

**City of Pine Bluff, Arkansas**  
**2020-2024 Consolidated Plan**  
**2020 Action Plan**

**Executive Summary**

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

**1. Introduction**

The City of Pine Bluff must challenge itself to coordinate efforts in housing, transportation, community, economic, and workforce development activities in an effort to promote more livable communities not only within the jurisdiction and but also throughout the tri-county metropolitan area. HUD has encouraged state and local governments to develop comprehensive regional partnerships to facilitate this alignment, urging local jurisdictions to partner with each other regionally and across political jurisdictions as necessary. This approach provides a comprehensive solution for helping all residents—especially low-income citizens—attain a higher quality of life for themselves and their families.

The City of Pine Bluff's Economic and Community Development Department is the lead agency responsible for overseeing the development of the Consolidated Plan for Pine Bluff, Arkansas. The City takes on this role beginning with the development of the strategic, five-year Consolidated Plan and throughout implementation of its annual elements. The City has developed relationships with a host of agencies that administer housing, community, workforce/social, business development programs and services within the jurisdiction. These public and private organizations will be partners in carrying out the goals and activities of the five-year Consolidated Plan and Annual Action Plans.

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

The plan supports HUD's mission to create strong, sustainable, inclusive communities and quality affordable homes for all. Community planning and development programs operated by the City and its partners support this mission through the furtherance of decent housing, suitable living environments, and expanding economic opportunities, principally for low and moderate income persons. The Five-Year Consolidated Plan sets forth an aggressive agenda to support these broad outcomes accomplished through the City's housing, public works, community-service and economic-development programs and activities.

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

During the last Consolidated Plan period, the City exceeded many of its goals. Significant progress has been made in the community, especially in the area of public works. This was made possible by successfully leveraging CDBG resources with that of other federal, state, and local funding. Yet too often this progress is overshadowed by a landscape of seemingly mountainous and ever-growing needs this community must face. Nevertheless, during this Consolidated Plan period, the City will continue to meet or exceed its stated goals to for decent, affordable housing; economic development; public facilities and infrastructure improvements; and public services. All of these efforts support neighborhood and commercial district revitalization, and in turn create a stronger, more sustainable, and more livable community.

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

Since the main purpose of the Consolidated Plan is to improve the community, it is necessary that the desires of residents be incorporated into the plan through a citizen participation process. The main purpose of citizen participation is to allow citizens to have a forum to express their input and concerns about federally-funded activities. The process also informs citizens of the decisions that will affect them, and allows them to participate in making those decisions that lead to improvements in their community.

The lead agency invites all residents of the city, including neighborhood organizations, to participate in the development of the Consolidated Plan. Given the pandemic situation facing our nation and city, the City distributed a needs survey to stakeholders versus convening. In addition, the City published public notices announcing public hearings and published the 2020 budget on our website and in the local newspaper.

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

Public comments included suggested activities that promote access to affordable housing and create suitable living environments.

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

N/A

### **7. Summary**

Economic development successes across the entire three-county Pine Bluff Metropolitan Statistical Area positively impact Pine Bluff/Jefferson County and vice versa. The City of Pine Bluff's plan for economic development consists of moving forward with an overall agenda that encompasses the components necessary for long-term, sustainable economic development. This agenda can only move forward

effectively with the inclusion and collaboration of key stakeholders, including the hard-working citizens of the tri-county metropolitan area. This agenda is as follows:

- Establish a strategic direction
- Align systems with strategic direction
- Focus on business retention and expansion
- Focus on quality of place
- Focus on developing and growing our workforce
- Engage in aggressive attraction and creation

Through the implementation of this agenda, the Economic & Community Development Department (ECD) will help create livable communities by supporting neighborhood and commercial district revitalization through public works projects, housing programs, public services, and economic development activities.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PINE BLUFF	Economic & Community Development
HOME Administrator	PINE BLUFF	Economic & Community Development

**Table 1 – Responsible Agencies**

### Narrative

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

ECD maintains a citizen participation process that is designed to broaden participation in development of the Consolidated Plan. This process includes hosting two city-wide public meetings and posting information on the City's website. City staff members are available at these meetings to address residents' concerns as well as direct them to proper resources, including those that fall outside of the scope of the CDBG and HOME Programs administered by the City.

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

ECD maintains relationships with housing providers and public service agencies. In addition to this, the ECD sent out a survey to key stakeholders involved in providing such services as part of the Consolidated Plan process. Participants provided input into housing, public-service, economic-opportunity, and youth-development needs of the community. Participants also shared existing services available through their respective agencies to address such needs. During this Consolidated Plan period, ECD plans to meet more regularly to enhance ongoing coordination with all participating agencies.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

ECD is an active member of the Southeast Arkansas Continuum of Care (SOAR). ECD also functions as the group's monthly meeting facilitator. SOAR consists of a membership, representing a 15 county area in southeastern Arkansas. This group coordinates to address the needs of homeless persons within the target area.

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

Collectively, SOAR administers both Continuum of Care and Emergency Solutions Grant programs either as grantees or sub-grantees. These programs provide much needed services to homeless or persons at imminent risk of homelessness.

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

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

1	<b>Agency/Group/Organization</b>	ECONOMIC DEVELOPMENT ALLIANCE FOR JEFFERSON COUNTY
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization completed a Community Partners Profile form which presented the housing, health, educational/training, employment, social service and other needs facing the population(s) served. ECD will support local efforts to connect businesses with work-ready populations served by partnering agencies.
2	<b>Agency/Group/Organization</b>	SOUTHEAST ARKANSAS REGIONAL PLANNING
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization completed a Community Partners Profile form which presented the housing, health, educational/training, employment, social service and other needs facing the population(s) served. ECD will continue to consult with this agency on transportation and community plans.
3	<b>Agency/Group/Organization</b>	COMMUNITY EMPOWERMENT COUNCIL
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Education Services-Employment Ex-Offenders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization completed a Community Partners Profile form which presented the housing, health, educational/training, employment, social service and other needs facing the population(s) served. ECD will continue to expand affordable housing opportunities.

4	<b>Agency/Group/Organization</b>	CASA Women's Shelter
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Publicly Funded Institution/System of Care Ex-Offenders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization completed a Community Partners Profile form which presented the housing, health, educational/training, employment, social service and other needs facing the population(s) served. ECD will continue to expand affordable housing opportunities.
5	<b>Agency/Group/Organization</b>	TOPPS
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Education Services-Employment Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Youth Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization completed a Community Partners Profile form which presented the housing, health, educational/training, employment, social service and other needs facing the population(s) served. ECD will work to expand opportunities for youth engagement.
6	<b>Agency/Group/Organization</b>	SOUTHEAST ARKANSAS BEHAVIORAL HEALTH CARE
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Health Services - Victims



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization completed a Community Partners Profile form which presented the housing, health, educational/training, employment, social service and other needs facing the population(s) served. ECD will continue to serve as a resource/referral agency for this organization. ECD will continue to expand affordable housing opportunities.
7	<b>Agency/Group/Organization</b>	CITY OF PINE BLUFF
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization completed a Community Partners Profile form which presented the housing, health, educational/training, employment, social service and other needs facing the population(s) served. ECD will continue to expand affordable housing opportunities, including housing rehabilitation services.

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

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Southeast Arkansas Continuum of Care	
Comprehensive Economic Development Strategy	Southeast Arkansas Economic Development District	
PB Comprehensive Plan	Southeast Arkansas Regional Planning	
PB Urban Renewal Plan	PB Urban Renewal Agency	

**Table 3 – Other local / regional / federal planning efforts****Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

ECD coordinates with various state agencies including the Arkansas Historic Preservation Program, the Arkansas Highway and Transportation Department, and the Arkansas Department of Health as needed to implement Consolidated Plan activities.

**Narrative (optional):**

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

ECD maintains a citizen participation process that is designed to broaden participation in development of the Consolidated Plan. This process included hosting two city-wide public meetings and posting information on the City's website. City staff members are available at these meetings to address residents' concerns as well as direct them to proper resources.

#### **Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Public Hearing	Non-targeted/broad community	There were 9 attendees at the March 12, 2020 Public Hearing.	Public comments included suggestions for addressing suitable living environments and economic opportunities.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Community Partners Survey	Agencies Addressing Housing, Health, Social Service, Employment, and Education Needs	There were a total of eight (8) entities that completed surveys.	There were eight (8) entities that provided input toward specific housing, health, social service, employment, and educational needs for the community. Most of the responses addressed housing and social service needs.		
3	Public Hearing	Non-targeted/broad community	There were 7 attendees at this meeting.	There comment related to the need for greater coordination throughout the city, both internally (departments) and externally (community agencies).		

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Pine Bluff's low- and moderate-income populations have a variety of needs that require a concerted effort on the part of housing, community, and economic development organizations in order for these families and individuals to attain a better "quality of life" for themselves. While these needs are addressed at the household level, they must also be addressed at the neighborhood level to be sustainable.

During the next Consolidated Plan period, ECD will broaden its neighborhood revitalization efforts beyond the NRSA areas, while continuing to facilitate key redevelopment projects within the Heart of the City. When analyzing the neighborhoods via the lens of areas of greatest need, clear focus areas emerged. This analysis accounted for areas, namely zip codes and/or census tracts that had a significant percentage of families experiencing poverty, "deep poverty" and/or "persistent poverty," as defined by Policy Map. "Deep poverty" households are those whose incomes are less than 50% of the U.S. poverty level, using 2012-2016 American Community Survey (ACS) data. Research demonstrates that "poverty of this nature presents destabilizing forces that are compounded by limited access to quality housing, schools, and job opportunities" (Policy Map).

Conversely, areas classified as "persistent poverty neighborhoods," were designated based on a longitudinal assessment of excessive poverty rates at the Census-Tract level that have persisted for the last 30 years—even after significant anti-poverty investments have been made (Policy Map). This measure implies that there are deeper structural or functional contributors to the condition of poverty in these areas that go beyond an individual household. Such areas likely contain families experiencing generational poverty, which may necessitate a greater level of intervention, coordinated with key community partners, than what ECD can do alone. This is especially important to not only the long-term efforts of overall neighborhood revitalization, but to the short-term gains a household can make on a pathway out of poverty.

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

### Summary of Housing Needs

According to HUD, an estimated 12 million renter and homeowner households pay more than 50 percent of their annual incomes for housing. In fact, HUD asserts that a family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States, including Pine Bluff.

With respect to housing needs, persons with housing cost burdens as a percent of their annual income make up 85% of the households experiencing one or more of the housing problems identified in CHAS data. This need is especially pronounced among renters and those making less than 30 percent of the area median income (AMI).

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	49,083	46,230	-6%
Households	19,536	17,705	-9%
Median Income	\$31,225.00	\$30,719.00	-2%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,000	2,645	3,060	1,445	7,555
Small Family Households	1,050	895	1,075	495	3,565
Large Family Households	190	215	395	125	435
Household contains at least one person 62-74 years of age	360	560	510	315	1,715
Household contains at least one person age 75 or older	210	455	455	95	805
Households with one or more children 6 years old or younger	585	394	525	279	510

**Table 6 - Total Households Table**

**Data Source:** 2011-2015 CHAS

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	90	4	10	4	108	10	25	40	0	75
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	0	0	0	15	0	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	125	45	95	0	265	0	0	15	10	25
Housing cost burden greater than 50% of income (and none of the above problems)	1,300	815	100	0	2,215	390	345	160	45	940
Housing cost burden greater than 30% of income (and none of the above problems)	185	385	695	60	1,325	125	260	405	230	1,020

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	390	0	0	0	390	110	0	0	0	110

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS

Source:

## 2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,520	870	205	4	2,599	395	380	210	55	1,040
Having none of four housing problems	395	720	1,285	535	2,935	190	675	1,365	850	3,080
Household has negative income, but none of the other housing problems	390	0	0	0	390	110	0	0	0	110

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS

Source:

## 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	675	550	275	1,500	205	110	205	520
Large Related	125	75	135	335	10	110	85	205
Elderly	119	235	165	519	175	320	110	605
Other	750	390	265	1,405	120	75	175	370



	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,669	1,250	840	3,759	510	615	575	1,700

**Table 9 – Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	630	395	25	1,050	145	85	50	280
Large Related	115	40	0	155	10	65	10	85
Elderly	74	85	20	179	110	150	35	295
Other	665	315	55	1,035	120	55	65	240
Total need by income	1,484	835	100	2,419	385	355	160	900

**Table 10 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	105	19	95	0	219	0	10	15	4	29
Multiple, unrelated family households	35	30	0	0	65	0	0	0	4	4
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	140	49	95	0	284	0	10	15	8	33

**Table 11 – Crowding Information – 1/2**

Data 2011-2015 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source

Comments:

### **Describe the number and type of single person households in need of housing assistance.**

According to HUD, hard-to-house families face many challenges including weak employment histories, long stays in public housing, poor health, substance abuse, and criminal records. Special needs populations, including homeless persons, persons with HIV/AIDS, persons returning from prisons, returning veterans, the elderly, and persons with disabilities all experience significant barriers to both obtaining and maintaining housing. For some, financial assistance alone is sufficient while others require housing with supportive services to assist with activities of daily living or long-term self-sufficiency.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

It is difficult to estimate the number of families in need of housing assistance who are disabled or victims of domestic violence. However, it is certain the demand for assistance outstrips the capacity of the community to serve such individuals.

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

Housing cost burden is the most common housing problem.

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

Extremely low-income households are more affected than others by these problems.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

A prevalent characteristic among low income individuals and families with children is the lack of a high school diploma or GED. This hampers the person's ability to access better employment opportunities.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

N/A

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

Particular housing characteristics that have been linked with instability include the age of the housing unit and the condition of the housing unit.

### **Discussion**

The greatest housing need is housing cost burden.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Since African Americans constitute a large share of the population of Pine Bluff, in many cases this group represents the largest share of the total population of greatest need. For instance, 64% of households across all income brackets experience one or more of the housing problems and 84% of those in need are African American households. However, when calculating the disproportionately greater need using the methodology above the data highlight other households in need. Although they represent a small number of households, in various income brackets Asian, Pacific Islander, and Hispanic households have a disproportionately greater need as it relates to housing problems.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,225	275	500
White	295	60	45
Black / African American	1,920	200	415
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	10	34

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

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,890	750	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	285	104	0
Black / African American	1,570	600	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	4	15	0

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

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

#### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,515	1,545	0
White	170	465	0
Black / African American	1,295	1,045	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	20	0
Hispanic	40	20	0

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

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	350	1,095	0
White	75	215	0
Black / African American	260	880	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	0	0

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

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## Discussion

Within the 0-30% income bracket, 74% of all households within this income bracket have housing problems. Although 86% of those with problems are African American households, none of the racial groups demonstrated a disproportionately greater need based on the percentage-point comparison methodology.

Within the 30-50% income bracket, 71% of all households within this income bracket have housing problems. Although 83% of those with problems are African American households, all 10 or 100% of Pacific Islander households within this income bracket have problems.

Within the 50-80% income bracket, the percentage of households with problems drops to 49.5% of all households within this income bracket have housing problems. Although 85% of those with problems are African American households, all 10 or 100% of Asian households and 40 or 66.7% of Hispanic households within this income bracket have problems.

One or more of the housing problems exist even among households within the 80-100% income bracket, although the number drops to 24%. Similarly, a majority of these households (74%) are African American households. Yet, all 10 or 100% of the Hispanic households within this income bracket have housing problems.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Since African Americans constitute a large share of the population of Pine Bluff, in many cases this group represents the largest share of the total population of greatest need. For instance, 36% of households across all income brackets experience one or more severe housing problems and 89% of those in need are African American households. However, when calculating the disproportionately greater need using the methodology above the data highlight Pacific Islander households as having a disproportionately greater need.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,915	585	500
White	205	145	45
Black / African American	1,700	420	415
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	10	34

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

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,250	1,395	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
White	145	250	0
Black / African American	1,100	1,070	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	0	19	0

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

**Data Source:** 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

#### **50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	415	2,650	0
White	30	605	0
Black / African American	385	1,955	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	20	0
Hispanic	0	60	0

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

**Data Source:** 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%



## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	59	1,385	0
White	0	295	0
Black / African American	59	1,080	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

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

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

Within the 0-30% income bracket, 64% of all households within this income bracket have severe housing problems. Although 89% of those with problems are African American households, none of the racial groups demonstrated a disproportionately greater need based on the percentage-point comparison methodology.

Within the 30-50% income bracket, 47% of all households within this income bracket have severe housing problems. Although 88% of those with problems are African American households, all 10 or 100% of Pacific Islander households within this income bracket have problems.

Within the 50-80% income bracket, the percentage of households with problems drops to merely 14% of all households within this income bracket have severe housing problems. Yet, 92.7% of those with problems are African American households.

Only 4% of households within the 80-100% income bracket have severe housing problems, yet, all 59 or 100% are African American households.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

Since African Americans constitute a large share of the population of Pine Bluff, in many cases this group represents the largest share of the total population of greatest need. For instance, 35% of households (excluding those not computed) across all income brackets experience housing cost burden and 70% of those in need are African American households. However, more than half of the total Hispanic households experience housing cost burden based on the methodology above.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	11,155	2,640	3,400	515
White	3,185	480	380	45
Black / African American	7,745	2,065	2,995	430
Asian	70	20	0	0
American Indian, Alaska Native	10	4	0	0
Pacific Islander	20	0	10	0
Hispanic	60	55	10	34

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

Data Source: 2011-2015 CHAS

### Discussion:

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Since African Americans constitute a large share of the population of Pine Bluff, in many cases this group represents the largest share of the total population of greatest need. However, when calculating the disproportionately greater need, in various income brackets Asian, Pacific Islander, and Hispanic households have a disproportionately greater need as it relates to housing problems.

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

Within the 30-50% income bracket, Pacific Islander households--though small in number--demonstrate a disproportionately greater need. Within the 50-80% income category, Asian and Hispanic households demonstrate a disproportionately greater need. Furthermore, it appears that Hispanic households within the 80-100% income category also display a disproportionately greater need.

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

This is undetermined.

## NA-35 Public Housing – 91.205(b)

### Introduction

There is a great need for public housing, given the number of extremely low-income households that are rent burdened.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	255	690	0	670	2	5	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	10,739	11,296	0	11,147	13,800	11,254	
Average length of stay	0	0	3	5	0	5	0	1	
Average Household size	0	0	2	2	0	2	1	3	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	27	78	0	74	0	0
# of Disabled Families	0	0	52	271	0	262	2	3
# of Families requesting accessibility features	0	0	255	690	0	670	2	5
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	1	44	0	41	0	2	0
Black/African American	0	0	254	646	0	629	2	3	0
Asian	0	0	0	0	0	0	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	0	0	0	0	0	0
Not Hispanic	0	0	255	690	0	670	2	5	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The PHA makes every effort to accommodate the needs of persons with disabilities. If an accessible unit is occupied by a person without disabilities, this person will be relocated to another unit in order to accommodate the person with disabilities.

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

A review of the waiting list shows the number of families currently waiting for housing assistance was significant, with the majority classified as extremely low income and in need of safe, decent, affordable, and sanitary housing.

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

These needs parallel the housing needs of the population at large.

**Discussion**

In summary, there is a great need for public housing, given the number of extremely low-income households that are rent burdened.

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

### Introduction:

Each year, the Southeast Arkansas Continuum of Care conducts a Point-in-Time Count. The Point-in-Time (PIT) count is a count of sheltered and unsheltered homeless persons on a single night in January. HUD requires that Continuums of Care conduct an annual count of homeless persons who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night. Continuums of Care also must conduct a count of unsheltered homeless persons every other year (odd numbered years).

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	40	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	35	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0



Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

Data Source

Comments:

Indicate if the homeless population is: Partially Rural Homeless

### Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Veterans	0	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Data Source  
Comments:

**For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:**

SOAR CoC is made up of 15 counties, most of which have cities which are classified as rural.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Data is not available.

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

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	26	0
Black or African American	49	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0

<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

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

Although the most recent PIT count indicated the presence of only one veteran household receiving assistance, the need is projected to be greater.

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

Among the persons experiencing homelessness, 34.6% were classified as White, 61.3% were classified as Black, and 0.4% were classified as multiple races.

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

There is no information on unsheltered persons.

### **Discussion:**

According to the most recent Point-in-Time Count data, there were a total of 75 sheltered homeless persons on January 35, 2019. These persons made up a total 46 households. Eleven of these households consisted of families with children under age 18. There were 29 children or 38.6% of total homeless persons sheltered in 2019 experiencing homelessness. In addition, one of the households in the survey was part of the Veterans subpopulation group.

According to the PIT count, none of the households surveyed were classified as “chronically homeless.”

While this report reflects the number of sheltered homeless persons, the unsheltered homeless population was not determined in 2019.

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

### **Introduction:**

According to HUD, hard-to-house families face many challenges, including weak employment histories, long stays in public housing, poor health, substance abuse, and criminal records. Special needs populations, including homeless people, people with HIV/AIDS, people returning from prisons, returning veterans, the elderly, and people with disabilities all experience significant barriers to both obtaining and maintaining housing. For some, financial assistance alone is sufficient to ensure access to housing, while others require housing with supportive services to assist with activities of daily living or long-term self-sufficiency.

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

Youths Age 16-24: With local unemployment rates among this population at 41.56%, those without adequate support systems are at risk for housing instability and/or homelessness. National studies have indicated that youths and young adults in this age bracket that are homeless or at-risk of being homeless are at higher risk for physical abuse, sexual exploitation, mental health disabilities, chemical or alcohol dependency, and death.

In addition to youths, hard-to-house families face many challenges, including weak employment histories, long stays in public housing, poor health, substance abuse, and criminal records. Special needs populations, including homeless people, people with HIV/AIDS, people returning from prisons, returning veterans, the elderly, and people with disabilities all experience significant barriers to both obtaining and maintaining housing. For some, financial assistance alone is sufficient to ensure access to housing, while others require housing with supportive services to assist with activities of daily living or long-term self-sufficiency.

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

Those persons in this group, especially those without adequate support networks are in need of housing stabilization services that address barriers to housing stability. These services include referrals to employment and workforce development agencies, life skills training, financial literacy education, and mental and physical health agencies, as needed. These needs are determined via research, interaction with prospective clients, and input from community partners.

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

This population is served by Jefferson County Comprehensive Care System.

**Discussion:**

Some existing services are in place to address special needs; however, more targeted assistance to youths and young adults will help support better transitions to adulthood and adult responsibilities.

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

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

Public facilities and improvements are an integral part of the Quality of Place component of the Economic Development Agenda. The City of Pine Bluff has identified the need for new and improved recreational facilities, including a multi-purpose community center, featuring programming and services for youths, seniors, and families.

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

These needs were determined by an intensive community visioning exercise several years ago as well as ongoing community interactions.

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

Improvements to basic infrastructure as well as transportation infrastructure remain top priorities, especially within the Heart of the City where some of this infrastructure is more than 100 years old.

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

These needs were determined by public works staff who are charged with maintaining such infrastructure as well as via direct observation.

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

Public services aimed at connecting people to existing resources via housing stability case management are needed.

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

These needs were determined by compiling assistance-request data from persons seeking assistance from the ECD.

## **Housing Market Analysis**

### **MA-05 Overview**

#### **Housing Market Analysis Overview:**

There has been a slight reduction in the total number of housing units since the 2000 Census. However, there has been an increase in the median home value since 2000.

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

### Introduction

There has been an overall decrease in the total number of housing units since the baseline year of 2000, yet vacancy rates remain high. Census data listed a total of 22,484 during the year 2000, now down to 21,085. Many of the units that were lost were substandard units and more vacant/unrepairable housing units are expected to be demolished within the next few years. Despite this, only 17,710 of these housing units are occupied by renters or owners. It is clear from the housing conditions data and demand for housing rehabilitation grants that many of the occupied units fail to provide for the "quality homes" desired for our citizens.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	15,070	71%
1-unit, attached structure	455	2%
2-4 units	1,380	7%
5-19 units	2,170	10%
20 or more units	1,020	5%
Mobile Home, boat, RV, van, etc	990	5%
<b>Total</b>	<b>21,085</b>	<b>100%</b>

Table 28 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	45	0%	140	2%
1 bedroom	100	1%	1,645	21%
2 bedrooms	1,770	18%	3,100	39%
3 or more bedrooms	7,845	80%	3,065	39%
<b>Total</b>	<b>9,760</b>	<b>99%</b>	<b>7,950</b>	<b>101%</b>

Table 29 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

ECD does not currently target a specific income level when administering its housing rehabilitation programs. Historically, ECD would assist any eligible property owner. During this Consolidated Plan period, we will review this approach.



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

A significant number of housing units are expected to be demolished within the next few years.

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

The majority of housing units available are detached, single family units. Demographic data from the 2010 Census included approximately 11,500 family households and 5,600 single-person households in the city. Without an assessment of the quality of housing, there appears to be sufficient family housing stock. Again, without considering the quality of the housing options, single-person renters may have more housing choices for smaller units than single-person homebuyers.

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

Subsidized housing for persons with disabilities would greatly improve housing cost burdens among these populations. Often, persons coming in for assistance who receive disability compensation do not make enough income to maintain housing.

**Discussion**

Housing for special populations, such as those with disabilities is needed in this community.

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

### Introduction

This quantitative assessment displays a sufficient number of housing units for Pine Bluff households. However, these data do not reflect the quality of the housing nor the age of the housing stock. Overall, Pine Bluff has a significant number of housing units built before 1980. These units do not adequately address the needs of modern-day families.

The median home value continues to increase as well as rents. Without corresponding increases in income, housing affordability may become challenged. This is most challenging for households with incomes at less than 50% of the AMFI.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	64,400	72,900	13%
Median Contract Rent	388	459	18%

Table 30 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,945	62.2%
\$500-999	2,980	37.5%
\$1,000-1,499	10	0.1%
\$1,500-1,999	0	0.0%
\$2,000 or more	10	0.1%
<b>Total</b>	<b>7,945</b>	<b>99.9%</b>

Table 31 - Rent Paid

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	560	No Data
50% HAMFI	1,785	1,255
80% HAMFI	5,225	2,935
100% HAMFI	No Data	3,979
<b>Total</b>	<b>7,570</b>	<b>8,169</b>

Table 32 – Housing Affordability

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	525	545	716	897	1,127
High HOME Rent	525	545	716	847	925
Low HOME Rent	456	488	586	677	756

**Table 33 – Monthly Rent**

**Data Source:** HUD FMR and HOME Rents

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

There appears to be sufficient housing for households. However, these data do not reflect the quality of the housing nor the age of the housing stock. Older housing units that have not been retrofitted with energy improvements typically have utility costs that exceed measures of affordability.

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

Increases in rents may negatively affect extremely low- and low-income households, without corresponding increases in income.

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

Beyond a three-bedroom unit, HOME rents are noticeably lower than FMRs. This may limit a strategy to produce units with a greater number of bedrooms.

## Discussion

There appears to be sufficient housing for households. However, this data do not reflect the quality of the housing nor the age of the housing stock. Overall, Pine Bluff has a significant number of housing units built before 1980. These units do not adequately address the needs of modern-day families.

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

### Introduction

Nearly 75% of Pine Bluff's housing units were built before 1980. According to the National Association of Home Builders, units built before 1980 do not adequately address the needs of modern-day families.

### Definitions

The City utilizes International Building Codes.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,290	23%	3,655	46%
With two selected Conditions	65	1%	235	3%
With three selected Conditions	0	0%	50	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,395	76%	4,010	50%
<b>Total</b>	<b>9,750</b>	<b>100%</b>	<b>7,950</b>	<b>100%</b>

Table 34 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	515	5%	990	12%
1980-1999	2,085	21%	1,855	23%
1950-1979	5,645	58%	4,180	53%
Before 1950	1,510	15%	925	12%
<b>Total</b>	<b>9,755</b>	<b>99%</b>	<b>7,950</b>	<b>100%</b>

Table 35 – Year Unit Built

Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,155	73%	5,105	64%
Housing Units build before 1980 with children present	879	9%	259	3%

Table 36 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 37 - Vacant Units**

**Data Source:** 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

Demand for housing rehabilitation is significant. ECD maintains a list of persons in need of such of services, yet many calls are received each week from citizens seeking assistance. Not only is this conclusion based on demand, it is evident by any windshield survey that can be conducted within the older neighborhoods within the city. Furthermore, given the housing cost burden of lower-income households and the age of the housing stock in Pine Bluff, there is often a need to address energy efficiency upgrades during rehabilitation projects.

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

It is unknown how many units actually contain lead-based paint hazards. This information is maintained by the Arkansas Department of Health (ADH) once a child tests positive for elevated blood-lead levels and it is not available for distribution. ECD is able to coordinate with ADH on an address-by-address basis by sending prospective addresses to ADH check for known cases of elevated blood-lead levels. As a precaution against risk of lead-based paint hazards, ECD requires contractors to use lead-safe work practices on any rehabilitation project where paints are disturbed.

## Discussion

While the existing housing stock may not meet the need of modern-day families, older housing units do provide affordable homeowner units for moderate income households. Addressing rehabilitation of these units, either as existing owner units or acquisition-rehab-resale units will help bring units up to a higher level of energy efficiency. This will make the units more affordable to lower income households as well.

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

### Introduction

There have been recent investments in the quality and supply of public and assisted housing.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			272	804			0	32	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 38 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

Public housing units are in good condition within the jurisdiction. All housing quality standards are met as part of requirements for participation in this program.

## Public Housing Condition

Public Housing Development	Average Inspection Score
This data is not available.	N/A

Table 39 - Public Housing Condition

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

The PHA has invested in quality housing units.

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

This is one of the strategic goals of the Pine Bluff Housing Authority.

### Discussion:

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

### Introduction

Pine Bluff is fortunate to have some existing services and facilities to address the needs of homeless populations. Services for special populations, such as those with substance abuse issues and unaccompanied youth, improved during the previous Consolidated Plan period. However, there is a deficit in the number of emergency and transitional housing options available to general populations experiencing homelessness.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	77	0	12	4	0
Households with Only Adults	90	0	12	12	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	15	0	0	0	0

**Table 40 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:



**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The city of Pine Bluff is fortunate to have all of the mainstream services listed above available within the community.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

**Neighbor to Neighbor:** Provides temporary emergency assistance for individuals and families that need food, clothing, utility payment, payment for prescriptions, and school supplies.

**The Salvation Army of Jefferson County:** Operates a transient/homeless shelter and a women's and family shelter. Assists shelter program participants with furniture, first month's rent, or utility assistance to help them achieve independence. Provides public shower facilities and dinner to anyone. Provides clients with clothing vouchers to the thrift store, access to healthcare, and prescription assistance to homeless persons. Offers supportive and counseling services.

**The Committee Against Spouse Abuse:** CASA is open 24 hours a day, 7 days a week, and also operates a 24-hour hotline. CASA provides shelter, support groups, legal advocacy, food, clothing, school supplies, advocacy, referrals, educational services, GED classes, domestic violence classes and domestic violence case management.

**Pine Bluff-Jefferson County Economic Opportunity Commission:** Seeks to prevent homelessness by providing emergency rent or mortgage payments and utility payment for one month.

**Pine Bluff Housing Authority:** Provides available housing for families referred to them by other homeless facilities.

**Jefferson Comprehensive Care System, Inc.:** Provides medical services and programs for low-and moderate-income persons and families as well as medical and housing assistance to persons with AIDS.

**Community Empowerment Council:** Provides shelter and supportive services to youth who have become wards of the State.

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

### **Introduction**

Special populations are in need of facilities and services.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Pine Bluff offers a variety of housing options for seniors and some for persons with disabilities. However, the need for housing assistance for persons with disabilities is greater than the supply of housing. In addition, those with substance abuse issues in need of resident-based services are referred out of the community due to the lack of such facilities at this time. Outpatient treatment is available for persons with substance abuse issues, however. In addition, there is a limited number of foster housing options for youths in need of group care. Youths are sometimes sent to other communities, away from familiar faces and surroundings.

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

These institutions have social workers who reach out to ECD for assistance or referrals to agencies that can assist with supportive housing needs.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

ECD offers housing stability case management services to connect participants to area resources to address issues identified as barriers to housing stability. During the next year, ECD will pursue additional funding and build partnerships that can address the housing and supportive services needs of persons who are not homeless but have other special needs.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

ECD offers housing stability case management services to connect participants to area resources to address issues identified as barriers to housing stability.

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

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

The zoning requirements for minimum lot size for new construction is believed to have a negative effect on residential investment in older neighborhoods. The City is currently undergoing a comprehensive planning process, which will provide recommendations for any zoning changes that can remove any barriers to affordable housing.

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

### Introduction

Pine Bluff is a regional employment center, with workers commuting from several surrounding counties. When looking at economic opportunity, it is important to view it from a regional perspective, especially since workers from Pine Bluff also commute to work in other surrounding counties.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	128	53	1	0	-1
Arts, Entertainment, Accommodations	1,578	1,592	13	10	-3
Construction	348	279	3	2	-1
Education and Health Care Services	3,299	4,653	26	31	5
Finance, Insurance, and Real Estate	611	1,143	5	8	3
Information	128	94	1	1	0
Manufacturing	2,950	2,916	24	19	-5
Other Services	314	568	3	4	1
Professional, Scientific, Management Services	358	285	3	2	-1
Public Administration	0	0	0	0	0
Retail Trade	1,940	2,804	15	18	3
Transportation and Warehousing	442	290	4	2	-2
Wholesale Trade	422	551	3	4	1
Total	12,518	15,228	--	--	--

**Table 41 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	19,540
Civilian Employed Population 16 years and over	16,645
Unemployment Rate	14.74
Unemployment Rate for Ages 16-24	41.56
Unemployment Rate for Ages 25-65	7.37

**Table 42 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	2,210
Farming, fisheries and forestry occupations	460
Service	2,375
Sales and office	3,505
Construction, extraction, maintenance and repair	810
Production, transportation and material moving	1,605

**Table 43 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	13,660	86%
30-59 Minutes	1,565	10%
60 or More Minutes	655	4%
<b>Total</b>	<b>15,880</b>	<b>100%</b>

**Table 44 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

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

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	915	280	1,450
High school graduate (includes equivalency)	4,315	735	3,915
Some college or Associate's degree	4,860	545	1,850

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	3,250	135	740

**Table 45 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	15	105	150	325	915
9th to 12th grade, no diploma	700	570	370	1,135	830
High school graduate, GED, or alternative	1,635	2,260	2,150	4,560	1,830
Some college, no degree	2,895	1,825	1,300	2,700	1,170
Associate's degree	190	440	310	685	35
Bachelor's degree	230	680	535	1,515	715
Graduate or professional degree	4	275	230	890	465

**Table 46 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	15,038
High school graduate (includes equivalency)	22,829
Some college or Associate's degree	27,976
Bachelor's degree	36,707
Graduate or professional degree	51,367

**Table 47 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

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

The major employment sectors are: (1) Education & Health Care, (2) Manufacturing, and (3) Retail Trade.

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

Within each of the sectors, there are occupations that require anywhere from a short-term on-the-job training up to a college degree. However, most jobs that pay a living wage require some training beyond the high school diploma.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Pine Bluff was selected as a location for a new investment that is projected to create 1,100 jobs, several of which will not require formal education beyond a high school diploma. ECD will work with workforce agencies and human resource managers to connect program participants to available job opportunities. In addition, industrial recruitment is an ongoing activity carried out by the Economic Development Alliance of Jefferson County. Their targets are typically manufacturing companies.

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

For certain sectors there is a sufficient supply of workers. Some of the occupations within the manufacturing sector require more specialized training and knowledge. There is a need to increase the supply of workers with specialized knowledge.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

There are state-level, regional, and local workforce development initiatives that can support the Consolidated Plan. ECD will seek opportunities to connect program participants to these initiatives. This will help strengthen their opportunities to access local, in-demand occupations as they become available.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The CEDS for the Southeast Arkansas Economic Development District includes goals that align with local economic development goals. For instance, one goal is to increase tourism in the region by promoting the development of recreational assets. Another goal is to promote small business development. These are all included in the Consolidated Plan.

## **Discussion**

Economic growth is a major regional priority. Activities included in the Consolidated Plan support these efforts.



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

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

Based on a review of a list of households seeking housing rehabilitation assistance, ECD has observed how many properties are located within older neighborhoods. These neighborhoods are either within or in close proximity to the Heart of the City.

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

These populations appear to be distributed throughout the jurisdiction. However, there are several Census tracts where the overall poverty rates are substantial—Census Tracts 12, 13, 14.01, 14.02, and 17. A portion of one of these tracts is within the targeted Heart of the City target area. The other areas will benefit from outreach to populations via the Strong and Healthy Neighborhoods initiative.

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

Both of these areas display a mix of well-maintained homes, vacant lots, dilapidated structures, and older infrastructure.

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

Some of these Census Tracts have community assets that are more readily identifiable than others. ECD will work with neighborhood stakeholders to identify and improve community assets, especially as it relates to safe places to play and safe routes to school(s), where applicable.

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

Yes, there are jobs and recreational amenities nearby that can provide a good basis for revitalization.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Pine Bluff has several flood-prone areas and has a relatively flat topography. Therefore, the city can be adversely impacted by heavy rainfall. According to published information, global warming can increase such risks, since a warmer atmosphere also holds more moisture and therefore can produce more rain.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

There is no assessment of vulnerability to these risks of housing occupied by low-income populations based on analysis of data, findings, and methods. However, generally these households have some risk, since the Census Tracts near the city's waterways are designated as having a high number of low-to-moderate income households.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City has determined that concentrating its efforts within specific neighborhoods and sub-communities allow for greater impact and stimulus than scattered, small-site improvements. Efforts in these designated areas are more comprehensive, addressing housing, infrastructure, and economic development activities that will be carried out by the City of Pine Bluff and other local agencies and partners. It also seeks to address social and workforce development activities as well.

These designated areas include downtown and the University Park Neighborhood—areas that border Lake Saracen. These areas can be referred to collectively as the “Heart of the City.” The Heart of the City area encompasses both the University Park and Turtle Creek Neighborhood Revitalization Strategy Areas. Collectively, these projects support the City's "Quality of Place" component of the overall Economic Development Agenda. This agenda item consists of a collection of projects aimed at strengthening the long-term economic competitiveness of this city, county, and a considerable portion of the southeast Arkansas Delta. The projects contribute to the sustainable redevelopment of prime places to live, work, and play. This initiative is vital to recapturing the critical mass and sense of place needed to sustain job growth for the region.

In addition to this continued strategic approach, the ECD will implement Strong and Healthy Neighborhoods initiative during this Consolidated Plan period. Strong, sustainable neighborhoods are the building blocks for strong, sustainable communities. This focus will work with residents and neighborhood stakeholders to implement neighborhood projects that support the objectives of the initiative.

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

### Geographic Area

Table 48 - Geographic Priority Areas

1	<b>Area Name:</b>	HEART OF THE CITY
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The Heart of the City Area encompasses discreet portions of Census Tracts 5.02, 10, and 12. The broader area includes the northern shoreline of Lake Saracen; the eastern boundary of Lake Saracen over to Convention Center Drive/Texas Street; Harding Avenue/16th Avenue on the south; and Cedar Street/University Drive on the west. This area encompasses the neighborhoods in proximity to key community assets (e.g., Lake Saracen, Regional Park, convention center, Pine Bluff High School, and the University of Arkansas at Pine Bluff) and the Central Business District. Revitalization of neighborhoods near these assets and downtown will contribute the residential density and vitality needed to support long-term downtown revitalization efforts.

<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>The area includes Pine Bluff's original town boundaries that date back to 1839 and includes some of the oldest housing and commercial building stock in the city. Some of the historic structures are individually listed on the National Register for Historic Places or located in two National-Register historic districts (residential and commercial). Some of the housing stock is also located within the "Ben Pearson Block" or the 1880s "suburb" of Lakeside (which includes a fully restored 10,000 square foot mansion constructed before 1920). Infill housing constructed at various time periods provides an eclectic mix of housing types, architectural styles, and sizes. Over a series of decades, the area degenerated into an overall low-density residential area divided into sub-neighborhoods by major arterials, railroad tracks, and natural barriers. Additionally, the area is marked by a large inventory of vacant parcels--in fact, some areas have only one or two housing units left on the residential block.</p> <p>There are four commercial areas within the target area, one of which is the Central Business District. The others are "connected" commercial corridors, including University Drive (U.S. 79B), 6th Avenue (Arkansas Highway 190) and Cherry Street. Within the target area, University Drive originates at the University of Arkansas at Pine Bluff and terminates at 6th Avenue. The commercial corridor along 6th Avenue connects the western boundary of the target area to the eastern boundary. Within the target area, the 6th Avenue corridor originates at University Drive and terminates at the eastern border of the Central Business District. Within the target area, the principal commercial corridor of Cherry Street originates at 6th Avenue and terminates at the neighborhood-commercial node at the intersection of 16th Avenue. The commercial areas contain a mix of uses, including government and professional offices, retail, services, and a few major employers. The commercial areas have a significant number of blighted commercial structures and vacant commercial lots.</p>
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	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Many community visioning and planning efforts have included downtown revitalization as a top priority. The community plans currently adopted by the City included input from more than 700 citizens. One plan specifically cites revitalization of near-downtown neighborhoods as a key driver for sustainable redevelopment of downtown Pine Bluff.
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>2</b>	<b>Area Name:</b>	Turtle Creek Neighborhood Revitalization Strategy Area
	<b>Area Type:</b>	Strategy area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	1/15/2009
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>3</b>	<b>Area Name:</b>	UNIVERSITY PARK NEIGHBORHOOD
	<b>Area Type:</b>	Strategy area

<b>Other Target Area Description:</b>	
<b>HUD Approval Date:</b>	1/15/2006
<b>% of Low/ Mod:</b>	
<b>Revital Type:</b>	Comprehensive
<b>Other Revital Description:</b>	
<b>Identify the neighborhood boundaries for this target area.</b>	
<b>Include specific housing and commercial characteristics of this target area.</b>	
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
<b>Identify the needs in this target area.</b>	
<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

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

Aside from citywide cross-cutting programs, such as housing-related programs, assistance will be allocated to eligible census tracts based on specific projects and activities identified in this plan. Many of these projects are located within the central city—encompassing downtown Pine Bluff, downtown’s nearby neighborhoods, and the University Park neighborhood. These areas constitute the Heart of the City target area.

The City has made the provision of safe and adequate housing for low- and moderate-income families and individuals a priority and has always set aside CDBG and HOME funds for this type of activity regardless of the location in the city of the housing activity. In addition, the City has directed a variety of activities to implement within the University Park area for a number of years to promote the revitalization of the neighborhood. This will continue. In addition, assistance to other areas of need will be done via the Strong and Healthy Neighborhoods initiative implemented during this Consolidated Plan period.



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

### Priority Needs

Table 49 – Priority Needs Summary

1	<b>Priority Need Name</b>	Public Facilities and Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY
	<b>Associated Goals</b>	Create suitable living environments Effective administration of programs
	<b>Description</b>	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, transportation infrastructure as well as basic infrastructure such as drainage facilities.
	<b>Basis for Relative Priority</b>	Some infrastructure within the target area is more than 100 years old and is inadequate to support revitalization of the target area. In addition, investments in quality recreational amenities makes the area attractive and useful for new and existing families. Attracting new residents to the area is a critical component of neighborhood revitalization.
2	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Families with Children Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY
	<b>Associated Goals</b>	Create affordable housing opportunities Effective administration of programs
	<b>Description</b>	CHAS data reveal the continued need to address affordable housing within the City of Pine Bluff, especially among low and extremely low-income populations.
	<b>Basis for Relative Priority</b>	CHAS data reveal the need to eliminate housing cost burdens for low-income populations in Pine Bluff. In addition, housing quality needs to be addressed as well.
<b>3</b>	<b>Priority Need Name</b>	Economic Opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Families with Children Non-housing Community Development

	<b>Geographic Areas Affected</b>	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY
	<b>Associated Goals</b>	Create economic opportunities Effective administration of programs
	<b>Description</b>	Support for economic revitalization of the Heart of the City as well as the broader jurisdiction is a top priority and includes facilitating access to employment and small business development opportunities.
	<b>Basis for Relative Priority</b>	Providing access to economic opportunities is a fundamental and sustainable component of revitalization. Persons with access to living wages are better able to support local businesses, buy and maintain houses, and contribute to the revitalization of Pine Bluff neighborhoods.

### **Narrative (Optional)**

During the past Consolidated Plan period, the City implemented several public facilities projects which laid the foundation for revitalization of the Heart of the City target area. This work will continue and expand to other targeted neighborhoods to achieve specific objectives--namely safe places to play and safe routes to school.

Access to decent, affordable housing remains a priority need due to the age and quality of the housing stock available in Pine Bluff. Similarly, access to economic opportunities continues to be a high priority.

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

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	A significant number of households with incomes less than 50% of the AMFI are experiencing housing cost burdens. Although capacity is limited, the use of TBRA funds will be made available to participants in the two-generation self-sufficiency program.
TBRA for Non-Homeless Special Needs	The unemployment rate among young adults (up to age 24) exceeds 40%. Some of these youth are disconnected from institutions that can help them navigate mainstream resources available to access job training, educational, and/or employment opportunities. A TBRA assistance program with supportive services (like the self-sufficiency program) can address non-homeless special needs among this population, especially family households with minor children.
New Unit Production	Although there is a large number of vacant housing units within the jurisdiction, the age and quality of the housing necessitates new unit production in selected situations. Historical code enforcement efforts and subsequent demolitions of substandard housing have left many vacant parcels in many neighborhoods. In order to stabilize targeted neighborhoods and stimulate redevelopment activity, new construction may be used to stimulate infill housing development as well as subsidize the production of quality affordable rental housing.
Rehabilitation	The significant number of housing units with problems necessitates rehabilitation. Rehabilitation activities occur city wide and will help preserve the existing housing stock occupied by owner and renter households.
Acquisition, including preservation	With such a large number of vacant housing units within the jurisdiction, preservation of existing units is critical to maintaining the supply of affordable housing. Acquisition of such units by eligible homebuyers helps to stabilize neighborhoods as well.

**Table 50 – Influence of Market Conditions**

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

### Introduction

ECD expects that CDBG and HOME resources will be available to support community and economic development objectives over the next five years. In addition, ECD regularly pursues partnership and resource development activities that permit the City to leverage these funds.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	699,361	0	0	699,361	2,700,000	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	235,005	128,410	0	363,415	1,500,000	

Table 51 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Pine Bluff leverages its entitlement funding with other public and private funds through its various programs. This includes any leveraging of funds that happens with its housing and public works activities. Throughout the year, the City engages in resource development activities in attempts to secure additional funding to advance community development objectives. These activities include the preparation of grant applications to federal, state, and other agencies. Another resource development activity is partnership building, which enables the City to work collaboratively on projects and activities that advance common objectives and leverage the time, talents, and contributions of human resources in addition to funding.

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

The City owns some land in the revitalization area which it plans to make available for redevelopments that support broader community and economic development objectives.

**Discussion**

These resources are available to meet community development objectives.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PINE BLUFF	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

**Table 52 - Institutional Delivery Structure**

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

The key to a strong institutional structure is the ability to share information across the network of service providers of community needs and opportunities. ECD plans to convene all these stakeholders at least once per year; however, a regular meeting is preferred. The Southeast Arkansas Continuum of Care will continue to meet monthly to coordinate service delivery for persons experiencing homelessness.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			

Street Outreach Services			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X		
Transportation	X	X	
Other			

Table 53 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Special, intensive, supportive services are available to these populations via the Jefferson County Comprehensive Care System, Southeast Arkansas Behavioral Health System, and the Permanent Supportive Housing program offered by the City.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Strengths in the service delivery system include available service for persons fleeing domestic violence, persons with disabilities, and wide variety of supportive services available throughout the community. Gaps in the service delivery system include the lack of community infrastructure for drop-in services and shelter options for general populations. Limited emergency and transitional shelter options exist for homeless families as well.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The SOAR Continuum of Care meets monthly to coordinate service delivery and overcome any gaps in the institutional structure for addressing this priority need. SOAR as well as ECD seek to strengthen the network of service providers available to address community needs.



## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create affordable housing opportunities	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY	Affordable Housing	CDBG: \$1,000,000 HOME: \$1,500,000	Public service activities for Low/Moderate Income Housing Benefit: 60 Households Assisted  Rental units rehabilitated: 50 Household Housing Unit  Homeowner Housing Added: 65 Household Housing Unit  Homeowner Housing Rehabilitated: 75 Household Housing Unit  Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Create suitable living environments	2020	2024	Non-Housing Community Development	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY	Public Facilities and Improvements	CDBG: \$1,200,000 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted  Buildings Demolished: 15 Buildings
3	Create economic opportunities	2020	2024	Non-Housing Community Development	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY	Economic Opportunities	CDBG: \$500,000	Facade treatment/business building rehabilitation: 10 Business  Jobs created/retained: 5 Jobs  Businesses assisted: 25 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Effective administration of programs	2020	2024	Administration	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY	Affordable Housing Economic Opportunities Public Facilities and Improvements	CDBG: \$665,000 HOME: \$117,500	Other: 5 Other

Table 54 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Create affordable housing opportunities
	<b>Goal Description</b>	In support of the "Quality of Place" agenda item, ECD will continue to operate its affordable housing programs. These programs include homebuyer assistance, targeted homebuyer development activities, and renter-occupied and owner-occupied housing rehabilitation. Furthermore, ECD will support new housing construction in targeted redevelopment areas to achieve neighborhood stabilization and revitalization objectives. In addition, ECD will continue to provide public services to assist low-income and homeless households with attaining and maintaining permanent housing. These services will employ an integrated approach to facilitate access to affordable housing opportunities--integrating housing, workforce development, and neighborhood development objectives via the Strong and Healthy Neighborhood initiative.

<b>2</b>	<b>Goal Name</b>	Create suitable living environments
	<b>Goal Description</b>	In support of the "Quality of Place" agenda item, ECD will continue to pursue the goal of creating suitable living environments, especially within the targeted revitalization areas. In addition to general improvements in parks and recreational facilities, ECD will assess and improve the availability/accessibility of safe places to play and safe routes to schools for targeted neighborhoods. Within the Heart of the City and other targeted areas--where comprehensive revitalization activities are underway--these include improvements in drainage and transportation infrastructure as well as place-making investments in support of broader community and economic development objectives.
<b>3</b>	<b>Goal Name</b>	Create economic opportunities
	<b>Goal Description</b>	In support of the "Quality of Place" agenda item, ECD will continue to support economic revitalization of the Heart of the City and other targeted areas. This work consists of helping to stabilize, strengthen, and sustain existing businesses as well as helping to seed and support new local businesses--especially microenterprises--within revitalization areas. It also includes commercial rehabilitation activities in targeted areas to support preservation of historic buildings and other economic development objectives. These efforts will work in tandem with public services activities, when feasible, to connect its program participants with local economic opportunities available via participating businesses. These efforts combined with place-making investments within the Heart of the City area will also support the "Strategic Direction" of tourism development, especially heritage tourism.
<b>4</b>	<b>Goal Name</b>	Effective administration of programs
	<b>Goal Description</b>	This goal will support the successful administration of CDBG and HOME grant programs.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

At this time ECD does not select clients based on income targeting; therefore, it is difficult to estimate how many families will be assisted over the Consolidated Plan period. However, ECD expects that at least 15% of those assisted with HOME funds will be extremely low-income households and 25% will be low-income and 60% will be moderate income households. This is based on the demand for homebuyer assistance, for which the households assisted tend to fall within that income range.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

At this time, there is no need to increase the number of accessible units.

### **Activities to Increase Resident Involvements**

The PHA offers a number of activities for resident involvement and is always searching for ways to increase involvement in these activities.

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

No

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

N/A

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

### **Barriers to Affordable Housing**

The zoning requirements for minimum lot size for new construction is believed to have a negative effect on residential investment in older neighborhoods. The City is currently undergoing a comprehensive planning process, which will provide recommendations for any zoning changes that can remove any barriers to affordable housing.

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

The City is currently developing a comprehensive land use plan that will offer recommendations for addressing zoning and land use barriers to redevelopment.

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

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

The City will work with volunteer groups to conduct a special outreach effort.

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

ECD and SOAR will continue to strengthen the network of providers to ensure a more efficient and effective delivery system. In doing so, ECD hopes to expand the support infrastructure necessary to accommodate these needs.

**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.**

SOAR will continue to operate Continuum of Care and Emergency Solutions Grant programs.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

ECD and SOAR will continue to strengthen the network of providers to ensure a more efficient and effective delivery system.

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

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

ECD will coordinate with the Arkansas Department of Health in order to prevent exposure to any known lead-based paint hazards. ECD mandates the use of lead-safe renovation practices on any housing rehabilitation project in which paint surfaces will be disturbed. In addition, ECD makes every effort to identify, remove and/or provide interim controls for lead paint conditions in any project undertaken that involved the removal of painted surfaces.

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

This is undetermined.

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

As a standard operating procedure, ECD mandates the use of lead-safe renovation practices on any housing rehabilitation project in which paint surfaces will be disturbed.



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

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

There are a number of resources available in Pine Bluff that can assist families with bridging out of poverty. ECD seeks to utilize its public services programs as an avenue for assisting clients with navigating these resources to accomplish desired goals. In addition, ECD will work to strengthen and expand the network of service providers working to create thriving families in Pine Bluff/Southeast Arkansas.

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

ECD plans to use its poverty reducing goals, programs, and policies to help support housing, neighborhood, and economic development plans. When persons in poverty are able to access higher-income opportunities they benefit from housing stability and an improved quality of life. At the same time, they increase their capacity to buy, build, or improve houses within neighborhoods of their choice--thereby stabilizing the neighborhood and contributing to its vitality. Similarly, they increase their capacity to support local merchants--thereby stimulating more economic activity. One example of this is tying TBRA assistance to a two-generation, self-sufficiency program.

## **SP-80 Monitoring – 91.230**

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

The City of Pine Bluff has four major monitoring tools to ensure compliance with requirements. These are as follows:

1. Program policies: Program policies are continually refined to ensure full compliance with all applicable regulations. Staff will work throughout the Consolidated Plan period to review policy changes, find appropriate and effective models of policy implementation, and update/revise policies and procedures accordingly. Staff will work closely with HUD and the auditors who conduct the annual single audit on behalf of the federal department of HUD to continually improve regulatory compliance and procedures.
2. Contract requirements: All programs and projects that receive CDBG or HOME funds will be subject to agreements that stipulate full compliance with all applicable federal, state and local laws and regulations. All housing or public facility construction contracts further stipulate full compliance with all CDBG and other applicable regulations.
3. Periodic progress reports: Any sub-recipient will be required to submit progress reports on their performance measurements along with all requests for reimbursement.
4. Routine on-site monitoring of all sub-recipients in accordance with an established monitoring schedule for various projects. Review will include examination of documentation of beneficiaries, evidence of eligible activities, and assurance that sub-recipient fiscal and internal controls.

## Expected Resources

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

#### Introduction

ECD expects that CDBG and HOME resources will be available to support community and economic development objectives over the next five years. In addition, ECD regularly pursues partnership and resource development activities that permit the City to leverage these funds.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	699,361	0	0	699,361	2,700,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	235,005	128,410	0	363,415	1,500,000	

Table 55 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Pine Bluff leverages its entitlement funding with other public and private funds through its various programs. This includes any leveraging of funds that happens with its housing and public works activities. Throughout the year, the City engages in resource development activities in attempts to secure additional funding to advance community development objectives. These activities include the preparation of grant applications to federal, state, and other agencies. Another resource development activity is partnership building, which enables the City to work collaboratively on projects and activities that advance common objectives and leverage the time, talents, and contributions of human resources in addition to funding.

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

The City owns some land in the revitalization area which it plans to make available for redevelopments that support broader community and economic development objectives.

#### **Discussion**

These resources are available to meet community development objectives.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create affordable housing opportunities	2015	2015	Affordable Housing Homeless Non-Homeless Special Needs	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY	Affordable Housing Economic Opportunities	CDBG: \$194,320 HOME: \$339,915	Public service activities for Low/Moderate Income Housing Benefit: 12 Households Assisted Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Added: 13 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Create suitable living environments	2015	2015	Non-Housing Community Development	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY	Public Facilities and Improvements	CDBG: \$242,810	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2 Households Assisted Buildings Demolished: 3 Buildings
3	Create economic opportunities	2015	2015	Non-Housing Community Development	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY	Economic Opportunities	CDBG: \$99,230	Facade treatment/business building rehabilitation: 3 Business Jobs created/retained: 1 Jobs Businesses assisted: 5 Businesses Assisted
4	Effective administration of programs	2015	2015	Administration	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY	Affordable Housing Economic Opportunities Public Facilities and Improvements	CDBG: \$133,000 HOME: \$23,500	Other: 1 Other

Table 56 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Create affordable housing opportunities
	<b>Goal Description</b>	ECD will create affordable housing opportunities via homeowner and rental rehabilitation, homebuyer assistance, new construction, and TBRA activities and via public services for the homeless and those experiencing housing instability.
2	<b>Goal Name</b>	Create suitable living environments
	<b>Goal Description</b>	Creating suitable living environments is a vital component of revitalizing the Heart of the City. It is also vital to the Safe and Healthy Neighborhoods initiative. This project includes public facilities and infrastructure improvements as well as other activities needed to provide suitable living environments, including safe places to play and safe routes to school.
3	<b>Goal Name</b>	Create economic opportunities
	<b>Goal Description</b>	This goal seeks to facilitate access to employment and small business development opportunities, especially within the Heart of the City. In addition, reaching out and connecting residents--especially young adults--to mainstream resources for employment and entrepreneurship opportunities is key component of the Strong and Healthy Neighborhoods initiative.
4	<b>Goal Name</b>	Effective administration of programs
	<b>Goal Description</b>	Effective administration of CDBG and HOME programs is a top priority.



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

These annual action plan goals mirror the strategic goals.

#### Projects

#	Project Name
1	Suitable Living Activities
2	Affordable Housing Activities
3	Economic Development Activities
4	Administration

**Table 57 – Project Information**

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

Pine Bluff's has a variety of needs that require a concerted effort on the part of housing, community, and economic development organizations in order for families and individuals to attain a better "quality of life" for themselves. The City of Pine Bluff intends to work with other public and non-profit organizations in more effective ways to secure other federal, state, foundation, and local funding to support Consolidated Plan activities and address any underserved needs.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Suitable Living Activities
	<b>Target Area</b>	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY
	<b>Goals Supported</b>	Create affordable housing opportunities Create suitable living environments Create economic opportunities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$272,811
	<b>Description</b>	This project includes public facilities and infrastructure improvements.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	More than 2,000 people will benefit from planned public facilities and improvements.
	<b>Location Description</b>	Public facilities and improvement projects are scheduled for Census Tracts 5.02, 12, and 14.02 during the program year.

	<b>Planned Activities</b>	<p>Creating suitable living environments is a vital component of revitalizing the Heart of the City. It is also vital to the Safe and Healthy Neighborhoods initiative. This project includes public facilities and infrastructure improvements as well as other activities needed to provide suitable living environments, including safe places to play and safe routes to school.</p> <p><b>CD Technical Assistance: \$12,066</b></p> <p>This allocation will cover costs associated with providing technical assistance to neighborhood groups and/or stakeholders via implementation of the Safe and Healthy Neighborhoods initiative.</p> <p><b>Clearance and Demolition: \$17,905</b></p> <p>This funding is allocated for demolitions or environmental clearances needed to address slum and blighted conditions within targeted redevelopment areas.</p> <p><b>Acquisition: \$30,000</b></p> <p>This funding is allocated for acquisition of parcels within targeted redevelopment areas that will be used for housing benefits.</p> <p><b>Disposition: \$17,500</b></p> <p>This funding will be used to cover the temporary costs of properties planned for redevelopment.</p> <p><b>Public Facilities &amp; Improvements: \$195,340</b></p> <p>This funding is allocated for improvements of existing facilities, including street/pedestrian infrastructure improvements and public parks and recreational facilities.</p>
<b>2</b>	<b>Project Name</b>	Affordable Housing Activities
	<b>Target Area</b>	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY
	<b>Goals Supported</b>	Create affordable housing opportunities Create economic opportunities
	<b>Needs Addressed</b>	Affordable Housing Economic Opportunities
	<b>Funding</b>	CDBG: \$194,320 HOME: \$141,894

	<b>Description</b>	ECD will create affordable housing opportunities via homeowner and rental rehabilitation, homebuyer assistance, new construction, and TBRA activities and via public services for the homeless and those experiencing housing instability.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 56 families are projected to benefit from implementation of this project.
	<b>Location Description</b>	Activities will take place city wide.

	<b>Planned Activities</b>	<p><b>Emergency Rehabilitation (CDBG): \$108,950</b></p> <p>This funding will be used to support limited-scope rehabilitation at owner-occupied housing units within the City of Pine Bluff.</p> <p><b>Rehabilitation Administration (CDBG): \$23,370</b></p> <p>This funding will be used to support the project delivery costs of housing rehabilitation programs.</p> <p><b>Rehabilitation Owner Units: (HOME): \$5,080</b></p> <p>This funding will be used to support substantial rehabilitation at owner-occupied housing units within the City of Pine Bluff.</p> <p><b>Rental Rehabilitation Program: (HOME): \$72,545</b></p> <p>This funding will be used to expand the supply of affordable rental housing via rehabilitation of existing housing units city wide.</p> <p><b>Public Services (CDBG): \$62,000</b></p> <p>This funding will help support housing stability case management within the city of Pine Bluff for homeless and low-income residents to attain and maintain permanent housing.</p> <p><b>Tenant Based Rental Assistance (HOME): \$2,500</b></p> <p>This funding will be used in support of a two-generation self-sufficiency program that integrates housing, workforce, and neighborhood development objectives.</p> <p><b>Homebuyer Assistance (HOME): \$65,540</b></p> <p>This funding will be used to defray closing costs and down payment requirements for housing within the City of Pine Bluff.</p> <p><b>New Construction (HOME): \$159,000</b></p> <p>This funding will be used toward the construction of a new, affordable housing unit within the City of Pine Bluff.</p> <p><b>CHDO Allocation (HOME): \$35,250</b></p> <p>This funding will be used toward the construction of a new, affordable housing unit within the targeted revitalization area of City of Pine Bluff.</p>
<b>3</b>	<b>Project Name</b>	Economic Development Activities
	<b>Target Area</b>	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY

	<b>Goals Supported</b>	Create affordable housing opportunities Create suitable living environments Create economic opportunities
	<b>Needs Addressed</b>	Economic Opportunities
	<b>Funding</b>	CDBG: \$99,230
	<b>Description</b>	This goal seeks to facilitate access to employment and small business development opportunities, especially within the Heart of the City. In addition, reaching out and connecting residents--especially young adults--to mainstream resources for employment and entrepreneurship opportunities is key component of the Strong and Healthy Neighborhoods initiative.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	ECD projects that five or more families will benefit from the proposed activities.
	<b>Location Description</b>	These activities will occur within targeted neighborhoods and the Heart of the City target area.
	<b>Planned Activities</b>	<b>Microenterprises: \$34,230</b>  This funding will be used to provide technical and financial assistance to microenterprises operating in targeted revitalization areas.  <b>Commercial Rehabilitation: \$65,000</b>  This funding will be used to provide financial assistance toward the rehabilitation and subsequent reuse of blighted commercial properties within targeted revitalization areas.
4	<b>Project Name</b>	Administration
	<b>Target Area</b>	UNIVERSITY PARK NEIGHBORHOOD Turtle Creek Neighborhood Revitalization Strategy Area HEART OF THE CITY
	<b>Goals Supported</b>	Effective administration of programs
	<b>Needs Addressed</b>	Public Facilities and Improvements Affordable Housing Economic Opportunities
	<b>Funding</b>	CDBG: \$133,000 HOME: \$15,765

	<b>Description</b>	Administration of HOME and CDBG programs.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration of CDBG and HOME programs.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Certain programs administered by ECD are cross-cutting and will be available to eligible households throughout the city. This is the case for affordable housing programs and public services. However, commercial rehabilitation, public facilities and infrastructure investments will support broader revitalization efforts within the Heart of the City and other targeted areas. During program year 2020, public facilities and improvement activities are slated for Census Tracts 5.02, 10, 12, and 14.02.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
UNIVERSITY PARK NEIGHBORHOOD	20
Turtle Creek Neighborhood Revitalization Strategy Area	10
HEART OF THE CITY	20

**Table 58 - Geographic Distribution**

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

ECD has determined that concentrating its efforts within specific neighborhoods and sub-communities allow for greater impact and stimulus than scattered, small-site improvements. Efforts in these designated areas are more comprehensive, addressing housing, infrastructure, and economic development activities that will be carried out by the City of Pine Bluff and other local agencies and partners. It also seeks to facilitate workforce development activities in support of overall neighborhood stabilization/revitalization efforts. These designated areas include downtown and the University Park Neighborhood—areas that border Lake Saracen. These areas can be referred to collectively as the “Heart of the City,” which encompass discreet portions of Census Tracts 5.02, 10 & 12.

### **Discussion**

Activities such as commercial rehabilitation, public facilities and improvements, and homebuyer development activities will be done within the target area in support of broader community and economic development objectives. However, other programs such as the housing rehabilitation and homebuyer assistance programs are available to income-eligible participants without regard to a specific geographic location. Housing rehabilitation programs currently select participants from a waiting list. However, plans are underway to revise the selection process at some point during the Consolidated Plan period. At that point ECD will consider targeting resources for greater impact, while still addressing the housing needs of citizens.



## Affordable Housing

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

#### Introduction

ECD will create affordable housing opportunities via rehabilitation of housing units for both homeowners and renters, assistance to homebuyers, homebuyer development activities (including new construction), and rental assistance for participants in homeless programs as well as the self-sufficiency program affiliated with the Strong & Healthy Neighborhoods initiative.

One Year Goals for the Number of Households to be Supported	
Homeless	12
Non-Homeless	29
Special-Needs	3
Total	44

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	5
The Production of New Units	1
Rehab of Existing Units	25
Acquisition of Existing Units	13
Total	44

**Table 60 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

ECD plans to utilize a full-range of housing activities to promote affordable housing and achieve neighborhood revitalization objectives. The central programs involved in this effort are the rehabilitation programs. ECD offers housing rehabilitation programs for both owner and renter-occupied housing. This program addresses either one or more designated emergency conditions at an owner-occupied housing unit within the city limits. HOME-funded rehabilitation activities support both rental and owner housing units, bringing the units up to current housing quality standards adopted by the City.

In addition, ECD assists eligible homebuyers with acquisition of existing units by paying a portion of the down payment and closing costs. With median home prices as they are in Pine Bluff, homebuyers are sometimes able to find housing with payments that are close to rental payments.

Generally, neighborhood revitalization strategies combine place-based improvements in housing, public facilities, and infrastructure with "people" development activities. In support of people development, ECD's Strong & Healthy Neighborhoods initiative will include a two-generation, self-sufficiency public service program that nests within the existing housing stability program. This program may

utilize rental assistance funding, as available, to support the housing needs of participating families.

Lastly, homebuyer development activities--new construction or acquisition, rehab, resale activities--will support neighborhood development goals.

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

### **Introduction**

The Pine Bluff Public Housing Authority works toward continuous improvement.

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

Pine Bluff PHA will work to increase the availability of decent, safe and affordable housing.

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

This is an ongoing effort within the Pine Bluff PHA.

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

N/A

### **Discussion**

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

### **Introduction**

ECD operates existing homeless assistance programs and participates in the Southeast Arkansas Continuum of Care (SOAR) network.

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

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

ECD reached out to homeless persons during the Point-In-Time process by attending a community feeding program. This outreach strategy will continue on a regular basis.

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

SOAR members will continue to address the emergency shelter and transitional housing needs of homeless persons via existing grant programs. ECD will also pursue additional funding opportunities to expand the supply of emergency shelter and transitional housing units.

#### **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**

ECD and SOAR will continue to strengthen the network of providers to ensure a more efficient and effective delivery system. In doing so, ECD hopes to expand the support infrastructure necessary to accommodate these needs.

#### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

ECD and SOAR will continue to strengthen the network of providers to ensure a more efficient and effective delivery system. In doing so, ECD hopes to expand the support infrastructure necessary to

accommodate these needs.

### **Discussion**

ECD and SOAR will continue to provide assistance via existing grant programs and work toward expanding the network of providers to expand services for the area.

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

### **Introduction:**

Barriers to affordable housing are experienced by a significant number low-income and extremely low-income households. Housing opportunities for special populations requiring subsidized rent and/or supportive services are in insufficient supply based on need. However, strategies to assist low-income households with improving access to employment and higher income opportunities will help narrow the gap between the demand and the supply.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City of Pine Bluff, through its on-going examinations, has not uncovered any policies that have negative effects on affordable housing. Neither the cost of housing nor the incentives to develop or improve housing is affected by local public policy. However, there are barriers to affordable housing within the City not associated with public policy.

### **Discussion:**

Citizens with significant barriers to employment also experience barriers to affordable housing.

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

### **Introduction:**

Pine Bluff's low- and moderate-income population has a variety of needs that require a concerted effort on the part of housing, community, and economic development organizations in order for these families and individuals to attain a better "quality of life" for themselves.

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

ECD intends to work with other public and non-profit organizations in more effective ways to better utilize existing resources and secure additional federal, state, foundation, and local funding to support Consolidated Plan activities that address these needs. These efforts will be amplified throughout the five-year Consolidated Plan cycle.

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

ECD will continue to offer housing rehabilitation assistance in order to preserve affordable housing units within the City of Pine Bluff. In addition, ECD will promote the development viable housing projects that will increase the supply of affordable housing.

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

ECD will coordinate with the Arkansas Department of Health in order to prevent exposure to any known lead-based paint hazards. ECD mandates the use of lead-safe renovation practices on any housing rehabilitation project in which paint surfaces will be disturbed. In addition, ECD makes every effort to identify, remove and/or provide interim controls for lead paint conditions in any project undertaken that involved the removal of painted surfaces.

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

ECD will serve as a central resource for families and help strengthen the network of service providers working to promote thriving individuals and families. Through existing public service programs for housing stability case management, ECD will work with the network of service providers to help bridge families out of poverty.

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

The key to a strong institutional structure is the ability to share information across the network of service providers of community needs and opportunities. ECD plans to convene all these stakeholders at least once per year; however, a regular meeting is preferred. The Southeast Arkansas Continuum of Care will continue to meet monthly to coordinate service delivery for persons experiencing homelessness.

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

Again, ECD will help strengthen the network of service providers working to promote thriving individuals and families in Pine Bluff/Southeast Arkansas. ECD plans to convene all these stakeholders at least once per year.

### **Discussion:**



## Program Specific Requirements

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

#### Introduction:

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

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

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Additional investment beyond the eligible uses of HOME funds is supplied via private investment, particularly from the property owner (and lending institutions). In addition, ECD will pursue

other funding for affordable housing, as the opportunity is presented.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

If a property does not continue as the principal residence of the client for the duration of the period of affordability or if the property is sold, transferred or foreclosed, the City of Pine Bluff recovers all or a portion of the HOME assistance provided. The City of Pine Bluff will reduce the HOME Investment amount to be recaptured on a pro rata basis as shown in an amortization schedule supplied to the client.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

If a property does not continue as the principal residence of the client for the duration of the period of affordability or if the property is sold, transferred or foreclosed, the City of Pine Bluff recovers all or a portion of the HOME assistance provided. The City of Pine Bluff will reduce the HOME Investment amount to be recaptured on a pro rata basis as shown in an amortization schedule supplied to the client.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

ECD does not plan to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.