

City of North Little Rock



Consolidated Annual Performance and Evaluation Report (CAPER)

FY2018 Program Year



Community Development Agency
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North Little Rock, AR 72114
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Executive Summary

Eligible local governments may receive annual grants for community development and affordable housing through application to the United States Department of Housing and Urban Development (HUD). As an entitlement City, the City of North Little Rock applies yearly for Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds.

The Consolidated Annual Performance and Evaluation Report (CAPER) is an annual report required by HUD. This CAPER covers Program Year 2018 (January 1 through December 31, 2018.) The performance report must include a description of the resources made available, the investment of available resources, the geographic distribution and location of investments, the families and persons assisted (including the racial and ethnic status of persons assisted), and actions taken to affirmatively further fair housing. The CAPER identifies the level of progress made towards addressing the priority needs and goals established in the City's Five Year Consolidated Plan for FY2016-2020 and Annual Action Plan for FY2018. The City's Five Year goals were based on quantitative estimates of desired accomplishments given anticipated monetary resources. These estimates were not given as benchmarks for success or failure of specific programs, but used as a guide in the allocations of resources to address priority needs.

The City received \$637,153 in CDBG funds and \$281,189 in HOME funds for Program Year 2018. The CDBG funds were allocated for infrastructure improvements in low to moderate income areas of the City and allotted to nonprofit organizations which provide essential services for low to moderate income persons. Likewise, strategic investments of HOME funds were allocated to improve the quality of life for some of North Little Rock's needy citizens by providing affordable housing development activities. The City continued to meet the goal of Affirmatively Furthering Fair Housing through efforts to address issues identified in its Analysis of Impediments to Fair Housing report.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In FY2018, the City assisted low to moderate income persons and families through a variety of public facility, affordable housing, and public service activities funded by Community Development Block Grant (CDBG) funds and/or Home Investment Partnership (HOME) funds.

An identified high priority need was public infrastructure improvements in low to moderate income areas of the City. In Ward 1, funds have been allocated annually since 2016 to a street, drainage, and sidewalk improvements project on Marion Street from 15th to 18th Streets. Work on phase 1 (16th to 18th) of this multi-year funded project began in 2018, with completion expected in early 2019. In Ward 2, work on phase 2 (Mosley to Glenview) of the Poe Street from Alma to Glenview street, drainage, and sidewalk improvements project began in late 2018 and is expected to be completed in early 2019. FY2018 funds were committed towards the next planned Ward 2 project, 9th Street from G to I Street. In Ward 3, the CDBG activity focused on phase 2 of the 39th Street from Pike to approximately Hays street, drainage and sidewalk improvements project. FY2018 funds were obligated for the next planned Ward 3 project on 50th Street from Camp Robinson to Allen Streets.

Another priority need established was affordable housing through rehabilitation or development. The City encouraged new development of affordable housing by allocating 90% of its 2018 HOME funds for use by certified Community Housing Development Organizations (CHDOs). Through the commitment of prior year HOME funds, two new affordable homes were built and sold in 2018. Construction began on a third home, which should be ready for sale to a low income homebuyer in early 2019.

Public services were also identified as a priority need. Central Arkansas Area Agency on Aging (dba CareLink) was allocated 2018 CDBG funding to deliver Meals on Wheels to elderly citizens. The North Little Rock Boys and Girls Club Great Futures Positive Place for Kids program was awarded CDBG funds to provide after school and/or summer programs for youth at two locations in North Little Rock. The Recovery Centers of Arkansas nonprofit was awarded funding in 2017 for the provision of outdoor exercise equipment to be utilized by substance abuse treatment program clients. Installation of the equipment was completed in 2018. The River City Ministry (RCM) Prescription Drug Assistance program was funded with 2018 CDBG monies. This grant provided essential prescription drugs and over the counter medicines, as well as laboratory testing supplies for use by RCM's medical clinic in treating its homeless clientele.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Administration	Other	Other	5	3	60.00%	1	1	100.00%
Affordable Housing - Rehabilitation / Development	Affordable Housing	Homeowner Housing Added	Household Housing Unit	7	4	57.14%	2	2	100.00%
Affordable Housing - Rehabilitation / Development	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	50	50	100.00%	0	0	--
Public Improvements - Infrastructure / Facilities	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7770	6950	89.45%	2860	1865	65.21%
Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4000	2713	67.83%	923	1397	151.35%

Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	Homeless Person Overnight Shelter	Persons Assisted		0		0	0	
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In regard to the priority need for Public Improvements – Infrastructure and Facilities, in 2018, a total of \$448,753.90 in CDBG funds were equally divided and allocated for one street and drainage improvement project in a low to moderate income area in each of Wards 1, 2, and 3. Due to the high cost of street improvements, each of these improvement projects required multi-year funding.

To address the identified priority need of Affordable Housing – Rehabilitation or Development, 2018 HOME Program funds in the amount of \$258,071 were allocated to new home construction activities through a Community Housing Development Organization (CHDO), to increase the availability of affordable housing stock for low income persons. Utilizing previous year HOME funds, Pulaski County Neighborhood Alliance for Habitat, a CHDO, began work on three homes in mid to late 2018. Two units were constructed and sold in 2018. The third new home will be completed in early 2019.

The priority need for public services for low to moderate income persons was addressed with the 2018 CDBG allocation of \$63,497 to nonprofit organizations which provide essential services focused on youth, the elderly, and the homeless.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	464	2
Black or African American	871	0
Asian	11	0
American Indian or American Native	10	0
Native Hawaiian or Other Pacific Islander	2	0
Total	1,358	2
Hispanic	26	1
Not Hispanic	1,332	1

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The table above displays the race and ethnicity of families and persons assisted with CDBG funded public service activities and HOME funded affordable housing activities. Beneficiaries of public infrastructure street and drainage projects are not tracked by race, and are therefore not included in the numbers shown. Some race categories were not listed in the above table. CDBG activities also benefitted 1 Asian and White, 2 Black/African American and White persons, and 36 Other Multi-Racial persons that were Not Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	1,341,047	465,942
HOME	HOME	839,178	322,210
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

Narrative

2018 Investments/Expenditures are listed below:

The \$1,341,047 available amount of CDBG funding shown in Table 3 includes the City's FY2018 allocation of \$637,153, FY2018 program income in the amount of \$647, and \$703,247 from previous year grant allocations. The \$839,178 available amount of HOME funding shown in Table 3 reflects the City's FY2018 allocation of \$281,189 plus \$557,989 from previous year grant allocations. 2018 Investments/Expenditures are listed below:

\$ 86,607.22	Ward 1 Marion St from 16th–18th Street/Drainage/Sidewalk Improvements
\$ 36,090.80	Ward 2 Poe St from Alma to Glenview Street/Drainage/Sidewalk Improvements
\$ 136,292.44	Ward 3 39th St from Pike to Hays Street/Drainage/Sidewalk Improvements
\$ 41,656.77	Boys and Girls Club/Positive Place Great Futures for Kids Program
\$ 46,783.00	CareLink/Meals on Wheels Program
\$ 5,000.00	Recovery Center/Recovery Park Outdoor Exercise Equipment
\$ 6,000.00	River City Ministry/Prescription Drug, OTC Drug, and Medical Testing Supplies Program
\$ 2,500.00	Homeless Point in Time Count/Assistance-Survivor Bags
<u>\$ 105,011.56</u>	Planning and Administrative Costs
<u>\$ 465,941.79</u>	<i>TOTAL 2018 CDBG Expenditures</i>

\$ 294,162.52 HOME Program/CHDO New Construction

\$ 21,820.40 HOME Program/CHDO Operating Costs

\$ 6,227.51 HOME Planning and Administrative Costs

\$ 322,210.43 *TOTAL 2018 HOME Expenditures*

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG ELIGIBLE AREA	49	38	INFRASTRUCTURE
CITYWIDE	51	62	OTHER

Table 4 – Identify the geographic distribution and location of investments

Narrative

Planning and Administrative Costs listed above were not included in geographic distribution percentage calculations. Infrastructure improvement projects were targeted to CDBG eligible low to moderate income areas. On multi-year projects, only funds expended in 2018 were used in calculating above allocation percentages. Housing programs were offered citywide to income qualified residents. Public service activities were allocated to nonprofit organizations serving low to moderate income residents citywide.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

When possible, the City attempts to budget local funds per City Ward each year, to be used for street and drainage improvement projects. These local funds were used to jointly fund CDBG public infrastructure activities. Ward 1 drainage funds were committed to the Marion Street project. Ward 2 drainage funds were committed to phase two of the Poe Street project. Ward 3 City drainage funds were allocated towards phase two on the 39th Street project. The nonprofit organizations that expended CDBG funding to offer public services in 2018 offset their costs through funding obtained from other sources, including other grants and fundraising efforts. A City-owned vacant lot was donated to Pulaski County Neighborhood Alliance for Habitat (PCNAH), a Community Housing Development Organization (CHDO), for the construction of a new affordable housing unit. In addition, donated appliances and other construction materials were received for the project. These donated items will be reflected on the City's FY2019 Match report. The City met its 2018 HOME Match requirement with banked match funds from previous years. The Jericho Way Resource Center is located in Little Rock but is jointly funded by the cities of Little Rock and North Little Rock. The center provides essential services for the homeless population including case management, job counseling, assistance with obtaining identity documents, training, medical care, housing referrals, transportation, and meals.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	242,861
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	242,861
4. Match liability for current Federal fiscal year	15,406
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	227,455

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
--	0	0	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

HOME MBE/WBE report						
Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	326,300	0	0	0	0	326,300
Number	4	0	0	0	0	4
Sub-Contracts						
Number	19	1	0	3	5	10
Dollar Amount	108,972	5,700	0	11,567	35,145	56,560
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	326,300	0	326,300			
Number	4	0	4			
Sub-Contracts						
Number	19	2	17			
Dollar Amount	108,972	2,400	106,572			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	2	2
Number of Special-Needs households to be provided affordable housing units	0	0
Total	2	2

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	2	2
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	2	2

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

One-year goal of producing two new units was accomplished. In addition, construction began on third unit which will be completed in early 2019.

Discuss how these outcomes will impact future annual action plans.

Future annual action plan goals will continue to be estimated based on a review of previous year outcomes and anticipated funding allocations.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	2
Moderate-income	0	0
Total	0	2

Table 13 – Number of Households Served

Narrative Information

No renter-occupied households were assisted with CDBG or HOME housing activity funds in 2018. While CDBG or HOME funded activities did not address renter households, the North Little Rock Housing Authority provided resources through public housing, Section 8 vouchers, and VASH vouchers to address worst case needs. Owner households assisted met the Section 215 definition of affordable housing. No middle income or homeless persons were assisted with housing activities. Residents with disabilities were referred to agencies who could assist them with wheelchair ramps.

Pulaski County Neighborhood Alliance for Habitat (PCNAH) completed construction and sold two new affordable units in 2018. Work was begun on a third house in 2018, with completion and sale anticipated in early 2019.

Progress made in meeting projected objectives and goals is discussed above. Housing activities were application based, so it was not possible to precisely predict the income categories of the persons who would contact our office or PCNAH offices during the year for assistance. However, programs were available to aid persons/households in these income categories. Other organizations such as Habitat for Humanity, Jumpstart, and Ozark Mission Project played important roles in providing additional assistance towards maintaining affordable housing in the City.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The River City Ministry Prescription Drug Assistance activity was funded through CDBG in 2018. River City operates a medical clinic and this activity provided prescription drugs, over the counter medicines and laboratory testing supplies to doctors at the clinic to aid in treatment of their homeless clientele. Also, 2017 CDBG funding for outdoor exercise equipment was allocated to the Recovery Centers of Arkansas which assist homeless clients with substance abuse treatment. The equipment was installed and utilized in 2018.

The City of North Little Rock maintained its participation in the local Continuum of Care (CoC) through membership in Central Arkansas Team Care for the Homeless (CATCH). North Little Rock's Community Development Agency Director attended regular meetings of the CATCH membership which provided opportunities for discussion and consultation regarding coordination of outreach efforts among homeless service and housing providers. The CoC conducts point in time (PIT) counts and surveys to determine the homeless population in the area and to reach out to homeless individuals, including unsheltered persons, in order to better assess their needs. Donations were solicited for items to be provided to the homeless. A 2018 CDBG activity provided funding for additional items. Backpack bags containing essential items including coats, gloves, socks, toiletries, snacks, etc. were assembled to be given to the homeless persons that participated in the count.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of North Little Rock joined forces with the City of Little Rock and shared the costs of purchasing and renovating a building that opened in 2013 as the Jericho Way Resource Center. The two cities continue to share annual operating costs. This day shelter for the homeless provides a centralized location where multiple services, such as case management, housing referrals, job counseling, training, and transportation, are coordinated with the goal of transitioning clients out of homelessness.

The City's CDBG strategic plan goals include providing financial assistance to homelessness-related public service activities, but funding is limited. The City's homelessness strategy goals continue to be supported by participation in CATCH membership meetings to collaborate and best coordinate with homeless service providers and agencies in addressing the emergency shelter and transitional housing needs of homeless persons.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Little Rock/Central Arkansas CoC continued communications with mainstream service providers to implement strategies for persons being discharged to homelessness. Collaboration among local service providers has built a network of coordinated services to help raise awareness of services and facilitate referrals. The CoC includes organizations which administer homelessness prevention programs.

The City's CHDO, Pulaski County Neighborhood Alliance for Habitat, (PCNAH) worked with homeless service providers in providing opportunities for persons transitioning out of homelessness.

The City allocated local funding to Ozark Mission Group, a nonprofit organization who provided needed repairs to homes in the North Little Rock area.

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 continued to maintain communication and coordination with our partner agencies in the CATCH membership to more efficiently prioritize and cover all aspects of the Little Rock/Central Arkansas Continuum of Care's homelessness needs. Staff from the cities of North Little Rock, Little Rock, and Jacksonville served on the Rank and Review Committee for applications for annual CoC funding and focused on a combination of qualified programs that provide counseling and assistance as well as permanent housing for all categories of the homeless, including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

CATCH continues to work towards streamlining its Coordinated Entry Process in order to make quick and effective referrals for the high priority populations of chronically homeless, veterans, and families with children. Goals include prioritizing permanent housing options in an attempt to bypass shelters when possible. Intake and entry procedures attempt to ensure that homeless individuals and families who need assistance are quickly connected to proper housing and services.

The NLRHA focuses on homeless veterans through the Veterans Affairs Supportive Housing (VASH) program, VA and our local veterans support organizations. Currently, NLRHA has 200 vouchers in its inventory that contribute toward reducing homelessness.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Established in 1939, the North Little Rock Housing Authority (NLRHA) is the oldest and second largest public housing authority (PHA) in Arkansas. NLRHA builds and maintains affordable housing, identifies supportive services, encourages self-sufficiency, and offers upward mobility opportunities to low income families, veterans, elderly and disabled persons.

As the largest provider of affordable housing in North Little Rock (NLR), it addresses the urgent need of providing secure and quality homes to families and individuals of very modest means.

The NLRHA housing portfolio is comprised of four family sites and three senior/disabled complexes. There is an additional site that was previously senior/disabled which was changed to near-elder, age 50 and plus, after residents, relatives, and a concerned public called for the new designation. This outcry was based on safety concerns and intergenerational divisions. No resident 49 and under is displaced, but attrition is used to meet the near-elder threshold of 100%.

NLRHA manages 1,023 units with approximately 1,152 residents. Currently, the PHA maintains an 80% occupancy within its portfolio. At the time of this submission, the NLRHA has halted leasing activities as a result of its participation in Rental Assistance Demonstration (RAD) and Section 18 programs that are being utilized to revamp its entire housing portfolio. Not filling vacancies allows for temporary relocation of current residents while construction activities take place at the respective sites. This has contributed to the 18% decrease in the occupancy rate. In addition to not issuing new leases, the housing authority utilizes tenant protection vouchers as a relocation benefit to further increase vacancies. This demonstrates a reduction of 498 vacant units since our last report.

Along with public housing, NLRHA owns 18 unsubsidized scattered site units, six of which were developed with Neighborhood Stabilization Program 2 (NSP2) funds.

Public Housing Funding

The NLRHA receives an average of \$1.4 million each year from the Department of Housing and Urban Development (HUD) that is used across all residential facilities to maintain upkeep, modernize public housing units, implement energy saving measures, and address accessibility needs.

Section 8

NLRHA also administers a Housing Choice Voucher Program (HCV), commonly known as Section 8, which provides a subsidy for rental housing and homeownership to 1392 participants. The HCV wait list opens where senior and disabled applicants are priority. The PHA also takes part in HUD-Veterans Affairs Supportive Housing (VASH) where they direct 200 housing vouchers and collaborate with support agencies to ensure that veterans receive wraparound services. With substantial rehabilitation and redevelopment taking place under Section 18 and the RAD programs, 453 tenant protection vouchers were applied for and obtained. That brings the approximate number of vouchers that NLRHA is currently administering to 1845.

When the financial closing of the properties is finalized, residents will receive their housing assistance through project-based vouchers. The extent of how many units that includes cannot be determined at this submission, but will add to the number of vouchers that will be administered.

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

Resident councils are in place at all public housing family sites and three senior sites. HUD has allocated Resident Participation Funds for each location to assist the Housing Authority in training residents for participation in the council, to help promote activities for the betterment of the developments.

In addition to the site-based resident councils, the Resident Advisory Board (RAB) was created as a housing-authority-wide resident council. The RAB consists of members with each site fairly represented. The RAB's purpose in conjunction with the resident council is to:

- Respond to resident concerns
- Improve quality of life
- Represent resident interests
- Involve residents in creating a positive living environment

Also, the RAB works in partnership with the Housing Authority to determine activities and the distribution of funds. Members are comprised of representatives from each site. The Board's additional roles include:

Resident Meetings

Over the next five years, the NLRHA will continue its goal of redeveloping its entire portfolio through RAD and Section 18. The PHA has, and will, continue to hold a series of informational sessions with residents to keep them updated and garner their input on the planning process for this extensive undertaking.

Family Self-Sufficiency (FSS) Program

The North Little Rock Housing Authority has administered the Public Housing Family Self-Sufficiency program since 2006. The purpose of the program is to link participating families to the supportive services they need to achieve self-sufficiency and no longer need public assistance. The Public Housing Family Self-Sufficiency Program provides case management and supportive services to residents of our family sites. Participants sign a 5-year contract to participate in the program and an Individual Training and Service plan is developed with each participant upon enrollment. Escrow accounts are established when a participant's earned income increases. Instead of paying higher rent because of the increased income, the "extra rent" goes into an escrow account.

The program also allows for homeownership. NLRHA has ongoing meetings with a committee with a goal of coordinating between public housing and external agencies to assist with homebuyer education. Some of the guidance topics that FSS participants with an interest in homeownership can review include budgeting and saving, credit counseling services, and the step-by-step process of purchasing a home. Participants are also made aware of state and national down payment assistance programs.

Actions taken to provide assistance to troubled PHAs

The North Little Rock Housing Authority is not a troubled agency.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

No known negative effects of public policies on affordable housing were identified. Barriers exist that are not public policy related, including declining areas due to aging housing stock and unstable neighborhoods, the need for improved management of properties by homeowners and landlords, and the limited land available within the City limits to develop new affordable housing.

The City's Code Enforcement Department has taken a proactive role in boarding and securing vacant and derelict buildings in order to minimize their negative impact on the surrounding neighborhood as well as to protect them for future rehabilitation and reuse. The City has been aggressive in condemning and demolishing houses that are an eyesore and potential safety hazard to the community. North Little Rock employs a full time Code Officer to address rental property issues.

The City continued to support its CHDO, Pulaski County Neighborhood Alliance for Habitat (PCNAH), by providing funding towards its efforts to increase the number of new affordable housing units.

With the new construction and rehabilitation of eight public housing properties, the NLRHA is identifying opportunities to further its voice and has widened its engagement in numerous revitalization efforts in the City. Some are currently underway while others are being planned. Specific areas of interest are in NLR neighborhoods where the housing authority owns properties, some of which have not experienced investment in decades.

Since 2010, NLRHA has been a member of the City-led consortium that implemented the Neighborhood Stabilization Program 2 in the Baring Cross and Holt Neighborhoods that include three NLRHA public housing sites and managed properties. Including NSP 1 funds that were awarded to the City through the Arkansas Development Finance Authority, (ADFA), there was an \$8.4 million infusion of NSP funds that resulted in the construction or rehabilitation of sixty-four (64) homes in these areas.

Since the late '90s, renewal efforts in both neighborhoods have been multi-phased. This has resulted in millions of dollars of investments embedded into these communities and accounts for affordable and upscale housing, recreation, green space, new schools and infrastructure improvements. Currently, the City is completing the approximately \$350,000 Marion street and drainage project across from Silver City in the Holt Neighborhood. Silver City, a 147 unit family site and the oldest public housing project in Arkansas, will be demolished and redeveloped under the RAD plan.

In June 2018, the Argenta Downtown Council, a community development nonprofit, released a map that featured 15 “experience districts” in North Little Rock where it plans to focus a swath of revitalization efforts that cover 1600 acres. The districts stretch from the banks of the Arkansas River north toward I-40. NLRHA recognizes the potential for gentrification since the identified areas are primarily lower income communities. As the largest affordable housing developer in North Little Rock, it sees the development of such districts as an avenue to continue conversation about the inclusion of housing for low-income individuals in growing areas engaged in new urbanism.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

A major obstacle to meeting the needs of the underserved is a lack of adequate funding and resources. Reductions in funding at all levels of government, as well as declining donations to the nonprofit sector in recent years, have severely restricted the ability of the City and its subrecipients to aggressively respond to underserved needs.

Feedback received through citizen participation and input from our partner organizations was carefully analyzed. The City maintained its strong relationships with our nonprofit and housing providers in order to coordinate efforts. The Community Development Agency continued to support nonprofit human service agencies. Limited resources were targeted for the greatest impact toward neighborhood revitalization.

Current directories of available resources were updated in order to best direct those in need. Citizens and neighborhood groups were informed of services provided by other City departments, such as our Electric Department’s free Energy Evaluation, as well as beneficial programs conducted by other organizations, including the Ozark Mission Project, Jumpstart, and the William F. Laman Public Library.

The NLR Housing Authority continued to meet the needs of its residents by providing affordable housing opportunities to those of modest means and supportive services through partnerships with local nonprofits and government agencies. NLRHA is currently developing a job and learning center that was created to provide support services and resources that target 18-40 year old public housing and Housing Choice Voucher (HCV) holders. The mission is two-fold:

- ensure that participants have access to upward mobility opportunities
- prepare participants for twenty-first century job opportunities and work advancement through coaching, training, and education

The center will be housed at a public housing site. The programming will be robust from onsite instructors to participants learning at their own pace to numerous workshops available. The housing authority and the City are in discussions for collaboration, specifically in regard to Section 3 opportunities for businesses and qualified residents. Also, NLRHA intends to provide services for budding entrepreneurs, women in non-traditional jobs, and apprenticeships.

NLRHA is preparing to redevelop Hemlock Courts. Built in the 1950s, Hemlock, a 106 unit family site is located in the East Broadway district. This geography is part residential, commercial and industrial. Residents have indicated they do not feel included in new and rehabilitative activities that are occurring in other neighborhoods and are hungry for “new things.” In the next three months, NLRHA will seek to gain a better understanding of what new is to them including housing, jobs, and businesses. It will conduct a series of community meetings facilitated by one of the state’s economics think tanks and report the findings. This is especially important if the housing authority decides to stay in the community with new construction.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The NLRHA complies with HUD’s Notice PIH 2017-13 in regard to the minimization and abatement of lead-based paint hazards and elevated blood lead levels of children under age six (6). Where lead paint hazards exist and the NLRHA is made aware of the potential hazards and a confirmed case from a medical professional, within five (5) days, the HA will notify the local field office, Office of Lead Hazard Control (OLHCHH) and Arkansas Health Department’s Lead-Based program of the EBLL case. NLRHA will conduct environmental investigation within 15 calendar days of receiving notification. NLRHA contracts with a certified company to abate or remove lead-paint hazards. NLRHA completes the lead-hazard reduction within 30 calendar days of receiving the environmental investigation report. Furthermore, the PHA will address potential hazards as it prepares for redevelopment and substantial rehabilitation through RAD and Section 18.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Recognizing that many factors contributing to poverty lie outside of local control, the City’s overarching goal for its CDBG and HOME programs is nonetheless to assist persons living in poverty, and most especially those groups that are disproportionately affected.

To fight poverty over the long term, the City has worked to stabilize neighborhoods by ensuring that the number of problem properties were reduced, thereby protecting the value of neighborhood property. Support for Pulaski County Neighborhood Alliance for Habitat’s efforts has helped less affluent citizens purchase affordable new homes. Low income and first time homebuyers who were attempting to rise out of poverty by building equity through homeownership were directed to homebuyer counseling/down payment/subsidy assistance programs.

CDBG-funded public service activities were geared towards poverty level and low income youth, elderly, homeless, veterans, and those in need of substance abuse treatment. North Little Rock Boys and Girls Club's after school and summer programs provided essential child care for working parents. CareLink's Meals on Wheels program delivered meals to the homes of low income elderly citizens. River City Ministry's prescription drug assistance program aided its medical clinics in providing needed health care services to the homeless. CATCH members assembled survival bags to be given to homeless participants of the Point in Time Count. Recovery Centers of Arkansas used CDBG funding to install additional outdoor exercise equipment to encourage healthy living for those receiving treatment.

The Cities of North Little Rock and Little Rock assisted in funding the Jericho Way Resource Center for the homeless. This day shelter, while operated in Little Rock, serves both cities and provided essential services including meals, clothing, showers, transportation, case management, job counseling, internet access, and housing assistance to the homeless.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Cooperation between the City's Community Development Agency and its partners has a long track record of success. The City continues its strategy of working closely with the North Little Rock Housing Authority, local nonprofit service and affordable housing providers, and private industry to assist in coordination of services and activities offered to address the needs of the community and to make the best use of the limited funding available. The City of North Little Rock continues its active partnership in the Central Arkansas Team Care for the Homeless (CATCH), attending regular meetings to facilitate communication and coordination among key service providers.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

NLRHA continues to build and expand on its current resident services. Supporting this work is the housing authority's nonprofit affiliate, Arkansas Housing and Community Development Corporation (AHCDC). Seniors and disabled residents are targeted through a holistic health initiative, with heart disease, diabetes, nutrition, and mental health counseling at the core. These services are offered in partnership with health foundations, universities, and corporations. With family site residents, mental health, workforce training and education, early childhood education, financial management and digital inclusion have been identified as the areas of social service needs. Partnerships include national foundations, nonprofits, universities, corporations, state agencies and workforce services.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Housing affordability and disparate impacts of mortgage lending were identified as impediments to minorities and lower income persons. Many households are cost burdened and severely cost burdened. Affordable housing for these residents is often limited to older neighborhoods in poor condition. PCNAH will be able to make an even greater impact by enabling low income homeowners to purchase newly constructed energy efficient homes with affordable monthly payments due to its zero percent financing program. PCNAH affirmatively markets its program to ensure outreach to minorities, and to assist low income persons. PCNAH aids residents in utilizing subsidy programs. The City maintains a list of private lenders providing affordable housing financing. Neighborhood “clean-up” campaigns by organizations such as Habitat for Humanity, Jumpstart, and the Ozark Mission Project offered assistance. The City’s Fit2Live department continued its work with community gardens.

Socio-economic impediments were noted with more jobs paying “living wages” needed. The City’s Mayor is constantly working to encourage private investment in North Little Rock, in an effort to add jobs at all levels. The City’s downtown area is flourishing with the addition of the Argenta Plaza. Several other developments underway will bring many new jobs to NLR. Three census tracts in North Little Rock were approved as federal Opportunity Zones with the goal being to bring new investment and economic development in these areas. The Mayor’s administration assisted businesses by facilitating the formation of Business Associations. The City supported the Arkansas Innovation Hub, an organization which focuses on entrepreneurship, mentorship and job creation to build and strengthen our workforce. NLR’s Laman Library offered workshops to encourage financial literacy.

An impediment noted was the need for greater public awareness of Fair Housing. The City supported outreach and education through posters and brochures and the direction of complaints to the appropriate HUD offices. Subrecipients of grant funding were provided outreach materials. Assistance was offered on all Citizen Participation activities to non-English speaking citizens.

NLRHA actions included:

1. **Promoting NLRHA's mission:** Furthering its mission of providing safe, secure and decent housing to its residents.
2. **RAD and Section 18:** Utilizing these HUD development programs that help reduce the \$90 million backlog of deferred maintenance and modernization needs of its properties that were built in 40s, 50s, 60s and 80s. Redevelopment lessens the risk of subpar housing and provides residents with higher quality of life.
3. **Access to Affordable Housing:** Continuing to foster current partnerships and cultivating new ones that champion the need for affordable homes in economically developing and existing neighborhoods that speak to potential and current gentrification.
4. **Internal:** Staying committed to ongoing trainings to ensure that NLRHA staff adheres and remains informed about policies related to fair housing in order to stay in compliance.
5. **Homeownership:** Partnering with lenders to develop a plan to educate residents about homeownership opportunities.

CR-40 - Monitoring 91.220 and 91.230

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

The City of North Little Rock monitors its CDBG and HOME programs to ensure compliance with HUD regulations and attainment of Consolidated Plan goals. Annual Action Plan activities are set up and progress and accomplishments are tracked in HUD's Integrated Disbursement and Information System (IDIS). IDIS reports are run on a monthly basis and reconciled against City Finance department records to facilitate ongoing review of activity expenditures.

During the program year, the City conducts desk monitoring and schedules on-site monitoring visits with subrecipients. This monitoring reviews program performance, financial performance, and regulatory performance. Subrecipients are required to submit information regarding the beneficiaries they have served.

The City of North Little Rock has a long-standing policy of assuring that affirmative marketing practices are undertaken, and those policies continue. Participation of minority, disadvantaged, and woman owned business enterprises is encouraged in the City's procurement process. Subrecipient agreements require submission of affirmative marketing plans. City records are maintained and subrecipient data is collected on the dollar amount and number of contracts executed with minority and woman business enterprises, so that reporting such as that reflected in section CR-15 of this CAPER can be generated and reviewed.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of North Little Rock considers citizen participation a priority and continues to encourage input from our residents, particularly those who reside in low to moderate income areas. Notice of a 15-day public comment period on the CAPER was published on March 6, 2019. The notice was advertised in the local newspaper, and included the locations at which the CAPER could be reviewed. Paper copies of the CAPER were made available for public review at the Community Development Agency and at North Little Rock City Hall. The CAPER was also posted on the City's website. The Notice of Public Comment Period on the CAPER was mailed to the North Little Rock Housing Authority as well as local nonprofit agencies that provide services to low to moderate income households and individuals, including minorities, disabled, and non-English speaking persons, in an effort to provide notice and an opportunity for comment to all citizens.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City is satisfied with the performance and accomplishments of its Program Year 2018 CDBG activities. At this time, the City’s 2019 funding amounts are unknown. The uncertainty of the timing of receipt of annual grant funds and the possibility of grant cuts are impediments to effective planning and estimation of goal indicators.

The City may consider adjusting Plan objectives based on demand for services and available funding in order to maximize benefits with limited funding.

The City does not have an existing Section 108 guaranteed loan.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

No rental housing was assisted under the City's HOME program.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The HOME program requires that affirmative marketing steps are taken by participating jurisdictions when using HOME funds for rental and homebuyer projects. Affirmative marketing steps consist of actions to provide information and attract eligible persons in the housing market to available housing without regard to race, color, national origin, sex, religion, familial status or disability.

Subrecipient agreements require a nonprofit to submit an affirmative marketing plan. The City reviews affirmative marketing practices and activities.

As indicated previously, no rental housing was assisted, but the City's 2018 HOME program did allocate funding for homebuyer activities to its Community Housing Development Organization (CHDO), which is Pulaski County Neighborhood Alliance for Habitat (PCNAH). Coverage of PCNAH/Habitat activities was carried in newspapers, television spots, radio coverage, and other media opportunities. PCNAH/Habitat of Humanity made presentations to community groups, civic and business groups and city/county officials to emphasize the need for low income housing. Presentations included information on PCNAH's commitment to fair housing practices and inclusiveness in all operations. Volunteers are actively involved in PCNAH/Habitat and are solicited from all walks of life through churches, businesses, civic groups, women's organizations, retirees, etc. PCNAH/Habitat families are diverse, representing many ethnicities, employment backgrounds, and family structures.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

No program income was received from HOME projects.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Priority needs of adding affordable housing units for low income households and increasing homeownership in neighborhoods to strengthen and revitalize areas were identified in the City's Consolidated Plan. Funding for new unit production was allocated through the use of HOME funds designated for construction of affordable homes by a CHDO. PCNAH built and sold two new homes with zero interest financing in North Little Rock in 2018. A third home is under construction with anticipated completion in early 2019.