of the public were present to speak. The Director of Community Development gave an overview of the projects / activities recommended by the Community Development Advisory Committee.	Questions from the Board of Directors related to how the Home funds were reused and about the upcoming allocation of CDBG-CV funds.	N/A	
5	Newspaper Ad, email messages and standard mail	Non-targeted/broad community	The Annual Action Plan is out in draft for the 30 day review and comment period beginning April XX, 2022 and ending on May 15, 2022.	None	The review and comment period ended at 4:00 p.m. on May XX, 2022 and no comments were received. A certification has been uploaded to indicate no comments received.	

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

The City of Fort Smith receives funding from the U. S Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs. Together these programs are \$1,340,000 into the City to support affordable housing, homeless and community development programs during this second year of the 5 Year Consolidated Plan also known as Program Year 2022. Additional funding will come from program income (including HOME recaptured funds).

*The U. S. Department of Housing and Urban Development has not transmitted the final allocation amounts. The amounts below are estimated.*

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	920,000	100,000	0	1,020,000	1,840,000	This is the expected amount of CDBG funds for the remainder of the Consolidated Plan. It is estimated by the Year One (1) allocation times two (2).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	420,000	300,000	0	720,000	840,000	This is the expected amount of CDBG funds for the remainder of the Consolidated Plan. It is estimated by the Year One (1) allocation times two (2).

Table 5 - Expected Resources – Priority Table

**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 staff will continue to evaluate any public lands for possible development.

**Discussion**

The City has allocated \$1,340,000 for the 2022 CDBG / HOME Program Year (July 1, 2022 - June 30, 2023). These funds will be used to operate a range of public services, homelessness, and affordable housing activities as described within this 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	Aff. Hsg. 1 - Rehabilitation	2021	2025	Affordable Housing	Citywide	Housing Rehabilitation Emergency Home Repairs	CDBG: \$349,600	Homeowner Housing Rehabilitated: 50 Household Housing Unit
2	Aff. Hsg. 2 - CHDO	2021	2025	Affordable Housing	Citywide	Housing Development and Reconstruction	HOME: \$378,000	Homeowner Housing Added: 5 Household Housing Unit
3	Aff. Hsg. 4 - Lot Acquisition	2021	2025	Affordable Housing	Citywide	Housing Development and Reconstruction	CDBG: \$61,000	Homeowner Housing Added: 3 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2021	2025	Non-Homeless Special Needs	Citywide	Youth Services Senior Services Child Care Services Disability Services Health Services Domestic Violence/Child Abuse Senior Nutrition Transportation Homeless Case Management	CDBG: \$138,000	Public service activities other than Low/Moderate Income Housing Benefit: 2501 Persons Assisted
5	Homelessness	2021	2025	Homeless Non-Homeless Special Needs	Citywide	Homeless Facilities Domestic Violence Shelters Transitional Housing	CDBG: \$676,267	Homeless Person Overnight Shelter: 1650 Persons Assisted
6	Administration	2021	2025	Administration	Citywide	Administration	CDBG: \$184,000 HOME: \$42,000	Other: 0 Other

Table 6 – Goals Summary

Goal Descriptions

1	<b>Goal Name</b>	Aff. Hsg. 1 - Rehabilitation
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Aff. Hsg. 2 - CHDO
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Aff. Hsg. 4 - Lot Acquisition
	<b>Goal Description</b>	
4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	
5	<b>Goal Name</b>	Homelessness
	<b>Goal Description</b>	
6	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following projects are as a result of the Community Development Advisory Committee (CDAC) meeting to hear proposals in three different public hearings held on March 17, 2022 and then prepared funding recommendations to the Fort Smith City Board of Directors. The Fort Smith Board of Directors reviewed the recommendation at the voting session at the regular meeting on May 3, 2022. On May 3, 2022, Mayor McGill opened the Final Public Hearing with no comments made, **Resolution # R-XX-22** was adopted approving the project recommendations of the CDAC.

#### Projects

#	Project Name
1	Antioch CA for Youth & Families – raw food purchase
2	Crawford-Sebastian CDC, Inc. - dental treatment
3	Crawford-Sebastian CDC, Inc. - lot acquisition
4	Crawford-Sebastian CDC, Inc. - new home construction or acq/rehab/resale
5	Fort Smith Children's Emergency Shelter - safe room / storm shelter
6	
6	Girl's Inc. of Fort Smith - membership fees
7	Heart to Heart Pregnancy Support Center - cribs, mattresses & diapers
8	Next Step Day Room - case management and utility assistance for transitional housing
9	Next Step Day Room- homeless facility
9	Riverview Hope Campus – case management
10	Sebastian Retired Citizens Association - food purchase
11	The ARC for the River Valley – social room repairs
12	WestArk RSVP - tax preparation assistance
13	WestArk RSVP - medicare case management
14	City of Fort Smith - rehabilitation assistance
15	City of Fort Smith - housing rehabilitation administration
16	City of Fort Smith - CDBG program administration
17	City of Fort Smith - HOME program administration
18	City of Fort Smith - Un-programmed CDBG funds

**Table 7 - Project Information**

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

These allocation priorities are included within the Five Year Consolidated Plan. All were addressed in the PY 2022 Annual Action Plan. The primary obstacles to addressing underserved needs is the lack of funding both publicly and in the private sector.

## AP-38 Project Summary

### Project Summary Information.

All projects are listed on the next several pages in a table format.

1	<b>Project Name</b>	Antioch CA for Youth & Families – raw food purchase
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Emergency Assistance Senior Nutrition
	<b>Funding</b>	CDBG: \$18,184
	<b>Description</b>	The project will provide for raw food purchases at the Antioch Pantry.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The applicant has indicated that 1,863 families in the low to moderate income range will benefit from the raw food purchase.
	<b>Location Description</b>	1420 North 32nd Street
	<b>Planned Activities</b>	Raw food purchase.
2	<b>Project Name</b>	Crawford-Sebastian CDC, Inc. - dental treatment
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Health Services
	<b>Funding</b>	CDBG: \$18,184
	<b>Description</b>	Dental treatments for very low income residents of Fort Smith.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This is a project that is individualized and does not lend itself to a family type benefit.
	<b>Location Description</b>	1617 South Zero Street
	<b>Planned Activities</b>	Dental Treatment

<b>3</b>	<b>Project Name</b>	Crawford-Sebastian CDC, Inc. - lot acquisition
	<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: \$61,000.00
	<b>Description</b>	Acquire vacant lots or lots with structures needing to be demolished for the construction of affordable homes constructed with HOME Investment Partnership Act funds and pre-sold to income qualified homebuyers.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that five families with the low to moderate income range will benefit from this project.
	<b>Location Description</b>	Various locations to be determined after funding.
	<b>Planned Activities</b>	Purchase vacant lots or vacant lots with structures to be demolished.
<b>4</b>	<b>Project Name</b>	Crawford-Sebastian CDC, Inc. - new home construction or acq/rehab/resale
	<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: \$378,000
	<b>Description</b>	This project provides HOME funds to construct five single family affordable homes pre-sold to income qualified homebuyers.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that all four homes will be pre-sold to low to moderate income (LMI) homebuyers in the following ranges: 1 in 0-30% LMI, 1 in 30-50% LMI, 1 in 50-60% LMI, and 1 in 60-80% LMI ranges.
	<b>Location Description</b>	Various, will not be available until lots are purchased and selected by income qualified homebuyers.

	<b>Planned Activities</b>	Construct new single family affordable homes or Acquire existing single family home(s), rehabilitate and then resale to an income qualified homebuyer.
5	<b>Project Name</b>	Fort Smith Children’s Emergency Shelter- Roof
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homeless Facilities
	<b>Funding</b>	CDBG: \$33,099
	<b>Description</b>	Remove and replace the roof on the main shelter of the Children’s Emergency Shelter.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	These are individual children that are in foster care.
	<b>Location Description</b>	3015 South 14th Street
	<b>Planned Activities</b>	Roof replacement
7	<b>Project Name</b>	Girl's Inc. of Fort Smith - membership fees
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Youth Services
	<b>Funding</b>	CDBG: \$11,434

	<b>Description</b>	Activity fees to attend Girls Inc.
	<b>Target Date</b>	06/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project indirectly benefits families by providing individual girls the opportunity to participate in activities.
	<b>Location Description</b>	1415 Old Greenwood Road
	<b>Planned Activities</b>	Activities fees for membership.
<b>8</b>	<b>Project Name</b>	Heart to Heart Pregnancy Support Center - cribs, mattresses & diapers
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Health Services
	<b>Funding</b>	CDBG: \$7,384
	<b>Description</b>	This project will purchase supplies for babies.
	<b>Target Date</b>	06/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The organization estimates that it will serve 8 families, 40 individuals.
	<b>Location Description</b>	417 South 16 <sup>th</sup> Street
	<b>Planned Activities</b>	Purchase cribs, mattresses and diapers.
<b>9</b>	<b>Project Name</b>	Next Step Day Room - case management and utility assistance for transitional housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Transitional Housing
	<b>Funding</b>	CDBG: \$18,184
	<b>Description</b>	Case management for those living in the transitional homes and group quarters.
	<b>Target Date</b>	06/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The estimated number of families to benefit from this project is in the range of 6-9.
	<b>Location Description</b>	500 North 9th Street, 210 North 17th Street, 322 South 17th Street, 2109 Wirsing Avenue, 2105 Wirsing Avenue, 1004 North 7th Street, 606 N. 12th Street, 1901 Wirsing Avenue, & 1209 North "B" Street.
	<b>Planned Activities</b>	Case management for those living in the transitional homes and group quarters.
<b>10</b>	<b>Project Name</b>	Next Step Day Room- Homeless Facilities
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homeless Facilities
	<b>Funding</b>	CDBG 21: \$168,699, CDBG 22: \$131,301
	<b>Description</b>	Construction of a homeless service facility that will include non-congregate transitional housing.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of families assisted with potential homeless services and transitional housing will be determined after site construction.
	<b>Location Description</b>	Property at South 6 <sup>th</sup> and South "I" Street
	<b>Planned Activities</b>	Construction of a homeless service facility that will include non-congregate transitional housing.
<b>18</b>	<b>Project Name</b>	Riverview Hope Campus - utility assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Homeless Facilities
	<b>Funding</b>	CDBG: \$18,184
	<b>Description</b>	Case management to serve homeless clients that visit the campus.
	<b>Target Date</b>	6/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The campus serves single individuals.
	<b>Location Description</b>	301 South "E" Street
	<b>Planned Activities</b>	Case management to serve homeless clients that visit the campus.
20	<b>Project Name</b>	Sebastian Retired Citizens Association - food purchase
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Senior Services Health Services Senior Nutrition
	<b>Funding</b>	CDBG: \$18,184
	<b>Description</b>	The purchase of wholesale food for the meals on wheels program.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project is predominately for individuals.
	<b>Location Description</b>	2700 Cavanaugh Road with meals delivered to various Fort Smith homes.
	<b>Planned Activities</b>	Purchase foods to prepare meals.
21	<b>Project Name</b>	The ARC for the River Valley – Social room repairs
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Disability Services
	<b>Funding</b>	CDBG: \$9,889
	<b>Description</b>	This activity provides for social room repairs at the day facility for physically and mentally disabled individuals.
	<b>Target Date</b>	6/30/2023



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project is predominately for individuals that are mentally or physically challenged.
	<b>Location Description</b>	7821 Texas Road
	<b>Planned Activities</b>	This activity provides for social room repairs at the day facility for physically and mentally disabled individuals.
<b>22</b>	<b>Project Name</b>	WestArk RSVP - tax preparation assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Senior Services
	<b>Funding</b>	CDBG: \$9184
	<b>Description</b>	This project provides tax preparation services and electronic filing for federal and state income tax returns for income qualified individuals or families. This assists with bringing refunds that are spent generally in our community.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 160 families will benefit from this activity
	<b>Location Description</b>	401 North 13th Street
	<b>Planned Activities</b>	Assist with tax preparation.
<b>23</b>	<b>Project Name</b>	WestArk RSVP - Medicare case management
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Senior Services
	<b>Funding</b>	CDBG: \$9189
	<b>Description</b>	This activity will provide persons with assistance in signing up or other issues related to the medicare program.
	<b>Target Date</b>	6/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 160 families will benefit from this activity.
	<b>Location Description</b>	401 North 13th Street
	<b>Planned Activities</b>	Case management for Medicare application.
<b>24</b>	<b>Project Name</b>	City of Fort Smith - rehabilitation assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Aff. Hsg. 1 - Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation Emergency Home Repairs
	<b>Funding</b>	CDBG: \$289,600
	<b>Description</b>	This project provides for emergency and rehabilitation assistance to owner-occupied single family properties that are substandard.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 10 families will benefit from this activity.
	<b>Location Description</b>	Various throughout the city. Office: 623 Garrison Avenue
	<b>Planned Activities</b>	Provide rehabilitation to substandard single family owner-occupied homes and / or emergency home repairs.
<b>25</b>	<b>Project Name</b>	City of Fort Smith - housing rehabilitation administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Aff. Hsg. 1 - Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation Emergency Home Repairs
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	The administration of the housing rehabilitation program primarily the salary of the Housing Assistance Coordinator.
	<b>Target Date</b>	6/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This information is provided in the actual project, this is for administration.
	<b>Location Description</b>	623 Garrison Avenue
	<b>Planned Activities</b>	The administration of the Housing Rehabilitation Assistance program.
<b>26</b>	<b>Project Name</b>	City of Fort Smith - CDBG program administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$184,000
	<b>Description</b>	The administration of the PY 2022 CDBG program.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A this activity is the administration of the overall CDBG program.
	<b>Location Description</b>	623 Garrison Avenue
	<b>Planned Activities</b>	The administration of the CDBG program for PY 2022.
<b>27</b>	<b>Project Name</b>	City of Fort Smith - HOME program administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	HOME: \$42,000
	<b>Description</b>	The administration of the PY 2022 HOME program.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	623 Garrison Avenue

	<b>Planned Activities</b>	The administration of the Program Year 2022 HOME Investment Partnership Act program.
<b>28</b>	<b>Project Name</b>	City of Fort Smith - Un-programmed CDBG funds
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homeless Facilities
	<b>Funding</b>	CDBG: \$23,000
	<b>Description</b>	These funds are set-aside in case there is a cost overrun in capital improvements projects. Any or all funds left over will be transferred to the Housing Rehabilitation Assistance Program.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	
	<b>Planned Activities</b>	623 Garrison Avenue

## **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 based on income qualification or 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	30
CDBG Eligible	70

**Table 8 - 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 in the CDBG Eligible areas due to use of funds for public services, non-profit support, and individual benefit-oriented (housing, etc.) 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 following annual goals listed previously specify the production numbers below for housing assistance and for homeless, non-homeless, and special needs populations. In the PY 2021 Annual Action Plan the World Changers were able to perform work from June 28 – July 2, 2021. World Changers is a faith based organization that uses only materials to work on income qualified owner-occupied existing single family homes.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	54
Special-Needs	0
Total	56

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	4
Rehab of Existing Units	50
Acquisition of Existing Units	0
Total	54

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

#### Discussion

These numbers relate to the production targets specified in the annual PY 2022 goals. It is the belief of city staff, based on experience, that the city should be able to undertake activities that may target more households.

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

### **Introduction**

The Housing Authority of the City of Fort Smith no longer has public housing units.

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

The Housing Authority of the City of Fort Smith no longer has public housing units.

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

The Housing Authority of the City of Fort Smith no longer has public housing units.

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

Not applicable

### **Discussion**

The Housing Authority of the City of Fort Smith no longer has public housing units but does issue Section 8 vouchers and has Rental Assistance Demonstration projects within the city limits.

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

### **Introduction**

The City of Fort Smith is supportive of 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. The City staff was involved in the opening of the Riverview Hope Campus and has provided information about the campus as requested by citizens. Last year the city supported the campus by providing CDBG funds for case management for homeless persons.

### **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. The unsheltered now have the opportunity to enter First Step Homeless facilities at the Riverview Hope Campus with fewer restrictions in an effort to eliminate unsheltered persons in Fort Smith. The facilities have kennels for pets since most homeless will not leave their pet.

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

CDBG Public Service has provided \$18,184 for case management for the HOPE campus. Additionally, \$33,099 in CDBG funds is provided for a roof replacement for the Children's Emergency Shelter. The Next Step Day Room is funded at \$18,184 for transitional homeless case management and utility assistance and they will also receive a total of \$300,000 for a new homeless facility.

#### **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 plans that would affect transitional housing by providing for case management in an effort to get those persons and families back into permanent housing. The Riverview Hope Campus



emergency shelter will receive funding as described in the previous paragraph.

All other activities for shelters and transitional housing is described in the section above.

**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.**

Through the city's housing rehabilitation assistance program the city will continue to work with those being discharged from medical facilities to get back home through accessible ramps, bathrooms and any other physical barriers. The city continues to assist the non-profit agencies to provide funds for public services for the identified groups described. No other actions are planned for this annual action plan.

## **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. The city continues to be a partner to effect the improvements to the emergency shelter through the Riverview Hope Center and the shelters for the Crisis Intervention Center, the Community Rescue Mission, Next Step Day Room and the Fort Smith Children's Shelter.

## **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 are under consideration in the future.

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

The City staff continues 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 continue to provide financial assistance for acquisition, soft costs and site development to be used for affordable housing development as needed.

### **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 and financial institutions 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 by having meetings as needed. 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:

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

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

#### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(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 un-forgiven portion of the HOME funds are recaptured and used for other activities eligible under the HOME Program.

### **Home Owner Housing**

- acquisition/rehabilitation/sale of affordable housing
- new construction/sale of affordable housing
- provision of mortgage subsidy
- provision of down payment assistance/closing cost subsidy

### **Recapture Option**

A. 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)

B. 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:

HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG. 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.

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.