

**PROGRAM YEAR 2024**  
**CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**  
**CITY OF PINE BLUFF, ARKANSAS**  
**ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT**

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

Toward this end, the Economic & Community Development Department (ECD) presented its Consolidated Plan with three simply-stated, yet complex goals: (1) create affordable housing opportunities, (2) create economic opportunities, and (3) create suitable living environments. These constitute three critical ingredients for helping all citizens—especially those from low-to-moderate income households—attain a better quality of life for themselves and their families. These goals and their corresponding objectives, programs, and projects are carried out by not only by ECD staff but also by a myriad of partners and participants.

**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	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Create affordable housing opportunities	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / CDBG-CV: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	60	83	138.33%	8	9	112.50%
Create affordable housing opportunities	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$28,732 / CDBG-CV: \$	Rental units rehabilitated	Household Housing Unit	50	8	16.00%			
Create affordable housing opportunities	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$47,133 / CDBG-CV: \$	Homeowner Housing Added	Household Housing Unit	65	25	38.46%	14	3	21.43%
Create affordable housing opportunities	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$3,032 / HOME: \$35,496 / CDBG-CV: \$	Homeowner Housing Rehabilitated	Household Housing Unit	75	43	57.33%	11	5	45.45%
Create affordable housing opportunities	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / CDBG-CV: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	25	0	0.00%			

Create economic opportunities	Non-Housing Community Development	CDBG: \$1,670	Facade treatment/business building rehabilitation	Business	10	22	220.00%		4	
Create economic opportunities	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	5	0	0.00%			
Create economic opportunities	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	25	2	8.00%	3	0	0.00%
Create suitable living environments	Non-Housing Community Development	CDBG: \$62,252 / HOME: \$ / CDBG-CV: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	12685	126.85%	1500	3450	230.00%
Create suitable living environments	Non-Housing Community Development	CDBG: \$ / HOME: \$ / CDBG-CV: \$73,220	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	5	56	1120.00 %	0	56	
Create suitable living environments	Non-Housing Community Development	CDBG: \$ / HOME: \$ / CDBG-CV: \$	Buildings Demolished	Buildings	15	12	80.00%	3	0	0.00%

Effective administration of programs	Administration	CDBG: \$7,588 / HOME: \$24,501 / CDBG-CV: \$15,698	Other	Other	5	5	100.00%	1	1	100.00%
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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.**

The top three priorities identified in the Annual Action Plan are: (1) affordable housing, (2) public facilities improvements, and (3) economic opportunities.

Program Year 2024 proved to be another challenging year as market conditions, staff-support challenges, and other factors impacted reporting and productivity, as evident by the amount drawn in IDIS versus the actual amount of overall expenditures. If all outstanding expenditures had been drawn before the program year ended, this report would reflect a total of nearly \$750,000 across all grant programs. Therefore, to account for all outstanding expenditures this report will highlight the amounts drawn and the overall expenditures.

**Affordable Housing:** Each year, funding is allocated to support housing rehabilitation, homebuyer assistance, and housing-related public services. More than \$114,000 or 44.9% of non-administrative resources drawn during the program year contributed toward these housing activities. During 2024, a total of five (5) homeowner rehabilitation projects were completed during the year, with others in-process at the close of the year. Although we budgeted for more, there were only three (3) homebuyer assistance projects during the year. This trend has been witnessed throughout the Consolidated Planning period, as housing prices rose faster than incomes, making homes less affordable to lower-income households. Overall expenditures for affordable housing and delivery costs equated to more than \$196,000. These activities correspond to the accounting records; however, not all of the activities were closed in IDIS.

Match funding for the city’s permanent housing program helped support nine (9) households with a qualified disability, which contained 17 individuals. All-in-all there were zero draws for this activity, but nearly \$36,000 in expenditures during the year. Additionally, Opportunity House-

-a CDBG-CV project--assisted 56 individuals with greater housing stability. Since opening in April 2024, Opportunity House Day Center has served 424 unique individuals with total visits exceeding 3200. This day center provided access to showers, laundry, meals, case management and referrals to housing & supportive services.

Suitable living projects such as public facilities and improvements were underway during the program year. As stated in the Consolidated Plan, public facilities and improvements that support the “Quality of Place” component of the Economic Development Agenda are high priority. These include the development and redevelopment of parks and recreational facilities, sidewalks/trail, and public facilities that serve low-income and marginalized populations. More than \$138,000 or 54.4% of non-administrative funding drawn during the program year was for suitable living activities. Often, these projects span more than one program year, and projects are at different stages of development during the year. During 2024, public facilities funds supported five (5) projects, including two (2) in the pre-development phase, two (2) underway, and one (1) completed project. Overall expenditures for these projects were \$342,000.

Economic Opportunities: ECD continues to work toward revitalization of the commercial corridors within the Heart of the City—particularly University Drive and downtown Pine Bluff. This outcome combines “place-making” efforts associated with targeted public facilities and improvements, along with assistance to individual property owners and businesses. These activities addressed code requirements or blighted conditions for four (4) existing commercial structures. Total expenditures were more than \$10,000, but leveraged private dollars more than double that amount.

Administration expenditures were \$164,000 across all programs, all within the statutory limits for each grant.