

**PY 2021 Fort Smith Annual Action Plan
Amendment # 1
CITY OF FORT SMITH, ARKANSAS**



DRAFT

SUBSTANTIAL AMENDMENT #1 – CDBG CV1 & CV3

CDBG



EQUAL HOUSING
OPPORTUNITY

MARCH 29, 2022

DRAFT – ADOPTED BY RESOLUTION R-____-22

PY 2019 Fort Smith CARES Act Amendment # 2
CITY OF FORT SMITH, ARKANSAS

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City Administration

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

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MARCH 29, 2022

DRAFT – ADOPTED BY RESOLUTION R-_____-22

PY 2021 Fort Smith Substantial Amendment # 1

Background

Due to the coronavirus, the Fort Smith Housing Rehabilitation Assistance Program did not operate for more than a year while health measures were adopted to prevent exposure to either the homeowners or the contractors. As a result, this left the PY 2021 CDBG funds that need to be re-programmed. The amount of \$281,315 and \$60,000 is for Housing Assistance and Rehabilitation Administration, respectively.

There is also an amount of \$52,171 that was in the Homeless un-programmed category and regular CDBG un-programmed funds of \$25,827 that were not allocated during the PY 2021 process.

Additionally, the Riverview Hope Campus Social Services Offices Renovation was canceled after the lowest bid was twice the amount budgeted. Those funds in the amount of \$82,554 are also reallocated in this process.

The grand total of PY 2021 CDBG funds reallocated during this process is \$511,867.

The Process

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

The initial notice that went out was the "Notice of Funding Availability" to organizations to assist the city with carrying out the goals, objectives and strategies of the 5 Year Consolidated Plan for Program Year 2022 and an amendment to the PY 2021 AAP. That notice was published on January 3, 2022 and on January 12, 2022 and provided information about the required Application Workshop, which was held on January 14, 2022 for staff to provide technical assistance to those contemplating an application. No citizen led proposals were requested at the meeting.

The application deadline was on February 2, 2022 at 4:30 p.m. On March 10, 2022 a legal notice was published, a mail-out and electronic messages were distributed to notify all parties of the "NOFA" and public hearings for input and as specified in the City's Citizen Participation Plan.

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

Notice of Funding Availability

The initial notice that went out was the “Notice of Funding Availability” to organizations to assist the city with carrying out the goals, objectives and strategies of the 5 Year Consolidated Plan for Program Year 2022. That notice was published on January 3, 2022 and on January 12, 2022 and provided information about the required Application Workshop, which was held on January 14, 2022 for staff to provide technical assistance to those contemplating an application. No citizen led proposals were requested at the meeting.

The application deadline was on February 2, 2022 at 4:30 p.m. On March 10, 2022 a legal notice was published, a mail-out and electronic messages were distributed to notify all parties of the proposals submitted and public hearings for input and as specified in the City's Citizen Participation Plan.

Amendment Review and Comment Period

The draft 2021 Annual Action Plan Amendment for public review was announced to the public on April _____, 2022, which initiated a 30-day public review period. The review and comment period ended at 4:00 p.m. on May _____, 2022 and _____ comments were received. A certification will be uploaded to indicate comments received. This (FINAL) report is currently available for download and printing from the CDD Website: www.fortsmithar.gov.

On April 26, 2022 at 6:00 P. M., the recommendations of projects and activities by the Community Development Advisory Committee was presented to the City of Fort Smith Mayor and Board of Directors for review in study session at The Blue Lion located at 101 North 2nd. A final public hearing was held at 6:00 P.M. on May 3, 2022 at the Blue Lion located at 101 North 2nd Street and subsequently the Board of Directors approved Resolution R- _____-22 thereby adopting this Substantial Amendment. All citizen participation notifications were made as described in the Citizen Participation Plan.

Projects

AP-35 Projects – 91.220(d)

Introduction

Amendment # 1

Due to the coronavirus, the Fort Smith Housing Rehabilitation Assistance Program did not operate for more than a year while health measures were adopted to prevent exposure to either the homeowners or the contractors. As a result, this left the PY 2021 CDBG funds that need to be re-programmed. The amount of \$281,315 and \$60,000 is for Housing Assistance and Rehabilitation Administration, respectively.

There is also an amount of \$52,171 that was in the Homeless un-programmed category and regular CDBG un-programmed funds of \$25,827 that were not allocated during the PY 2021 process.

Additionally, the Riverview Hope Campus Social Services Offices Renovation was canceled after the lowest bid was twice the amount budgeted. Those funds in the amount of \$82,554 are also reallocated in this process.

The grand total of PY 2021 CDBG funds reallocated during this process is \$511,867.

Projects canceled and added are identified in this section.

The following projects were developed by staff with consultation from non-profit service providers and community input through priorities established with involvement of the community survey.

Projects

#	Project Name
1	Antioch - Food purchase
2	CSCDC Ft. Smith Lot Acquisition
3	CSCDC Ft. Smith New Construction
4	CSCDC HOME DPA
5	CSCDC Public Service: Dental Treatment
6	Girls Incorporated of Fort Smith - Membership services
7	Heart 2 Heart Public Services
8	Riverview Hope Campus - Case Management

#	Project Name
9	Riverview Hope Campus- Campus Improvements
10	Next Step Day Room - Transitional Case Management
11	SRCA - Senior Nutrition Foods for Elderly
12	Westark RSVP - Income Tax Preparation
13	WestArk RSVP - Medicare Assistance
14	Fort Smith City Administration
15	City of Fort Smith - Un-programmed CDBG funds
16	Fort Smith Housing Rehabilitation Assistance
17	Fort Smith Housing Rehabilitation Administration
18	Homelessness Unprogrammed Funds
19	ARP - Planning & Administration
20	Fort Smith Housing Authority - Bailey Hill Demolition
21	Next Step Day Room Homeless Services Facility

Table 3 - Project Information

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

The projects listed above were selected from the total of project proposals received in accordance with their consistency with the priorities established through the Consolidated Plan forums and community survey process. These projects meet needs enumerated in the Needs Assessment and prioritization process to the extent that funding was available. Organizational competencies were also considered when selecting one project over another, leaning toward those organizations with long-standing histories of successful project management.

AP-38 Project Summary
Project Summary Information

1	Project Name	Antioch - Food purchase
	Target Area	CDBG Eligible
	Goals Supported	Public Services
	Needs Addressed	Senior Services
	Funding	CDBG: \$19,875
	Description	The project will provide food assistance at the Antioch Pantry
	Target Date	6/1/2022
	Estimate the number and type of families that will benefit from the proposed activities	The applicant has indicated that 10,000 families in the low to moderate income range will benefit
	Location Description	1420 North 32nd Street
	Planned Activities	The project will provide food assistance at the Antioch Pantry
2	Project Name	CSCDC Ft. Smith Lot Acquisition
	Target Area	CDBG Eligible
	Goals Supported	Aff. Hsg. 4 - Lot Acquisition
	Needs Addressed	Housing Rehabilitation Housing Development and Reconstruction
	Funding	CDBG: \$85,330
	Description	Acquire vacant lots or lots with structures needing to be demolished for the construction of affordable homes constructed with HOME Investment Partnership Act funds and pre-sold to income qualified homebuyers. The city is allocating \$85,330.
	Target Date	6/1/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that six families with the low to moderate income range will benefit from this project.
	Location Description	Various locations to be determined after funding.
	Planned Activities	Acquire vacant lots or lots with structures needing to be demolished for the construction of affordable homes constructed with HOME Investment Partnership Act funds and pre-sold to income qualified homebuyers.

3	Project Name	CSCDC Ft. Smith New Construction
	Target Area	CDBG Eligible
	Goals Supported	Aff. Hsg. 2 - CHDO
	Needs Addressed	Housing Development and Reconstruction
	Funding	HOME: \$546,215
	Description	This project provides HOME funds to construct five single family affordable homes pre-sold to income qualified homebuyers. The city is allocating \$273,215 from HOME \$273,000 program income.
	Target Date	6/1/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that all five homes will be pre-sold to low to moderate income (LMI) homebuyers in the following ranges: 1 in 0-30% LMI, 1 in 30-50% LMI, 1 in 50-60% LMI, and 2 in 60-80% LMI ranges.
	Location Description	Various, will not be available until lots are purchased and selected by income qualified homebuyers.
Planned Activities	This project provides HOME funds to construct five single family affordable homes pre-sold to income qualified homebuyers.	
4	Project Name	CSCDC HOME DPA
	Target Area	Citywide
	Goals Supported	Promote Fair Housing
	Needs Addressed	Housing Assistance
	Funding	HOME: \$130,000
	Description	Funding to provide down payment assistance, counseling fees, and inspections fees for low/moderate-income homebuyers. The city is allocating \$100,000 from HOME and estimating \$30,000 from HP aka Home Recapture funds.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 15 low- and moderate-income households will benefit from these services.
Location Description	citywide	

	Planned Activities	Funding to provide down payment assistance, counseling fees, and inspections fees for low/moderate-income homebuyers. Additional funding includes \$30,000 from HOME program income
5	Project Name	CSCDC Public Service: Dental Treatment
	Target Area	CDBG Eligible
	Goals Supported	Public Services
	Needs Addressed	Health Services Homeless Supportive Services, Transportation
	Funding	CDBG: \$19,875
	Description	Dental treatments for very low income residents of Fort Smith.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	This is a project that is individualized and does not lend itself to a family type benefit.
	Location Description	1617 South Zero Street
	Planned Activities	Dental treatments for very low income residents of Fort Smith.
6	Project Name	Girls Incorporated of Fort Smith - Membership services
	Target Area	CDBG Eligible
	Goals Supported	Public Services
	Needs Addressed	Child Care Services Disability Services
	Funding	CDBG: \$12,725
	Description	Activity fees to attend the Girls, Inc.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	This project indirectly benefits families by providing individual girls the opportunity to participate in activities.
	Location Description	1415 Old Greenwood Road
	Planned Activities	Activity fees to attend the Girls, Inc.
7	Project Name	Heart 2 Heart Public Services
	Target Area	CDBG Eligible

	Goals Supported	Public Services
	Needs Addressed	Health Services
	Funding	CDBG: \$7,875
	Description	This project will purchase supplies for babies.
	Target Date	6/1/2022
	Estimate the number and type of families that will benefit from the proposed activities	The organization estimates that it will serve 8 families.
	Location Description	417 South 16th Street
	Planned Activities	This project will purchase supplies for babies.
8	Project Name	Riverview Hope Campus - Case Management
	Target Area	CDBG Eligible
	Goals Supported	Public Services
	Needs Addressed	Homeless Supportive Services, Transportation
	Funding	CDBG: \$19,875
	Description	Case management for homeless campus residents.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of families to benefit from this project is in the range of 6-9.
	Location Description	Riverview Hope Campus 301 SE St, Fort Smith, AR 72901
Planned Activities	Case management and utility assistance for those living in the campus.	
9	Project Name	Riverview Hope Campus- Campus Improvements
	Target Area	PROJECT CANCELED WITH AMENDMENT # 1
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
10	Project Name	Next Step Day Room - Transitional Case Management
	Target Area	CDBG Eligible
	Goals Supported	Public Services
	Needs Addressed	Homeless Prevention and Emergency Assistance Transitional Housing
	Funding	CDBG: \$19,875
	Description	Case management for those living in the transitional homes and group quarters.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of families to benefit from this project is in the range of 6-9.
	Location Description	500 North 9th Street, 210 North 17th Street, 322 South 17th Street, 2109 Wirsing Avenue, 2105 Wirsing Avenue, 1004 North 7th Street, 606 N. 12th Street, 1901 Wirsing Avenue, & 1209 North "B" Street.
Planned Activities	Case management for those living in the transitional homes and group quarters.	
11	Project Name	SRCA - Senior Nutrition Foods for Elderly
	Target Area	CDBG Eligible
	Goals Supported	Public Services
	Needs Addressed	Senior Services
	Funding	CDBG: \$14,875
	Description	The purchase of wholesale food for the meals on wheels program.
	Target Date	6/1/2022

	Estimate the number and type of families that will benefit from the proposed activities	This project is predominantly for individuals.
	Location Description	2700 Cavanaugh Road with meals delivered to various Fort Smith homes.
	Planned Activities	The purchase of wholesale food for the meals on wheels program.
12	Project Name	Westark RSVP - Income Tax Preparation
	Target Area	CDBG Eligible
	Goals Supported	Public Services
	Needs Addressed	Senior Services
	Funding	CDBG: \$9,875
	Description	This project provides tax preparation services and electronic filing for federal and state income tax returns for income qualified individuals or families. This assists with bringing refunds that are spent generally in our community.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 100 families will benefit from this activity
	Location Description	401 North 13th Street
	Planned Activities	This project provides tax preparation services and electronic filing for federal and state income tax returns for income qualified individuals or families. This assists with bringing refunds that are spent generally in our community.
13	Project Name	WestArk RSVP - Medicare Assistance
	Target Area	CDBG Eligible
	Goals Supported	Public Services
	Needs Addressed	Health Services
	Funding	CDBG: \$9,875
	Description	This activity will provide persons with assistance in signing up or other issues related to the medicare program.
	Target Date	9/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 75 families will benefit from this activity.
	Location Description	401 North 13th Street
	Planned Activities	This activity will provide persons with assistance in signing up or other issues related to the medicare program.
14	Project Name	Fort Smith City Administration
	Target Area	CDBG Eligible
	Goals Supported	Administration
	Needs Addressed	Housing Assistance
	Funding	CDBG: \$199,500 HOME: \$68,465
	Description	The administration of the PY 2020 CDBG program. The administration of the housing rehabilitation program primarily the salary of the Housing Assistance Coordinator.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	This information is provided in the actual project, this is for administration.
	Location Description	623 Garrison Avenue
	Planned Activities	The administration of the PY 2020 CDBG program. The administration of the housing rehabilitation program primarily the salary of the Housing Assistance Coordinator.
15	Project Name	City of Fort Smith - Un-programmed CDBG funds
	Target Area	Citywide
	Goals Supported	FUNDS ALLOCATED WITH AMENDMENT # 1
	Needs Addressed	
	Funding	\$0.00
	Description	
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
16	Project Name	Fort Smith Housing Rehabilitation Assistance
	Target Area	Citywide CDBG Eligible
	Goals Supported	PROJECT CANCELED WITH AMENDMENT # 1
	Needs Addressed	
	Funding	\$0.00
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
17	Project Name	Fort Smith Housing Rehabilitation Administration
	Target Area	Citywide CDBG Eligible
	Goals Supported	PROJECT CANCELED WITH AMENDMENT # 1
	Needs Addressed	
	Funding	\$0.00
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	
18	Project Name	Homelessness Unprogrammed Funds
	Target Area	FUNDS ALLOCATED WITH AMENDMENT # 1
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
19	Project Name	ARP - Planning & Administration
	Target Area	Citywide
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	HOME: \$75,072
	Description	Planning and Administrative Costs for the HOME-ARP program for management, coordination, monitoring and evaluation.
	Target Date	12/8/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable to this project type.
	Location Description	623 Garrison Avenue, Room 331, Fort Smith, AR 72901
	Planned Activities	Administration
20	Project Name	Fort Smith Housing Authority - Bailey Hill Demolition
	Target Area	PROJECT ADDED WITH AMENDMENT # 1
	Goals Supported	Aff. Hsg. 4 - Lot Acquisition
	Needs Addressed	Demolition and Site Clearance

Funding	CDBG: \$343,168
Description	The project site is approximately six acres of land east of Townson Avenue and west of Jenny Lind Road on South S Street in Census Tract 10.01 of the City of Fort Smith. The previous use of the property was as a water reservoir for the City of Fort Smith that has long since been decommissioned, but never cleared or demolished to make way for redevelopment. The site has previously been labeled a brownfield by the Environmental Protection Agency (EPA) as a potential hazard to the area and has been cleared for demolition and future development, following a Phase I Environmental Study.
Target Date	12/31/2024
Estimate the number and type of families that will benefit from the proposed activities	Once this project is completed, affordable housing will be built on this site and will be available to income qualified homeowners. We estimate around 30 families.
Location Description	1500 South "S" Street, Fort Smith AR 72901

	Planned Activities	<p>The FSHA is proposing to utilize CDBG dollars, in combination with other funding sources to be identified by FSHA, to help fund the clearance and demolition of the existing reservoir, associated structures, and associated earthwork and site restoration. These uses qualify for CDBG funding under both national and local CDBG objectives.</p> <p>Nationally, given the EPA’s previous Brownfield designation, age and instability of the structures to be demolished, and general health and safety risks posed by the reservoir remaining on the project site – the uses meet the national objective of removal of blight – specifically Slum Blight Spot Basis, which is defined as the elimination of specific conditions of blight or physical decay on a spot basis and are not located in a slum or blighted area.</p> <p>Locally, given that the eventual use of the property will be the creation of new affordable housing units (either homes for sale or homes for rent), the uses qualify under Strategy 2.3 of Objective 2 of Goal 3 which includes demolition that would lead to such housing.</p> <p>The immediate benefit to the community will be the removal of blighted structures; with a related benefit being the future housing that will be developed as quickly as funding will allow.</p>
21	Project Name	Next Step Day Room Homeless Services Facility
	Target Area	PROJECT ADDED WITH AMENDMENT # 1
	Goals Supported	Homelessness
	Needs Addressed	Public and Community Facilities
	Funding	CDBG: \$168,699 (Additional Funds from PY 2022 - \$131,301)

<p>Description</p>	<p>NSDR is seeking funding to build an agency facility that would hold our offices and all supportive services for our housing programs. These supportive services would include showers, bathrooms, laundry, classroom facilities, a kitchen and clothing area and a volunteer space for sorting donations. Behind the facility we would be building a non-congregate bridge transitional housing community in the future to act as an on-ramp for our homeless clients who are not ready for our traditional housing program that requires a higher level of functioning as well as sobriety. This housing would allow homeless clients who have been living on the street and in encampments the opportunity to live in a safe, fenced community in small non-congregate units where they can lock their belongings up in their own unit and sleep safely while receiving our extensive case management services. The funds above would allow us to purchase the property of 3.88 acres at the agreed upon price of \$150,000. The building would be between 7500 and 9000 square feet with the required set-backs,,parking, landscaping that is required in the zoning.</p>
<p>Target Date</p>	<p>12/31/2024</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>30 homeless families and / or individuals</p>
<p>Location Description</p>	<p>601 South "I" Street</p>
<p>Planned Activities</p>	<p>The services that would be provided in the facility would benefit the homeless individuals that are housed throughout our entire housing program who are all at the low to moderate income level. Individuals and families would be able to come for appointments with our case managers and receive services ranging from weekly meetings on their individual case plans for housing applications, job applications, health appointments, etc. We would also hold training classes in the building, have appointments with the nursing and medical students who come to our facility, meet with the VA and other providers. Our clients would be able to access the clothing and food we have for their families.</p>