



Community Development Block Grant 2009 Action Plan

Community Resources Division
Helping to Build a Better Community

Community Resources Division

Yolanda Fields, CGFM
Community Resources Director
125 W Mountain Street
Fayetteville Arkansas 72701

Phone 479 575 8260
Fax 479 444 3445
community_resources@ci.fayetteville.ar.us



2009 Consolidated Action Plan | Introduction

This document serves as the City of Fayetteville's Consolidated Plan Submission of the 2009 One-Year Action Plan for the use of the Community Development Block Grant (CDBG) Program funds. The Action Plan describes how the City will address the priority needs and specific objectives identified in the Five-Year strategy of the City of Fayetteville's 2005-2009 Consolidated Plan. The One-Year Action Plan is a component of the Consolidated Plan that is updated annually to reflect resource allocation changes.

The planning process for the development of this One-Year Action Plan began on July 22, July 25, and July 27, 2008, with published notice providing notification that the City was accepting applications for 2009 CDBG program funding. This notice of funding, in combination with the public hearing held on October 2, 2008, allowed agencies and interested citizens the opportunity to express concerns and community needs. The public hearing announcement is included in Appendix B of this document.

Following the application submission period, 17 funding requests were received and reviewed by staff and the members of the selection committee. Applications were reviewed for compliance application requirements. Council adopted local community development objectives and consistency with the priorities and objectives contained in the 2005-2009 Consolidated Plan. CDBG funded activities must qualify by meeting one of the three national objectives: benefit low-and-moderate income individuals, prevent or eliminate blight and slums or meet urgent community development that pose a serious and immediate threat to the health or welfare of the community. In addition, each application was assessed for project readiness, financial leverage and other relevant concerns.

A summary of the proposed uses of CDBG funds recommended by staff was published in The Northwest Arkansas Times on September 24 and 28, 2008. This public notice marked the start of the 30-day public comment period. In addition, the public notice advised the general public of three locations that the proposed 2009 One-Year Action Plan was available for their review. The draft One-Year Action Plan was then discussed at a public hearing held on October 2, 2008.



2009 Consolidated Action Plan

In order to receive its annual CDBG funding, the City of Fayetteville must develop and submit to the Department of Housing and Urban Development (HUD) its Consolidated Plan. This plan is the City's comprehensive planning document and application.

In the Consolidated Plan, the City identifies its goals for CDBG programs, which also serve as the criteria against which HUD will evaluate the City's performance in carrying out its goals. The Consolidated Plan promotes a comprehensive approach to local decisions by requiring cities to pull together all local residents interested in community development to help identify the needs of the community and formulate strategies for addressing those needs.

The concept behind the Consolidated Plan is to:

- Enable a community to view HUD programs not as isolated tools to solve narrow functional problems, but rather as an invitation to embrace a comprehensive vision of housing and community development;
- Create a comprehensive vision which includes affordable housing, fair housing, transportation, economic development, community rehabilitation;
- Enable communities to apply this comprehensive approach in helping the homeless in a continuum of care, a comprehensive system for moving individuals and families from homeless to permanent housing;
- Improve program accountability and support results-oriented management by establishing clear priority needs and goals; providing more timely and readable information on needs, goals, and proposed projects to citizens; providing measurable indicators of progress; and reporting on progress against these measures;
- Facilitate citizen involvement and commitment in the planning process by increased community outreach;
- Partner with the local Public Housing Authority in comprehensive planning efforts to revitalize distressed neighborhoods and help low-income residents;
- Integrate efforts to identify and take measures to overcome impediments to fair housing, which is an integral part of comprehensive planning efforts. The programs covered by the Consolidated Plan all have in common the characteristic that expenditures must primarily benefit extremely low (0 to 30 percent of median income), very low (31 percent to 50 percent of median income), and low-income (51 percent to 80 percent of median income) persons and households.



2009 Consolidated Action Plan

In addition, they are intended to meet the following three federal statutory objectives:

PROVIDE DECENT HOUSING | which includes:

assisting homeless persons obtain affordable housing; assisting persons at risk of becoming homeless; retention of affordable housing stock; increase the availability of affordable permanent housing in standard condition to low income and moderate income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability; increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and providing affordable housing that is accessible to job opportunities.

PROVIDE A SUITABLE LIVING ENVIRONMENT | which includes:

improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value; and conservation of energy resources.

EXPAND ECONOMIC OPPORTUNITIES | which includes:

job creation and retention; establishment, stabilization and expansion of small businesses (including micro businesses); the provision of public services concerned with employment; the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan; availability of mortgage financing for low income persons at reasonable rates using non discriminatory lending practices; access to capital and credit for development activities that promote the long term economic and social viability of the community; and empowerment and self sufficiency for low income persons to reduce generational poverty in federally assisted housing and public housing.

INSTITUTIONAL STRUCTURE and COORDINATION

Federal regulations require recipients to establish a common program year and identify a single lead agency to prepare and submit the Plan. The task of preparing this Plan is assigned to the City of Fayetteville's Community Resources Division (CRD). Annually, CRD prepares the One-Year Action Plan as an update to the Five-Year Consolidated Plan. The division addresses the various housing needs and strategies of the City of Fayetteville and administers the City's CDBG Program. It also functions as a program and services delivery-unit to help address the community's needs for decent housing, a suitable living environment, and sustained economic health.

The Community Resources Division has been in contact with an extensive network of governmental and non-profit agencies in preparation for the writing of this plan. Notices of funding availability were published in the local newspaper.

The delivery and financing of affordable/attainable housing involves organizations and participants from public agencies, businesses and private institutions, non-profits and community based organizations. The roles and responsibilities of the participants will vary depending on the project, required resources, leadership, and levels of commitment, capacity, productivity and understanding of the issue. The Community Resources Division plans to continue working with the various organizations as it implements the provisions of the 2009 One-Year Action Plan and the 2005-2009 Consolidated Plan.

Staff also maintains relationships with state and federal partners and agencies to better link services to our targeted population. CRD staff has assumed leadership and support roles with the Northwest Arkansas Housing Coalition, League of United Latin American Citizens, New Arkansas Resource Network Advisory Committee, and the City of Fayetteville Housing Task Force.

COMMUNITY PROFILE

The City of Fayetteville, county seat of Washington County, is located in the northwestern part of Arkansas. Washington County is the second most populous county in Arkansas and one of the fastest growing. Fayetteville is situated at the foothills of the Ozark Mountains. Fayetteville is the southernmost city in metropolitan Northwest Arkansas and is located approximately 185 miles northwest of Little Rock, Arkansas, 125 miles east of Tulsa, Oklahoma, 350 miles northeast of Dallas, Texas, and 210 miles south of Kansas City, Missouri. Fayetteville and the Northwest Arkansas region have gained a national reputation as one of the best places in the country to live and raise a family. The City and the region are experiencing rapid population growth and an increasing number of visitors. Fayetteville's population has increased from approximately 20,000 in 1960 to 58,047 according to the 2000 census. A special census completed in June of 2006 showed the population to be 67,158. The city is the third most populous in Arkansas, and currently encompasses 34,153 acres.

As of the 2000 census, there were 58,047 people, 23,789 households, and 12,136 families residing within the city. The population density was 1,336.6/mi. There were 25,467 housing units at an average density of 586.4/mi. The racial makeup of the city was 86.50% White, 5.11% African American, 1.26% Native American, 2.56% Asian, 0.16% Pacific Islander, 1.99% from other races, 2.42% from two or more races and 4.86% Hispanic or Latino of any race.

In the city the population was spread out with 19.9% under the age of 18, 25.7% from 18 to 24, 29.9% from 25 to 44, 15.8% from 45 to 64, and 8.7% were 65 years of age or older. The median income for a household in the city was \$31,345, and the median income for a family was \$45,074. The per capita income for the city was \$18,311. 19.9% of the population and 11.4% of families were below the poverty line.

HOUSING & COMMUNITY DEVELOPMENT NEEDS

HOUSING

The City of Fayetteville is committed to the development of programs which address the need for housing for Low and Moderate Income (LMI) persons and families. In response to priority needs revealed during the development of the City's five year Consolidated Plan in 2005, the City has focused on developing community partnerships with local entities with expertise in specialized housing activities. This cooperation will further the Attainable Housing effort in the City of Fayetteville. Attainable housing has become a topic of great concern for this division. Housing costs in Northwest Arkansas have increased at a considerable rate throughout the past 10 years according to the latest information from the 2000 Census. The cost of the median mortgage payment in the City of Fayetteville remains the highest in Northwest Arkansas at \$916, an increase of 45 percent. It is the highest median mortgage payment of any city in Northwest Arkansas and 24 percent higher than the state median of \$737.

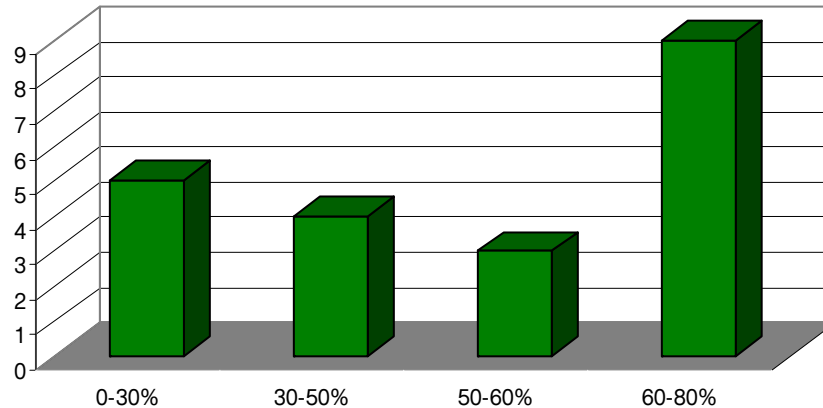


This home received housing rehabilitation with Community Development Block Grant funds. The moderate rehabilitation consisted of an upgrade in electrical, plumbing, and installation of new HVAC unit; removal and replacement of windows and doors; removal and replacement of all rotting and damaged soffit and fascia; replacement of porch ceiling; addressing of all lead-based paint issues; and painting of exterior surface.

REHABILITATION

The City of Fayetteville has been helping homeowners with rehabilitation of their homes for approximately 30 years. The funding has allowed homeowners to stay in their homes, and the improvements to their homes have acted as a catalyst for other, high quality renovations and new construction of housing in the project area. The majority of recipients have been very low income and or elderly households. These owners have little or no funds available to repay the loan and typically have the greatest amount of deferred maintenance. The chart below reflects the income levels from January 2008 - September 2008.

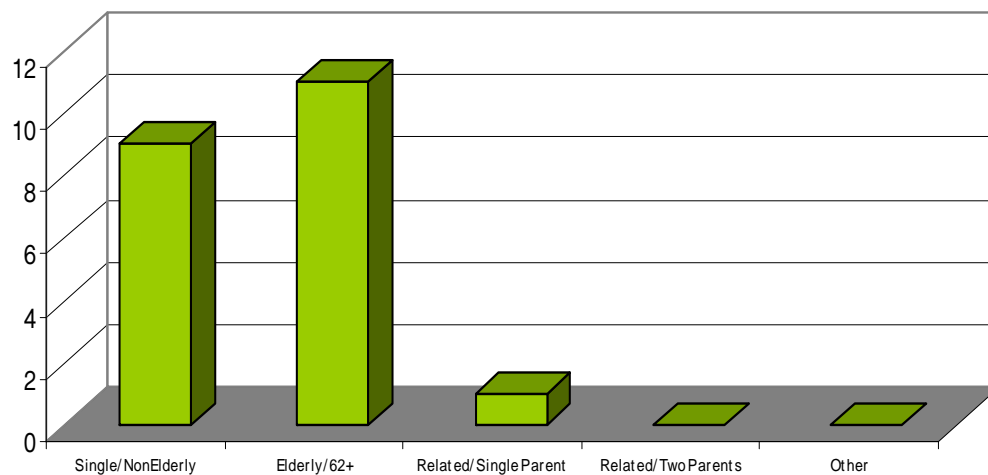
Housing Projects Completed | Income Limits



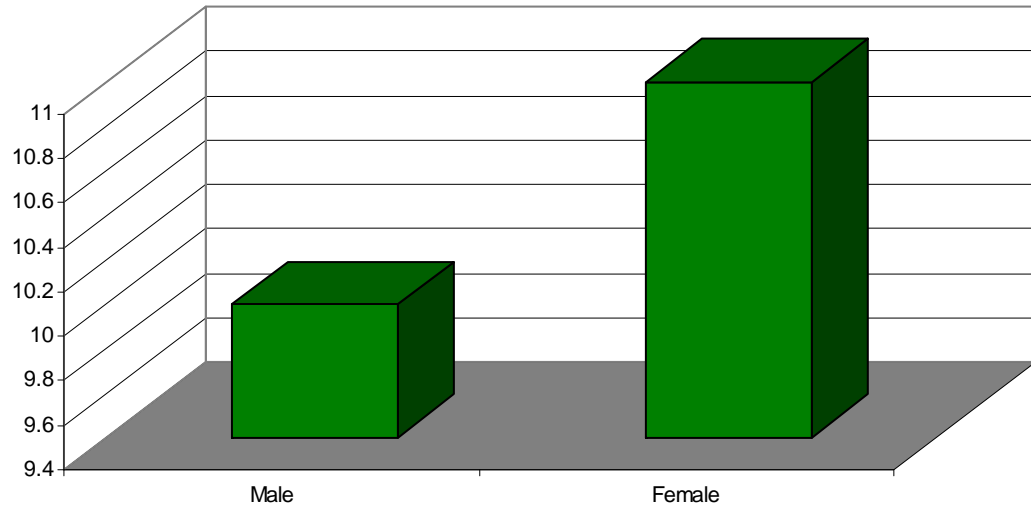
According to the U.S. Census Bureau approximately 7,722 homes were built prior to 1978 in the City of Fayetteville. Any rehabilitation activities on homes constructed prior to 1978 will have lead hazards identified and actions taken to remove the hazard. Lead-based paint hazards consist of any condition that causes exposure to lead. In 2008, the program conducted 8 Lead-Based Paint tests and removed hazards from the homes that tested positive.

Along with the Lead Based Paint need the U.S. Census Bureau reports that there are approximately 5,038 residents over the age of 65 in the City of Fayetteville. These homeowners are generally on a fixed income and cannot afford to make any repairs on their homes or address making their homes energy efficient. The program addresses both Lead-Based Paint issues and making the home energy efficient to allow the homeowners to remain in their homes for up to 10 years longer than expected. The charts below reflect the statistics on the participants that have been assisted in the past nine months of 2008. We have provided rehabilitation to 21 homes from January—September 2008.

Housing Projects Completed | Head of Household



Housing Projects Completed | Sex of Household



PUBLIC SERVICES

Utilization of CDBG funds for the provision of public services, which serve LMI groups, has been, and continues to be a focus of the Community Development Program. The Taxi Voucher program provides subsidized cab fare for our city's elder citizens, allowing an inexpensive transportation choice for many who would not have transportation available otherwise. This simple, cost effective program receives unwavering support from those who use it to go shopping, to the doctor, post office, church, out to eat, or any number of other destinations. The program is hugely successful in providing our elders opportunity to participate in community life and to live independently.

PUBLIC FACILITIES

CDBG has historically supported community services facilities projects in Fayetteville. CDBG dollars have assisted construction, renovation and development of facilities for local non-profit organizations such as Seven Hills Homeless Center, Head Start, Yvonne Richardson Center, and Peace at Home Family Shelter, as well as renovations and improvements to streets, sidewalks and other infrastructure located in the designated target area.

REDEVELOPMENT

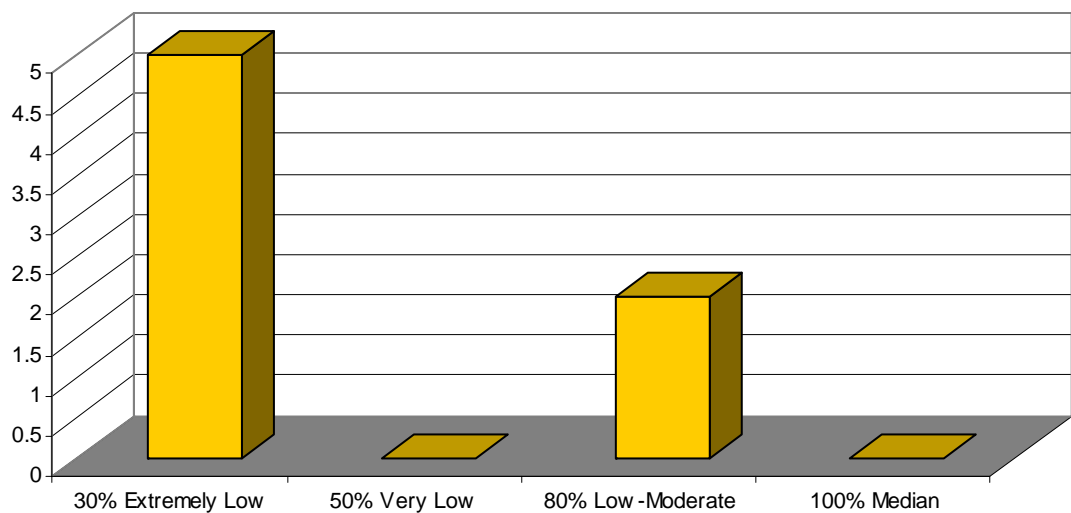
In 1992, a neighborhood within a low-to-moderate-income area of Fayetteville was designated as the Target Area. Prior to the creation of the program, Code Compliance efforts were placing an additional economic strain on the low-to-moderate income Homeowners in the Target Area who are physically or financially unable to correct code violations. Thus, in 2004, the Redevelopment Program was established for the Target Area to assist in cleaning and revitalizing the deteriorating neighborhood.

According to the Community Sourcebook of Zip Code Demographics, 37.2% of the population makes less than \$25,000; 26.0% make \$25,000 to \$49,000; 24.3% make \$50,000 to \$99,000; 8.0% make \$100,000 to \$149,000; and 4.6% make \$150,000 or more. The Target Area is located within the 72701 zip code area, which is comprised of mainly low-to-moderate-income residents.

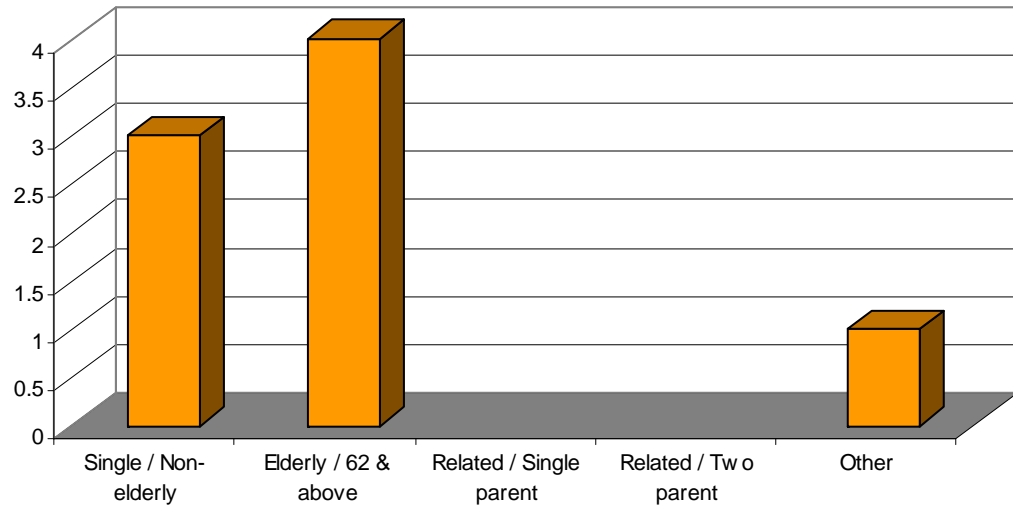
With a great percentage making less than \$25,000 a year, it is evident that residents will not have the resources to correct code violations on their property. Currently there are 41 active cases and 56 service requests in the Target Area. Without the assistance of the Redevelopment Program, residents would be placed under more economic strain.

From January 2008 - September 2008, we have successfully assisted eight households. The charts below demonstrate the statistics on the participants that were assisted.

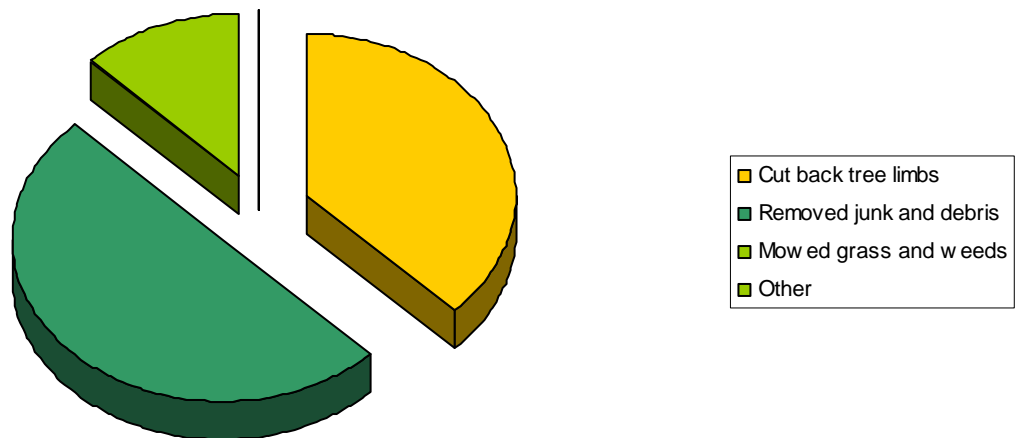
Redevelopment Projects Completed | Income Limits



Redevelopment Projects Completed | Head of Household



Redevelopment Projects Completed | Work Performed



As a way to reach out to more residents in the Target Area, the Redevelopment Program took a turn and changed its tactics to educate the residents of the Target Area. The Redevelopment Officer is now dedicating three days a week to meet with residents and local organizations. The goal is to not only to educate the public on the city ordinances and the program, but also to develop more relationships to further the efforts of the program.

AVAILABLE RESOURCES

FEDERAL | STATE The City is the recipient of a formula grant program, the Community Development Block Grant. Private non-profit organizations in Fayetteville are funded through competitive state and federal allocations, the local United Way campaign, private foundation grants, other special competitive grants, and private donations including fund-raising activities. The City anticipates the CDBG formula allocation in 2009 will be approximately \$635,930.

MUNICIPAL GOVERNMENT The City's Street Division has estimated \$366,346 for street overlay and repair of streets located in the designated Community Development Target Area. The City's Budget Division has budgeted a balance of \$0.00 for the maintenance of city-owned buildings occupied by area non-profit agencies performing public service activities.

PUBLIC ACCESS & PARTICIPATION

CDBG Activities are designed and carried out based on local needs. Through public meetings, consultation with area public and non-profit service agencies, informal discussion with citizens, studies, city staff, and special purpose committees, input from community stakeholders and resource holders are integrated to designate action priorities.

One formal public hearing was held to present and discuss proposed CDBG activities for fiscal year 2009. Non-profit agency representatives and others attended the meeting. Community Development staff have been active in the presentation of program information.

In addition, the development of a quarterly newsletter serves to inform the community of current and future projects. Program literature in Spanish is also available in the office. Staff continues to be very active in the Northwest Arkansas Housing Coalition.

In accordance with Fayetteville's Citizen Participation Plan, the 2009 Consolidated Action Plan is submitted for a 30 day citizen review period.

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

The *Analysis of Impediments to Fair Housing* (AI) was updated in 2005. CDBG Program regulations require recipient jurisdictions to “affirmatively further fair housing,” required by Section 808 of the Fair Housing Act.

The AI is conceived as an effort to affirmatively further fair housing choice by identifying all impediments to fair housing choice which presently exist in the community, and to develop strategies and actions designed to reduce or eliminate the identified impediments. Further, the AI will foster the collaboration of stakeholders and resource providers in the public, non-profit, and private sectors, thereby promoting relationship-building and consensus on fair housing issues. The AI process will help describe a clearer picture of housing conditions for LMI households in Fayetteville, and aid us in defining current and future housing directions.

The current AI identified three areas of action:

- Further development of the Attainable Housing Element that provides methods of enhancing attainable housing by providing a multi-faceted policy.
- Encouragement of continuing education/outreach in the realtor/developer community, and local newspapers and other publications on fair housing.
- Enhancement of local fair housing ordinance.

Action development in these areas will be the purview of the administration program.

ONE-YEAR ACTION PLAN 2009

SUMMARY | USE OF FUNDS

The One-Year Action Plan for the 2009 program year illustrates the various programs, listings of projects and descriptions that will be implemented and funded under the CDBG federal program.

Comments regarding the 2009 Action Plan can be sent to:

City of Fayetteville
Community Resources Division
113 W. Mountain Street
Fayetteville, AR 72701
Attention: Yolanda Fields

Title I of the Housing and Community Development Act of 1974 (Public Law 93-383) created the CDBG Program. Re-authorized in 1990 as part of the Cranston-Gonzalez National Affordable Housing Act, local communities can use the resources of the CDBG Program to develop flexible, locally designed community development strategies to address the program's national objectives of:

1. Providing benefits to low and moderate income persons;
2. Eliminating slums and blight; and
3. Meeting an urgent community need.

Within the framework of these national objectives, the City of Fayetteville has also established the following local community development objectives:

1. Housing and neighborhood preservation;
2. Economic development through job enhancement;
3. Public facilities and improvements limited to the support of objectives 1 and 2;
4. Elimination of blight and blighting elements limited to the support of objectives 1 and 2; and
5. Special programs offering significant community benefit and in direct support of 1 and 2.

ADMINISTRATION

Administration funds are used for the salary and benefits of the Community Development Director, administration staff, office supplies, travel and training costs, some Fair Housing activities, and other costs associated with administration of community development activities. CDBG funds allocated - \$121,359. Location: Community Planning & City Engineering Building, 125 West Mountain Street, Fayetteville, Arkansas 72701.

HOUSING SERVICES

RESIDENTIAL REHABILITATION | This allocation provides forgivable loans to low and moderate income persons for rehabilitation of owner-occupied housing. The following services are offered:

- Minor Rehabilitation up to \$10,000
- Moderate Rehabilitation up to \$25,000

The program provides labor, materials, project management, Lead Based Paint (LBP) Hazard Control, and other associated costs to bring a home into compliance with State and City Housing Codes. Emphasis is placed on repairs that improve energy efficiency, those that alleviate deferred maintenance conditions, safety devices, and replacement of principal fixtures and components. CDBG funds allocated—\$279,998 and includes salary and program delivery costs for management and oversight of all housing programs. Fifty households to be served.

Location: Citywide, applicants are prioritized according to established criteria to give preference on the waiting list to those most in need of services. Priority criteria include: Very Low Income, Elderly, Disabled, Single-parent household, Lead-based paint hazards in homes, and homes located in the Target Area.

REDEVELOPMENT PROGRAM

Program activities conducted in the target area include code compliance, clearance and demolition, and land acquisition for attainable housing. Twenty-five households to be served. CDBG fund allocated - \$44,573. Location: Community Planning & City Engineering Building, 125 West Mountain Street, Fayetteville, Arkansas 72701.

PUBLIC SERVICES

FAYETTEVILLE PUBLIC LIBRARY | *Reading Roadshow's Books for Borrowing* \$3,000

Reading Roadshow takes the public library story-time experience to children in day-care settings, who otherwise would miss out. Books for Borrowing expands this by establishing lending libraries in four Fayetteville Headstart centers, encouraging home-based early literacy for low-income preschoolers.

LIFESOURCE | *Kid's Life Summer Camp* \$11,248

Funds will help support an 8-week summer daycamp that provides educational and recreational activities for at-risk youth in the 2nd through 9th grades. The camp operates eight hours a day, five days a week, for eight weeks.

Northwest Arkansas Economic Development District, Inc | *Fayetteville, Hillcrest Towers Senior Center Transportation Services* \$7,604

Funding will allow for the purchase of a handicap accessible conversion van for the Fayetteville/Hillcrest Towers Senior Center Transportation Services, providing a new, reliable van which will serve the needs of the underserved door-to-door individuals.

OZARK GUIDANCE | *Watson Street Apartments* \$5,000

Funding will provide immersion and mainstream activities for the adults of Watson Street Apartments. Activities will include transportation, meals, and tickets to events at the Walton Arts Center, University of Arkansas, Northwest Arkansas Naturals games, and others.

YVONNE RICHARDSON CENTER, PARKS and RECREATION | *FUN4KIDS Program* \$28,233

FUN4KIDS program funding includes transportation, education, and recreation programs at the Yvonne Richardson Community Center.

PEACE at HOME | *Safe Housing New Hope* \$14,915

Safe Housing-New Hope project will assist 20 homeless, extremely low-income households residing in Fayetteville to obtain and maintain violence free housing and employment with income sufficient to support themselves and their children

PUBLIC FACILITIES

YVONNE RICHARDSON CENTER, PARKS and RECREATION | *KidTrax \$21,848*

Funding for a storage room, a check in/front desk area, and a KidTrax system designed to track youth and membership at YRCC. KidTrax will help increase the level of security and safety provided for children and others who visit the Center.

YOU CAN! | Energy Efficiency Overhaul of the Community Imagination Studio Building *\$15,501*

Funding to replace all existing heat and air units in the Community Imagination Studio building; replacement of these units will increase energy efficiency, reduce utility costs, and allow for programming to continue serving low and moderate-income families.

YOUTHBRIDGE, Inc | *Youth at Play \$62,651*

Provide safe, recreational areas for youth living at the Washington County Emergency Shelter and two transitional living homes for homeless youth, Copper Creek, and the Fayetteville Junior Civic League's Julie House.

MONITORING

COMMUNITY DEVELOPMENT PROGRAMS will be monitored by the Community Development Division, State HUD staff and external auditors to ensure long-term compliance with federal, state and local regulations and statutes. Goals and objectives outlined in the Consolidated Plan will be reviewed periodically by the Community Development staff to ensure compliance to the plan.

HOUSING PROGRAMS will be monitored by the CDBG Housing Program staff, State HUD staff and the City of Fayetteville Building Safety Division, when needed for compliance to building ordinances. All building ordinances must be met prior to final payment on all housing rehabilitation projects. Follow-up visits will be made to all minor rehabilitation project sites.

PUBLIC SERVICE ACTIVITIES Sub-recipient agreements will be required for all public service activities. Monitoring area will include program performance, financial performance and regulatory compliance. Sub-recipient agreements will require documentation of activities and results. In addition, agreements will require an estimated project schedule and a project completion date. Agreement will outline procedures to be followed in case a non-compliance situation may occur.

REDEVELOPMENT PROGRAMS will be monitored by the staff, State HUD staff and external auditors. Code compliance issues are administered according to city ordinances and policy/procedures guidelines. Land acquired will be utilized for attainable housing in the target area. Program efforts will serve to advance the revitalization of the target area.

LEAD BASED PAINT Hazard Reduction Rehabilitation projects are evaluated and tested for lead-based paint hazards in accordance with the City of Fayetteville lead-based paint policy. The policy has been established based on current federal regulation for lead-based paint. This policy will be reviewed on an annual basis by CDBG staff.

GRANTEE MONITORING Division staff continues to take all necessary steps to ensure compliance with program requirements. All activities are looked at on an individual basis to determine what regulations are applicable and how they should be met. Division staff receives on-going training to develop the knowledge and skills to operate and comply with program requirements.