State of Arkansas
2020 – 2025 Consolidated Plan
2020 Annual Plan
Analysis of Impediments
The purpose of this Public Hearing is to receive community input on the 2020 – 2025 Consolidated Plan.

A Community Input Process is used to gather input in preparing the plan:

- **Five Year Consolidated Plan**
  2020 - 2025

- **Annual Action Plan Program**
  Year 2020 - 2021

- **Analysis of Impediments**
  2020
Element of Consolidated Plan
Accomplishments reported in CAPER
CONSOLIDATED PLAN 2020 - 2025

Consolidated Plan addresses community needs:

- Housing
- Economic Development
- Public Services – community, social, human, and health
- Public Facilities and Public Infrastructure

HUD Regulation 24 CFR Part 21
Federal Regulations
National Objectives

Funded Activities Must Address at least one HUD National Objective:

- Benefit to low- and moderate-income (LMI) persons;
- Prevention or elimination of slums or blight; and
- Meet a need having a particular urgency (referred to as urgent need)
Qualification for Funding

Individuals and Households Benefit:

Income Eligibility = 80% of Area’s Median Family Income
$57,000 State of Arkansas

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Annual Income Limits Based On Household</th>
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<tbody>
<tr>
<td>1</td>
<td>$33,050</td>
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<tr>
<td>2</td>
<td>$37,750</td>
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<td>3</td>
<td>$42,500</td>
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<tr>
<td>4</td>
<td>$47,200</td>
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</table>

Area Benefit:

51% or more of the persons in a census tract earn incomes at 80% or below the area median income
Arkansas Community & Economic Development Grant Program (ACEDP)
Community Development Block Grant (CDBG)
State’s Program for Small Cities
July 1, 2020 – June 30, 2021
2020 Allocation: $18,406,738

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>Economic Development</td>
<td>$8,835,000</td>
<td>48%</td>
</tr>
<tr>
<td>General Assistance</td>
<td>7,419,538</td>
<td>40%</td>
</tr>
<tr>
<td>Water/Wastewater</td>
<td>4,600,000</td>
<td>25%</td>
</tr>
<tr>
<td>Public Facilities &amp; Infrastructure</td>
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</tr>
<tr>
<td>Emergency/Urgent Need</td>
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<td>3%</td>
</tr>
<tr>
<td>Rural Services</td>
<td>1,000,000</td>
<td>6%</td>
</tr>
<tr>
<td>Admin &amp; TA</td>
<td>652,200</td>
<td>3%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>100%</td>
</tr>
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</table>

$18,406,738
<table>
<thead>
<tr>
<th>2020</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Economic Development</td>
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</tr>
<tr>
<td>Emergency/Disaster Recovery</td>
<td>500,000</td>
<td>3%</td>
</tr>
<tr>
<td>Rural Services (Act 876 of 92nd)</td>
<td>1,000,000</td>
<td>6%</td>
</tr>
<tr>
<td>Admin &amp; TA (3% + 100,000)</td>
<td>652,200</td>
<td>3%</td>
</tr>
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</table>

**Total**: $18,406,738  100%

<table>
<thead>
<tr>
<th>2019</th>
<th></th>
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<tbody>
<tr>
<td>Economic Development</td>
<td>9,819,393</td>
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<tr>
<td>General Assistance</td>
<td>6,398,446</td>
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<tr>
<td>Water/Wastewater (minimum $)</td>
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<tr>
<td>Public Facilities &amp; Infrastructure</td>
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<tr>
<td>Emergency/Disaster Recovery</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Rural Services (Act 876 of 92nd)</td>
<td>1,000,000</td>
<td>6%</td>
</tr>
<tr>
<td>Admin &amp; TA (3% + 100,000)</td>
<td>635,603</td>
<td>4%</td>
</tr>
</tbody>
</table>

**Total**: $17,853,442  100%
Eligible activities will generally include: grants or loans to for-profit businesses (through the applicant community) for a variety of business purposes; or public facilities (infrastructure) projects undertaken by applicant communities for economic development purposes, where a benefiting business agrees to locate or expand premised on the infrastructure improvements and agrees to create jobs for low- to moderate-income persons.
Economic Development

Deadline & Selection Criteria

- Economic Development commitments are made year-round.
- Successful applicants invited to make formal application to AEDC, and project then administered by Grants Division

Applications evaluated on (not limited to):

- Cost benefit analysis
- Financial feasibility
- Credit worthiness
- Creation or retention of jobs, 51% of which must be made available to LMI persons at the time of hire
Rural Services

The AEDC Division of Rural Services awards community center, multi-purpose center, fire truck, and fire equipment projects through the Rural Services Block Grant Program (RSBGP) for communities of 3,000 persons or less.

Contact: Megan Earnhart, mearnhart@arkansasedc.com, 501-682-3998
Block: What’s Available

• Populations of 3,000 or less
• At least 51% LMI
• Maximum Award: $75,000
• 10% Match
• $1,000,000 in Program Year 2020
Block: Project Examples

- Construction of a community center
- Convert an existing building into a new community center
- Renovation or construction of a fire station or substation
- Purchase of a fire truck
- Purchase of fire-fighting equipment
- Protective gear worn by fire fighters or specialized life saving equipment
General Assistance

The General Assistance set-aside provides funds for eligible public infrastructure and public facilities projects (with the exception of those projects eligible under Rural Services set-aside).

Applications under this line item are submitted directly to the AEDC Grants Division.
Activities submitted for funding must:

- meet one of the national objectives,
- be an eligible CDBG activity,
- address one of the high priority goals in the CDBG Method of Distribution described in the current Consolidated Plan; and,
- not be eligible for funding under another State CDBG funding program in the current Annual Action Plan.
Eligible Public Facilities

- Senior Centers
- Child Care Centers
- County Public Health Units
- Youth Centers
- Homeless Shelters
- Accredited Public Libraries
- Food Pantries
- Abused Children’s Safety Centers
- Centers for Disabled Adults & Children
Public Infrastructure

- Drainage and Flood Control
- Handicap Accessible Ramps and Sidewalks
- Water and Wastewater Rehabilitation or New Construction
Scoring Criteria Matrix

The Matrix below describes each selection criteria as a numerical score within the General Assistance Program. The maximum number of points available within any application is 100 points. All selection criteria will be scored in five point increments and shall be scored on a scale.

<table>
<thead>
<tr>
<th>(1)</th>
<th>(2)</th>
<th>(3)</th>
<th>(4)</th>
<th>(5)</th>
<th>(6)</th>
<th>(7)</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Need</td>
<td>Project Impact</td>
<td>Project Readiness</td>
<td>Citizen Participation</td>
<td>Funding Leverage</td>
<td>LMI Benefit</td>
<td>Bonus Points</td>
<td>100 points</td>
</tr>
<tr>
<td>25</td>
<td>15</td>
<td>30</td>
<td>15</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td></td>
</tr>
</tbody>
</table>
• Minimum grant request $75,000
• Maximum grant request $1,000,000
  • New water/sewer or extensions with new customers, up to $1 million (cost per customer considered)
  • Water/sewer rehab and other public infrastructure, currently limited to $200,000
    • Considering raising to $500,000
• Public Facilities, currently limited to $200,000
  • Considering raising to $500,000
  • Considering adding 10% cash match requirement for project costs over $300k
• Two annual cycles, starting October 2021
• Application Workshops held in Fall
New Set-Aside!
Emergency/Urgent Need

CDBG funds will be used to assist units of local government with situations that pose a serious and immediate threat to public health, safety, or welfare. Priority is given to those projects that are meeting the Urgent Need national objective criteria but could qualify under LMI Benefit Area or Limited Clientele.

Cities or counties must submit a pre-application to the WWAC (if a water or wastewater project) or should otherwise consult with the AEDC Grants Division before submitting a full application. Applications are accepted any time during the year.
In applying for an Urgent Need grant from the Community Development Block Grant program, the city/county is certifying that the project primarily serves persons of low- to moderate-income, and that:

- The proposed project must alleviate existing conditions which pose a serious and immediate threat to the health and welfare of the community.
- The conditions developed or became urgent within 18 months of the date the proposal is submitted (not as result of neglect or lack of proper maintenance).
- The applicant locality is unable to finance the project on its own, no other funding is available to address the problem, and the CDBG funding will be directly targeted towards alleviation of the threatening conditions; and,
- The threat must be supported by either:
  - A current declaration of an emergency by the Governor of Arkansas relative to a flood, a hurricane, a tornado, an earthquake, or other disaster event, not including droughts, snow, or ice conditions; or,
  - A current declaration of an immediate and severe health threat by the Arkansas Department of Health or Arkansas Department of Environmental Quality relative to the complete failure of a public water or sewer system or incident of similar significance.
Scoring for Emergency Projects will generally include Project Need, Project Impact, and Readiness to Proceed.

Projects may be asked to instead apply through the General Assistance set-aside pending urgency, and available funding.
HOW TO APPLY?

- Application Guidelines
- Application Forms
- Exhibits Package
- Scoring Criteria
- Income Eligibility Information

www.ArkansasEDC.com/Grants
(501) 682-7389
Jean Noble, Division Director
HOME and National Housing Trust Fund (NHTF) Programs

June 10, 2020
HOME Program Fact Sheet

**HOME Investment Partnership Program** - The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. It is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

The general purposes of the HOME Program include:

- Expanding the supply of decent and affordable housing to lower-income households (Persons must be 80% or below of area median income to qualify).
- Strengthening the ability of state and local governments to provide housing.
- Extending and strengthening partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations, in the production and operation of affordable housing.

**Eligible Applicants** – Cities, counties, nonprofits and for-profit organizations

**Allocation Amounts** – ADFA’s HOME Program allocation is $900,000 for CHDO activities. All other eligible activities allocation is $450,000. These limits can be increased with Board approval.

### 2020 HOME ALLOCATION PRIORITIES

- **Rental New Construction** - 30%
- **Purchase Assistance** - 10%
- **TBRA** - 10%
- **Rental Rehabilitation** - 25%
- **CHDO** - 15%
- **Administration** - 10%
The following is language that is part of the 2018 HOME Program Operations Manual

The Arkansas Development Finance Authority (ADFA, or, the Authority) will work closely with the State Recipients, Subrecipients, owners and developers to ensure that eligible Arkansans have access to affordable, decent, safe, and sanitary housing. Together our commitment to affordable housing goes beyond the enforcement of administrative procedures and extends to the people and the communities being served.

PROGRAM FUNCTIONS AND BACKGROUND

The Arkansas Development Finance Authority, a public body politic and corporate, with corporate succession, was created May 1, 1985, in part to assist low-income and underserved Arkansans in the financing, development, and preservation of affordable housing.

ADFA receives HOME Investment Partnerships Act funding from HUD (the HOME Act, Title II of the Cranston-Gonzalez National Affordable Housing Act) as a state Participating Jurisdiction (PJ), and then makes awards to eligible organizations who, in turn, disburse the HOME funds to qualified households in Arkansas communities.

The HOME Investment Partnerships Program (the HOME Program) was created to provide funds to expand the supply of affordable housing for very low-income and low-income persons.

ADFA embraces its responsibility to administer the HOME Program that has been entrusted to it. ADFA will administer the HOME Program creatively, effectively, and efficiently under the housing conditions that exist in the State of Arkansas (the State) and with all practical safeguards against waste or fraud. ADFA will practice and advocate innovation, flexibility, and expansion in program design to address unmet housing needs throughout the state.

The HOME Program Final Rule found in 24 CFR Part 92 is the implementing regulation for the program. The HOME Final Rule has been updated over the years. The most recent update was published in the Federal Register on July 24, 2013.
HOME

- This language is part of the Annual Update to the Consolidated Plan
- Method of Distribution
  - ADFA receives HOME Funds through a formula allocation form HUD. ADFA is the designated Participation Jurisdiction or “PJ”.
  - ADFA has broad discretion in administering the HOME funds. ADFA may administer the funds directly or allocate to units of local government, for-profit entities and non-profit entities
  - Applications are accepted on a continual basis as per funding availability
- Criteria used to select applications
  - ADFA has set the following parameter regarding the amount of HOME Program Funds that can be allocated per applicant. ADFA Board of Directors reserves the right to increase or decrease the maximum program allocation during the program year to meet HOME program requirements
  - Applicants must request a minimum of $100,000 with the exception of TBRA
  - Maximum amount that can be requested in $450,000 and $900,000 for a CHDO application
  - Maximum for TBRA is $225,000
  - Applicants may be awarded a maximum of 3 HOME projects, per housing activity per HOME Fiscal year (July 1 to June 30)
About the HOME Program
The U.S. Department of Housing and Urban Development (HUD) funds this federal program with state and local governments administering the program. The state and local entities administering the HOME Program are called participating jurisdictions (PJs). The PJs in Arkansas include the Arkansas Development Finance Authority (ADFA), the cities of Little Rock, North Little Rock, Fort Smith and Pine Bluff.

The purpose of the HOME Program is to expand the supply of decent, safe and affordable housing for low (80% AMI or less) and moderate income persons.

Eligible Applicants
Cities, Counties, Nonprofit Entities & For-Profit Organizations.

Rental Housing
"Chapter 6" HOME Program Operations Manual
Funds may be used for the acquisition, new construction or rehabilitation of affordable rental housing.

Maximum award: $450,000 and $900,000 for CHDO's.

Eligible activities: Acquisition, New Construction or Rehabilitation

Forms of Assistance: Construction Loans, Permanent Loans and Creative and Innovative Financing.

Loan Terms: All loans must be executed with a promissory note at 1% interest rate with a 20-year term or a 1% interest rate with a term and amortization that will match an extended affordability period. This can range between 20 and 35 years.

Minimum debt coverage of 1.15 including the debt service on the HOME loan.

Eligible Costs:
• Hard cost = construction, rehabilitation, land, materials, demolition, site preparation. See Exhibit 6-1 HOME Manual.
• Soft Cost: Developer Fee, operating deficit reserve (reserve cannot exceed 18 months).
• Relocation Costs - ADFA discourages relocation or displacement, but this is an eligible cost.
• Bridge Loans to cover the cost of interim construction, only if costs are HOME eligible and ADFA re- ceives prior notification and approves the cost.
• Program and Administrative Costs. This is limited to 10% of the final allocation amount for the proposed rental program.

Cost Subsidy Limit per Unit is:
• Units with Elevators = $132,669-1BR, $147,000-2BR, $180,252-3BR.
• Units without Elevators = $113,741-1BR, $125,997-2BR, $150,502-3BR.

Property Standards
• Acquisition - If rehabilitation or construction is planned; housing must meet State, Local Housing Quality Standards and code requirements. If no standards exist, then the property must meet Uniform Physical Condition Standards (UPCS).
• Construction and rehabilitation - Units must meet all State and local codes, rehab standards and ordinances. New Construction units must meet International Energy Conservation Code.
• Owners must maintain property standards through- out the affordability period. Periodic inspections required.
• Other Standards include meeting the Accessibility Standard in accordance with the Fair Housing Act.
• Must follow Arkansas Usability Standards in Housing

Affordability Period:
• 20 years - New Construction
• Rehabilitation or acquisition - greater than $40,000 is 16 years

HOME units must comply with applicable rent and in- come limits
25% match is required

https://adfa.arkansas.gov
HOME – Homeowner Housing Program

About the HOME Program

The U.S. Department of Housing and Urban Development (HUD) funds this federal program with state and local governments administering the program. The state and local entities administering the HOME Program are called participating jurisdictions (PJs). The PJs in Arkansas include the Arkansas Development Finance Authority (ADFA), the cities of Little Rock, North Little Rock, Fort Smith and Pine Bluff.

The purpose of the HOME Program is to expand the supply of decent, safe and affordable housing for low (80% AMI or less) and moderate income persons.

Eligible Applicants

- Cities
- Counties
- Nonprofit Entities
- For-Profit Organizations.

Homeowner Housing Program Homebuyer
“Chapter 5” HOME Program Operations Manual

- Homebuyer - Down payment assistance cannot exceed 20% of the purchase price and closing costs or $14,999, whichever is less based upon underwriting review. Assistance is a 5-year forgivable loan to the homebuyer and the homebuyer must be low-income (household income that does not exceed 80% AMI).

- Developer - Development Subsidy cannot exceed $59,000 per home ($8,000 project delivery) with a maximum award of $450,000 and $900,000 for CHDO’s. The development loan will be repayable upon the sale and closing of each unit at a 0% loan. 25% match is required for this application.

Contact

Lori Brockway
Federal Housing Program Manager
Phone: (501)-682-3339
Email: loribrockway@arkansas.gov

To find out more about the HOME Investment Partnership’s Program, go to ADFA’s website at:

https://adfa.arkansas.gov
HOME - Tenant Based Rental Assistance Program

About the HOME Program

The U.S. Department of Housing and Urban Development (HUD) funds this federal program with state and local governments administering the program. The state and local entities administering the HOME Program are called participating jurisdictions (PJs). The PJs in Arkansas include the Arkansas Development Finance Authority (ADFA), the cities of Little Rock, North Little Rock, Fort Smith and Pine Bluff.

The purpose of the HOME Program is to expand the supply of decent, safe and affordable housing for low (80% AMI or less) and moderate income persons.

Eligible Applicants

- Cities
- Counties
- Nonprofit Entities
- For-Profit Organizations.

Tenant Based Rental Assistance (TBRA)

“Chapter 7” HOME Program Operations Manual

Tenant-Based Rental Assistance (TBRA) is a rental subsidy program designed to help an eligible tenant with rent and utility deposits. The TBRA Program directly assists individual households (rather than providing subsidies to projects) to make housing affordable. The assistance must be tenant-based and not project based.

As with all HOME Program activities, TBRA funds must be used to serve low-income individuals. The TBRA income requirements are more stringent than the requirements for the other HOME activities.

ADFA TBRA funds are limited to tenants who are at or below sixty percent (60%) of area median income at initial application. HUD establishes and periodically publishes income limits by family size for each jurisdiction.

Program Highlights

- Match is not required.
- Maximum award is $225,000
- Targeted household income cannot exceed 60% AMI at initial lease up and tenants must pay 30% of their adjusted income, not to fall below $50, for rent.
- Administration fees not to exceed $120 for processing each tenant application and $20 per month for ongoing administration expenses.

Contact

Lori Brockway
Federal Housing Program Manager
Phone: (501)-682-3339
Email: lori.brockway@arkansas.gov

Deanne Jennings
HOME Program Specialist
Phone: (501)-682-5929
Email: Deanne.Jennings@arkansas.gov

To find out more about the HOME Investment Partnership’s Program, go to ADFA’s website at:

https://adfa.arkansas.gov
Gateway Terrace-Senior Apartments
Rogers
HOME

- New Construction
- 31 Multifamily Senior Units
- $219,100 for 5 HOME assisted units
Cumberland Towers - Little Rock
NSP/Bonds

- Rehabilitation
- 178 units
- $700,000 for 8 NSP assisted units
Heights at Seneca-Hot Springs  
NHTF/LIHTC/HOME  
- New Construction  
- 61 Units  
- $1,501,626 for 10 NHTF units  
- $450,000 for 5 HOME units
• Mountain View Heights-Hot Springs Rehabilitation
  365 Units
  $450,000 for 5 HOME assisted units
  HOME/Bonds/LIHTC
Saline County Habitat for Humanity - Benton

Single Family New Construction
$99,000 in HOME funds

Photo 1:
Completed Exterior work.

Photo 2:
Completed Exterior work.

Photo 3:
Completed Interior work.

Photo 4:
Completed Interior work.
The National Housing Trust Fund is a permanent federal program with dedicated source(s) of funding not subject to the annual appropriation process.

- Initial source designated in the statute was as an annual assessment of 4.2 basis points (0.042%) on the volume of business of Freddie Mac and Fannie Mae, 65% of which is to go the HTF.
- By law, 80% of HTF dollars must be used for the production, preservation, rehabilitation, and operation of rental housing. Up to 10% may be used to support homeownership activities. ADFA did not elect to use HTF funds for homeownership activities.
- ADFA dedicates 90% for rental and reserves 10% for Administration.
- ADFA receives an annual allocation of $3 million, to date, ADFA has received $12 million.
- The purposes of the HTF are to:
  - Increase and preserve the supply of rental housing for Extremely Low Income (30% or less) and Very Low Income (50% or less) households.
  - By law, 75% of HTF dollars used to support rental housing must serve extremely low income (ELI) households earning no more than 30% of the Area Median Income (AMI) or the federal poverty limit.
- ADFA elected to serve only ELI households.

HTF is administered as a block grant giving each state the flexibility to decide how to best use HTF resources.

- ADFA has elected:
  - New construction.
  - Rehabilitation of existing structures (added in 2019).
  - Target ELI households at or below 30% AMI.
• Eligible activities must comply with the requirements of 24 CFR Parts 93.200, 93.201 and 93.301.
  • Under 24 CFR 93.200, HTF funds may be used for the production of affordable housing and rental housing.
  • Under 24 CFR 93.201, HTF funds may be used to pay eligible costs, such as development hard costs, refinancing costs, acquisition costs, and related costs.
  • Under 24 CFR 93.301, new construction and rehabilitation projects must meet all applicable state and local codes, ordinances, zoning requirements and ADFA’s Minimum Design Standards (MDS).
  • ADFA permits and encourages applicants to exceed these MDS project standards. http://adfa.arkansas.gov.

**ELIGIBLE ACTIVITIES**

**How long do units have to remain affordable?**
• Units must remain affordable for at least 30 years.

**How are funds distributed?**
• HTF funds are distributed in accordance with the annual Allocation Plan based on priority needs identified in the Consolidated Plan and a scoring matrix developed by ADFA.

**How are projects selected to receive HTF dollars?**
• Scoring Matrix
• Underwriting

**How are rents determined?**
• NHTF rent limits must be used.

**How long does the State have to spend its funds?**
• Statute requires states to commit fund within two years. Uncommitted funds are to be recaptured by HUD and reallocated to other states.
• Commitment means a legally binding agreement for a specific project that can be reasonable expected to begin construction or rehabilitation within one year. Funds must be expended in 5 years.

**Is match required?**
• Match is not required.
The NHTF program must operate in accordance with the Consolidated Plan and the Program Operations Manual

- Language from the 2019 Annual Update to the Consolidated Plan- Allocation of Resources
  - Rental Unit 1-2 BR $120,000 per unit
  - Rental Unit 3-4 BR $151,000 per unit
  - Per unit costs are calculated by dividing the total development cost by the total number of units

- Method of Distribution
  - NHTF plans sees to ensure that, where economically feasible, applicants will have an opportunity to compete for funding to address their unmet rental housing needs.
  - Geographic Diversity- ADFA anticipates allocating available funds to expand the ELI overall rental housing supply located throughout Arkansas
  - Applicant Capacity- Great consideration will be given to ability of applicant to undertake and complete the proposed type of housing in a timely manner. Applicant must have the financial capacity to complete the proposed development and must provide a list of an experienced development team
  - Rental Assistance-Due to the targeted population of ELI, the ability to secure rental assistance so that rents are affordable to ELI families
  - Affordability- All rental units must have an affordability period of a minimum of thirty (30) years

- Criteria used to select applications
  - Scoring matrix will be used.

- Threshold and Grant size limits
  - Maximum grant is $1,000,000 and waivers will be considered. The development cannot contain less than four units

- Eligible Recipients
  - Under 24 CFR §93.2, a Recipient is defined as an organization, agency, or other entity (including a public housing agency, or a for-profit entity or a nonprofit entity) that receives NHTF assistance from a grantee as an owner or developer to carry out an NHTF-assisted project.
  - ADFA will award NHTF funds as forgivable grants to recipients whose proposed developments are approved for funding. The NHTF grant will remain a forgivable grant, as long as the development remains in compliance with NHTF and ADFA requirements for the entire affordability period of thirty (30) years.
About the NHTF
These funds are made available to ADFA from the National Housing Trust Fund (NHTF), a federal program funded by the Department of Housing and Urban Development (HUD). It is a recently established affordable housing program that complements existing federal, state and local efforts to increase and preserve the supply of decent, safe and sanitary housing for Extremely Low-Income (ELI) households.

Eligible Applicants
An organization, agency, or other entity (including a public housing agency, for-profit entity or nonprofit entity)

NHTF Program Highlights
Maximum award: $1,000,000 (in the form of a grant)

Eligible Activities: New Construction of qualified rental housing (will be modifying at a later date to add Rehabilitation) including single family, assisted living units and multi-family residential rental units

Per Unit Costs for rentals = $120,000 for 1-2 BR rental and $151,000 for 3-4 BR

Targeted household must be at or below 30% of the area median income (AMI) and meet the definition of a Veteran. This will change at a later date to including funding for all ELI households. Scoring matrix will give extra points for applicants that target veterans.

30-year “Affordability” period
Rents must meet 30% National Housing Trust Fund limits.

ADFA will award these funds as forgivable grants to recipients whose proposed developments are approved for funding. The grant will remain forgivable as long as the development remains in compliance with ADFA and NHTF requirements for the 30-year affordability period.

Eligible Applicants consist of the Development Team who will construct new rental housing (single family homes, duplexes, or multi-family units) for Eligible Beneficiaries.

Contact
Lori Brockway
Federal Housing Program Manager Phone: (501)-682-3339
Email: lori.brockway@arkansas.gov

To access the application for this program, go to the Arkansas Development Authority website at:
https://adfa.arkansas.gov/files/

Applications being accepted now.
<table>
<thead>
<tr>
<th>2019 Rent Limits by County</th>
<th>Fayetteville-Springdale-Rogers HMFA</th>
<th>Fort Smith HMFA</th>
<th>Hot Springs MSA</th>
<th>Jonesboro MSA &amp; HMFA</th>
<th>Poinsett HMFA</th>
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Gross Rents with all utilities included

MSA-Metropolitan Statistical Area

HMFA-HUD Metro Fair Market Rent
# 2019 Housing Trust Fund Income Limits

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<th>Program</th>
<th>1 Person</th>
<th>2 Person</th>
<th>3 Person</th>
<th>4 Person</th>
<th>5 Person</th>
<th>6 Person</th>
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Other ADFA Housing Programs and Available Funds

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<tr>
<th>Program</th>
<th>Amount</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Preservation Revolving Loan Fund (PRLF)</td>
<td>$1,136,102.00</td>
<td>Applicants must have an RD 514 or 515 Loan or a 516 Grant</td>
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<tr>
<td>Affordable Housing Assistance Program (AHAP)</td>
<td>$495,347.57</td>
<td>$3,000,000 has been set aside for the Disaster Recovery Loan Program</td>
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<tr>
<td>FKA-DHS Assisted Living Incentive Fund (ALIF)</td>
<td>$3,000,000</td>
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<tr>
<td>Finance Adjustment Factor &amp; Below Market Interest Rate (FAF) (BMIR)</td>
<td>$2,545,681.68</td>
<td>Maximum Loan $250,000 Units restricted to 50% AMI or less</td>
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<tr>
<td>Neighborhood Stabilization Program (NSP) 1 &amp; 3</td>
<td>$72,497.93</td>
<td>Funds to assist with demolition of blighted properties or abandoned or foreclosed properties which will result in development of housing for low income households</td>
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<tr>
<td>Tax Credit Assistance Program (TCAP)</td>
<td>$2,037,396.93</td>
<td>Funds to assist with development or operation of housing that remains affordable for a period of not less than 15 years and whose income does not exceed 80% AMI</td>
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<tr>
<td>Mortgage Settlement Fund (MSF)</td>
<td>$1,571,989.90</td>
<td>$600,000 budgeted for LIHTC applications</td>
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https://adfa.arkansas.gov/programs/
Greetings!

EMERGENCY SOLUTIONS GRANT PROGRAM
October 2020–September 2021
ESG Funding

$2,264,323

Any Remaining Funding from prior years upon HUD approval
Emergency Solutions Grant Funding

FY 2020 (October 2020 – September 2021)

$2,264,323

42 Applicants

Administration (7% – 2.5% to Agencies)
  HMIS – $1000
  Admin – $500 (Contingent on # of Approved Agencies)

Emergency Shelter (45%) $1,018,945.35

Homeless Prevention (23%) $520,794.29

Rapid Rehousing (24%) $543,437.52

Street Outreach (.50%) $11,321.61
Emergency Solution Grant Components

Street Outreach

Shelter

Rapid Re-Housing

Homeless Prevention (30% income Limit)

Administration

Match Requirement
Decisions In July
Agencies notified
ESG Program Monitoring

OCS Monitoring Visits

OCS Monitoring Tool
Questions

Contact Information
Lorie Williams
501-682-8714 W
501-258-5992 C
Lorie.Williams@dhs.Arkansas.gov
HIV/AIDS AND HOUSING

ARKANSAS’ HOPWA PROGRAM
2020 - 2024
HIV in Arkansas

- As of December 31, 2017, there were 6,087 persons living with HIV in Arkansas.

- 2019: Arkansas is ranked among the seven (7) states with high HIV incidence.

- Number of PLWHA needing housing assistance ≈ 134@

- Non-HIV family persons benefiting from housing assistance ≈ 90@
Why HOPWA?

“...Homelessness, HIV disease, and access to health care are fundamentally interconnected....”

ADH HOPWA Fact Sheet, 2011

“Housing is Healthcare...and offers the best opportunity for PLWHA to access therapy....[Yet] housing [remains] the greatest unmet service need for people living with the disease....”

National AIDS Housing Coalition, Rev. 8/2009
Arkansas HOPWA Program

The State HOPWA Program works to:

- Provide safe, decent, and affordable housing
- Increase housing stability and access to services and care, and
- Decrease the risk of homelessness
Who are the HOPWA Clients?

- Men and Women living with HIV/AIDS
- Some are families with children
- ALL have a demonstrated housing need AND
- Have a current notice of eligibility, after screening
Clients facing competing demands relative to getting basic needs met have problem maintaining care:

- **Housing**
- **Food**
- **Child care**

Therefore, it is important to reduce barriers that impede access to services; *affordable, accessible housing* is one of such barrier.
HOPWA IN ARKANSAS

- HOPWA grant for State of Arkansas administered by ADH

- Grant is *Formula-based*: calculated based on HIV/AIDS surveillance data: “...cumulative AIDS cases and area incidence...”

- Funding provides our State with resources for meeting the housing needs of low-income persons living with HIV/AIDS and their Families.
Housing assistance for eligible clients will:

- reduce risks of homelessness
- increase access to appropriate healthcare and other support

Our priority population: HIV/AIDS clients with incomes ≤ 80% of the AMI for the area in which they live (determined by the U.S. HUD)
- As a state Arkansas provides services in 74 of its 75 counties

- **Crittenden County** in Northeast Arkansas is covered as part of the Memphis Eligible Metropolitan Statistical Area (EMSA)

- ADH, as **Grantee**, administers HOPWA activities in 68 counties: Districts 1, 2, 3, 4, & 6 [see map]

- District 5 HOPWA under separate grant administered by **City of Little Rock** (6 counties).
Project Sponsors:

ADH administers HOPWA through non-profit agencies called Project Sponsors.

Currently there’s just one.

- **Northeast Arkansas Regional AIDS Network (NARAN)**
Services Description and Categories

I. Administration:
   - Grantee-*3%* of **Federal** award

   - Project Sponsors- *7%* of **subgrant** award
     management, oversight, coordination, evaluation, reporting, etc.

II. Direct Housing Services: *65.0%*
   
   (i) **Tenant-Based Rental Assistance (TBRA):** housing subsidy provided for use on the open rental market
(ii) Short-Term Rent, Mortgage, & Utility Assistance (STRMU): prevents homelessness of mortgage holder or renters already housed; allows assistance for up to 21wks in any 52wk period.

(iii) Facility-Based Rental Assistance (FBRA)*
Hotel/motel voucher assistance for up to sixty (60) days within any six (6)-month period, where rental housing is identified but not immediately available for move-in by approved clients.

*NEW
(iv) Permanent Housing Placement (PHP): assistance with ‘move-in’ costs: pays up to two months of rent; one-time security; one-time utility deposit.

CASE-BY-CASE NEEDS BASED ASSISTANCE TO NON-ADH JURISDICTIONS UPON REQUEST.*

III. Supportive Services: 25.0%
Housing case management, care coordination, home & health assessments, etc.

* NEW
Expanded supportive services 2020-2024*

- Substance Abuse treatment-short term (≤ 120dys)
- Basic Telephone Service: intended to assist beneficiary in accessing services
- Child Care (does not include childcare while beneficiary is at work.)
- Transportation: to assist beneficiary access health care services or housing.
- Meals/Nutritional Services: actual meals or nutritional supplements; essential hygiene items & household cleaning supplies
- Life Skills Management: psychosocial & interpersonal skills; anger management & conflict resolution; communication; budgeting & money management, etc.

*NEW
<table>
<thead>
<tr>
<th>Category</th>
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<tr>
<td>Project Sponsor Admin</td>
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<tr>
<td>TBRA &amp; STRMU</td>
<td>$507,290.00</td>
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<tr>
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<td>FBRA</td>
<td>$29,282.00</td>
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<tr>
<td>Support Svrs</td>
<td>$229,543.00</td>
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The pie chart shows the following breakdown:
- TBRA & STRMU: 55%
- Support Svrs: 25%
- FBRA: 3%
- PHP: 7%
- Grantee Admin: 3%
- Project Sponsor Admin: 7%
Program Goals

- **Goal 1**: Provide housing assistance and appropriate supportive services to enable clients to remain in their homes and to reduce their risks of homelessness.

- **Goal 2**: Improve access to health care and other supportive services
The barriers: Client

Major barriers to accessing affordable, stable housing:
- Criminal justice history
- Rental history
- Credit history
- Housing availability
- Housing affordability
- Multiple diagnoses/mental health issues
- HOPWA/HUD regulations
  - Rent determination & Fair market rents
Program Contacts

- Nicholas Butler - Ryan White Part B & ADAP/HOPWA Manager
  501-661-2433

- ZKochia Watson - HOPWA Coordinator
  501-661-2137
QUESTION & ANSWER

OPEN DISCUSSION
Consolidated Plan Process

2020 – 2025 Consolidated Plan, 2020 Annual Plan, Analysis of Impediments:

➢ Public Meetings – October 11, 2019
   February 19-20, 2020

➢ 30 Day Public Comment
   May 24, 2020 – June 23, 2020

➢ Public Hearing June 10, 2020

➢ Submission to HUD for Approval
   June 2020

➢ Funding available
   July 1, 2020 – June 30, 2021 Program Year