

# ***AGENDA***

**FORT SMITH BOARD OF DIRECTORS  
STUDY SESSION**

***NOVEMBER 9, 2010 ~ 12:00 NOON***

**FORT SMITH PUBLIC LIBRARY  
COMMUNITY ROOM  
3201 ROGERS AVENUE**

1. Review recommendation by the Community Development Advisory Committee regarding adoption of the Five-Year Consolidated Plan for Program Years 2011 - 2015
2. Review 2011 funding recommendations of the Outside Agency Review Panel
3. Review preliminary agenda for November 16, 2010 regular meeting

# Memo

# SS 1

**To:** Ray Gosack, Acting City Administrator  
**From:** Matt Jennings, Director of Community Development   
**CC:** Wally Bailey, Director of Development Services  
**Date:** November 5, 2010  
**Re:** Five Year Consolidated Plan for Program Years 2011-2015

---

As you are aware, each entitlement city that receives funding from the Department of Housing and Urban Development is required to prepare a Consolidated Plan which defines the goal, objectives and strategies and performance measures with input from our citizens. The plan describes how these CDBG and HOME funds granted to the city will be expended over the next five year period. CDBG and HOME are operated on a July 1 – June 30 program year. The final document of the subject plan is enclosed for review.

The plan describes the consolidated plan development process, the demographic and economic profile, the housing market analysis, the housing and homeless needs assessment, the community development needs assessment and finally the strategic plan.

The Executive Summary(pages 1—7) provides a description of how the CDBG and HOME funding will be spent over the next five program years for affordable housing, homelessness, special needs, non-housing community development, an anti-poverty strategy and coordination with other housing and community development agencies and organizations. The significant changes from the previous plan (2005-2010) as it relates to CDBG funding is to: *1. Increase homelessness funding from 10% to 15%. 2. Explore the use of a Section 108 loan to assist with the building of a homelessness campus. 3. Increase the amount of funding from the CDBG community development from 60% to 80% of the allocation for the Fort Smith Housing Assistance Program to continue to preserve the older owner-occupied housing stock and revitalize our core neighborhoods.*

With CDBG funds, the plan maintains public service funding at 15% which is the regulatory maximum that can be spent towards those project types. The community development category and un-programmed funding were reduced by 2.5% each to increase the homelessness category. The percentages will be 15% Homelessness, 15% Public Service, 47.5% Community Development/Housing, 20% Administration and 2.5 % for un-programmed funds.

HOME funds will continue with the same percentages with goals to increase affordable housing opportunities to move families that are mortgage ready from renters to homeownership. The percentages are 75% for affordable housing, 15% for Community Housing Development Organization (CHDO) set-aside (regulation minimum) and 10% for administration (regulation maximum).

The consolidated plan is a result of two public hearings and 152 surveys completed by citizens as well as agencies that traditionally provide services to low income families and individuals. A 30 day review and comment period for the consolidated plan expired on November 1, 2010 at 4:00 p.m. No comments were received during the 30 day review period. The plan is posted on the city web page and is available in hard copy at the city planning and community development office.

Beginning on August 5, 2010, numerous notices were published in the Times Record, the Lincoln Echo and the Hispano Unidos newspaper publications. Additionally, Rev. U. C. Washington assisted us with distributing notices through the ministerial alliance, notices were sent through Wardell Henley with NSTBG, Carolyn Plank for distribution through the neighborhood association, email notices, letters and notices mailed out to people and the media on the Citizen Participation list, documents on the website and the city access channel. The detailed documentation of the public involvement process is on Pages 129-166.

At the conclusion of the public hearing presentation of the draft consolidated plan on the October 13, 2010, the Community Development Advisory Committee (CDAC) met and recommended approval to the Board of Directors for the consolidated plan. CDAC members in attendance were Fran Hall, Chairperson, Yvonne Keaton-Martin, Kerry Norman, George Willis, Rebecca Timmons and Ginia Smith. Cinda Rusin was absent.

To reduce costs in the hiring of a consultant to assist with the preparation of the consolidated plan, the city participated with the Cities of Bentonville, Conway, Jacksonville and West Memphis to achieve economies of scale. The cities asked that the City of Fort Smith be the lead city in the Arkansas HUD Entitlement Cities Consortium. Western Economic Services, LLC provided the consultant services and the Fort Smith share was \$31,987.24 which is paid out of the federal funds. The HUD Little Rock Field office intends to submit the process to the HUD headquarters in Washington, D.C as a "Best Practice" item.

Should you have any questions, comments or need additional information, please let me know.

**2011 – 2015 CONSOLIDATED PLAN FOR  
HOUSING AND COMMUNITY DEVELOPMENT  
CITY OF FORT SMITH, ARKANSAS**



**FINAL REPORT**  
**NOVEMBER 8, 2010**

**2011 – 2015 CONSOLIDATED PLAN  
FOR HOUSING AND COMMUNITY DEVELOPMENT  
CITY OF FORT SMITH, ARKANSAS**

Prepared for:  
Fort Smith Community Development Department

Prepared by:  
Western Economic Services, LLC  
212 SE 18<sup>th</sup> Avenue  
Portland, OR 97214  
(503) 239-9091  
Toll-free: 1-866-937-9437  
Fax: (503) 239-0236  
<http://www.westernes.com>

**Final Report  
November 8, 2010**

## TABLE OF CONTENTS

---

<b>I. EXECUTIVE SUMMARY</b>	<b>1</b>
A. Introduction	1
B. Background and Trends	2
C. Five-Year Housing and Community Development Objectives and Strategies	3
<b>II. CONSOLIDATED PLAN DEVELOPMENT PROCESS</b>	<b>9</b>
A. Introduction	9
B. Compliance with HUD Regulations	11
C. Organizational Structure and Coordination	13
D. Consultation Activities	14
E. Efforts to Enhance Citizen Involvement	14
F. Public Hearings and Approval Processes	15
<b>III. DEMOGRAPHIC AND ECONOMIC PROFILE</b>	<b>17</b>
A. Introduction	17
B. Demographic Trends	17
C. Economic Conditions	27
D. Summary	35
<b>IV. HOUSING MARKET ANALYSIS</b>	<b>37</b>
A. Introduction	37
B. Housing Stock	37
C. Housing Production and Affordability	40
D. Housing Problems	44
E. Disproportionate Needs	48
F. Lead-Based Paint Hazards and Actions to Overcome Hazards	49
G. Public and Assisted Housing	55
H. Institutional Barriers to Affordable Housing	57
I. Summary	58
<b>V. HOUSING AND HOMELESS NEEDS ASSESSMENT</b>	<b>59</b>
A. Introduction	59
B. Housing Needs Assessment	59
C. Priority Housing Needs Rankings	61
D. Homeless Needs Assessment	64
E. Non-Homeless Special Needs Assessment	69
F. Summary	83
<b>VI. COMMUNITY DEVELOPMENT NEEDS ASSESSMENT</b>	<b>85</b>
A. Introduction	85
B. Community Development Needs Assessment	85
C. Current Economic Development Activities	87
D. Priority Community Development Needs Rankings	89
E. Community Development Activities Not Funded through CDBG	90

Table of Contents

---

F. Summary	91
<b>VII. STRATEGIC PLAN</b>	<b>93</b>
A. Overview of Consolidated Plan National Goals	93
B. Context in Which Activities will be Conducted	93
C. Strategic Goals of the City of Fort Smith Consolidated Plan	95
<b>APPENDIX A: CITIZEN PARTICIPATION PLAN</b>	<b>99</b>
<b>APPENDIX B: ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE</b>	<b>107</b>
<b>APPENDIX C: ADDITIONAL PLAN DATA</b>	<b>111</b>
<b>APPENDIX D: PUBLIC INVOLVEMENT PROCESS</b>	<b>129</b>
<b>APPENDIX E: GLOSSARY</b>	<b>167</b>
<b><u>PRIORITY NEEDS TABLES</u></b>	
Priority Housing Needs Tables	63
Homeless and Special Needs Table 1A	68
Priority Community Development Needs Table 2B	89

# **I. EXECUTIVE SUMMARY**

---

## **A. INTRODUCTION**

---

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules consolidating the planning, application, reporting and citizen participation processes for four formula grant programs: Community Development Block Grants (CDBG), Home Investment Partnerships (HOME), Emergency Solutions Grants (ESG) and Housing Opportunities for Persons with AIDS (HOPWA). The new single-planning process was intended to more comprehensively fulfill three basic goals: to provide decent housing, to provide a suitable living environment and to expand economic opportunities. It was termed the *Consolidated Plan for Housing and Community Development*.

According to HUD, the Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for housing and community development actions. It offers entitlements the opportunity to shape these housing and community development programs into effective, coordinated neighborhood and community development strategies. It also allows for strategic planning and citizen participation to occur in a comprehensive context, thereby reducing duplication of effort.

As the lead agency for the Consolidated Plan, the City of Fort Smith Community Development Department (CDD) hereby follows HUD's guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing these citizen participation requirements, those that accompany the Consolidated Plan and HUD programs, as well as those that complement the planning processes already at work in the city.

### **PURPOSE OF THE CONSOLIDATED PLAN**

The *2011 – 2015 Consolidated Plan for Housing and Community Development* is the comprehensive five-year planning document identifying the needs and respective resource investments in satisfying the City's housing, homeless, non-homeless special population, community development and economic development needs.

### **GOALS OF THE CONSOLIDATED PLAN**

The goals of the CDD are to provide decent housing, a suitable living environment and expanded economic opportunities for the city's low- and moderate-income residents. The CDD strives to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents of the city. By addressing need and creating opportunity at the individual and neighborhood levels, the CDD hopes to improve the quality of life for all residents of the city.

## **B. BACKGROUND AND TRENDS**

---

### **DEMOGRAPHIC PROFILE**

In the last ten years, from 2000 through 2009, total population growth equaled 6.6 percent with an average growth rate of 1.0 percent per year. In 2000, the majority of the population, 77.0 percent, was white, followed by black at 8.6 percent, "other" at 5.0 percent, Asian at 4.6 percent, two or more races at 3.0 percent and American Indian at 1.7 percent. As for ethnicity, persons of Hispanic descent comprised 8.8 percent of the population at the time of the 2000 census. Geographic analysis of racial and ethnic data showed that minority populations were concentrated in specific areas of the city. Slightly over 23.0 percent of the population in Fort Smith had one or more disabilities at the time of the 2000 census.

### **ECONOMIC PROFILE**

From 2000 through 2009, the labor force in Fort Smith, defined as people either working or looking for work, rose from about 38,600 persons to almost 42,500 persons. During this period, Fort Smith's unemployment rate was lower than the state rate, however during the recession of the last few years the unemployment rate for the city increased above the state rate. During the first three months of 2010, the unemployment rate rose higher than the statewide rate of nearly 8.0 percent before falling back to the statewide level to 7.7 percent. In 2008, real average earnings per job in Sebastian County were \$43,596, and real per capita income was \$36,912; both of these figures were above statewide averages. In Fort Smith the poverty rate in 2000 was 15.8 percent with 12,409 persons living in poverty. This rate was the same as the statewide average at that time.

### **HOUSING MARKET**

In 2000, the City of Fort Smith had 35,353 total housing units. Of the total housing stock counted in the 2000 census, 24,190 units were single-family units, and another 509 were mobile homes. Of the 35,353 housing units counted in Fort Smith in the 2000 census, 32,351 units were occupied, with 18,240 counted as owner-occupied and 14,111 counted as renter-occupied. This equated to a homeownership rate of 56.4 percent. The construction value of single-family dwellings generally increased from 1980 through 2003, with the 2009 value ending at \$100,628, a 28-year low. There were 3,185 owners and 5,360 renters that had an unmet housing need, such as a cost burden or overcrowding problem, in Fort Smith at the time of the 2000 census.

### **HOUSING AND HOMELESS NEEDS ASSESSMENT**

Results from the 2010 Housing and Community Development Needs Survey showed that energy efficient retrofits and first-time homebuyer assistance were both considered to have

a high need for funding, along with affordable rental housing and rental housing rehabilitation.

Homeless needs throughout the city are handled by the Old Fort Continuum of Care group. A count of the homeless population within the Continuum of Care region showed that nearly 200 persons were homeless in the area in 2007.

Non-homeless special needs populations in the city include the elderly and frail elderly, persons living with disabilities, persons with alcohol or other drug addiction, victims of domestic violence, and persons living with HIV and their families. These populations are not homeless, but are at the risk of becoming homeless and therefore often require housing and service programs. The needs of the special needs groups are relative to the programs currently provided. For example, the elderly population is expected to swell in the near future and will require increased access to home services as well as assisted living and nursing home facilities.

#### COMMUNITY DEVELOPMENT NEEDS ASSESSMENT

The 2010 Housing and Community Development Survey provided data on perceived community development needs. Respondents indicated that funding should be primarily devoted to housing and economic development. Business recruitment and business retention received high need rankings in terms of economic development activities, while drainage improvements received high need rankings in regard to infrastructure. Respondents noted mostly high levels of need for youth and other recreational facilities, and transportation services was seen as the greatest need in the public and human services category.

### C. FIVE-YEAR HOUSING AND COMMUNITY DEVELOPMENT OBJECTIVES AND STRATEGIES

---

The following list presents the overriding objectives and strategies of the City of Fort Smith, Arkansas, for its Five-Year Consolidated Plan for Housing and Community Development, including selected performance criteria associated with each strategy and goal. Investment strategies will emphasize benefits to the City's low- to moderate-income areas.

#### FIVE-YEAR HOUSING AND COMMUNITY DEVELOPMENT OBJECTIVES AND STRATEGIES

##### Affordable Housing

**Goal:** Improve the condition and availability of affordable housing over a 5 year period.

**Objective 1:** improve the condition of housing for low-income homeowners.

**Strategy 1.1:** Increase funding for housing rehabilitation activities.

**Performance Goal:** Allocate 80% of the 47.5% funding in Community Development category to improve existing owner-occupied housing units.

**Strategy 1.2:** Provide emergency repairs to homeowners with urgent repair needs.

**Performance Goal:** 100 owner-occupied housing units

**Strategy 1.3:** Provide funding for rehabilitation or reconstruction projects for low-income homeowners.

**Performance Goal:** 30 housing rehabs and 5 reconstruction units.

**Strategy 1.4:** Work with non-profit and faith-based organizations to create a volunteer home repair program.

**Performance Goal:** 150 owner-occupied housing units.

**Objective 2:** Increase the viability for potential homeownership opportunities.

**Strategy 2.1:** Expand homeownership classes and credit repair programs to accommodate all potential first-time homebuyers and the wider community looking to improve their ability to qualify for home mortgages.

**Performance Goal:** 500 households assisted.

**Strategy 2.2:** Continue to provide downpayment and principal reduction assistance to low-income homebuyers.

**Performance Goal:** 100 households assisted.

**Objective 3:** Increase the number of newly constructed homes available on the affordable housing market in Fort Smith.

**Strategy 3.1:** continue to provide replacement housing where feasible.

**Performance Goal:** 25 housing units.

**Strategy 3.2:** Utilize vacant lots to increase housing availability in low-income communities.

**Performance Goal:** Continue to assist non-profits when vacant lots are identified.

**Objective 4:** Expand funding availability for affordable housing program.

**Strategy 4.1:** Investigate new funding opportunities and potential financial partnerships that could be utilized to leverage federal funds and provide more affordable housing.

**Performance Goal:** Work with partners to develop special programs to address housing needs.

**Strategy 4.2:** Provide funding for homeownership activities from which CHDO's can make affordable houses available to low-income residents.

**Performance Goal:** 10 housing units.

## Homelessness

**Goal:** Facilitate an expansion of housing and services offered to homeless families and individuals in Fort Smith.

**Objective 1:** Support the consolidation of homeless providers and services into a unified campus setting.

**Strategy 1.1:** Explore the use of Section 108 loan and other funding sources.

**Performance Goal:** Allocate CDBG Homeless Category funding to pay secured Section 108 loan payments.

**Strategy 1.2:** Attend meetings, conference, seminars, and outreach activities that support homeless efforts.

**Performance Goal:** Support at least one outreach effort and attend at least 5 meetings, one seminar, and one conference.

**Strategy 1.3:** Provide technical assistance to homeless provider as needed.

**Performance Goal:** Community Development staff should be made available to provide technical assistance to all homeless service providers.

**Objective 2:** Expand emergency shelter facilities serving homeless families and individuals.

**Strategy 2.1:** Provide technical assistance to support non-profit efforts in seeking private funding sources.

**Performance Goal:** Assist all organizations.

**Objective 3:** Support transitional housing opportunities for homeless.

**Strategy: 3.1:** Working with non-profit organizations to develop transitional housing projects, to be funded through the Supportive Housing Program and/or private fundraising efforts.

**Performance Goal:** Add 5 units to the transitional housing supply.

## Special Needs

**Goal:** Evaluate upcoming needs related to non-homeless special needs populations:

**Strategies:**

1. Provide funding for organizations that deliver service for the victims of domestic violence, which may include shelter, counseling, and job training services.
2. Provide funding for organizations that deliver health services to persons with mental health and other chronic illnesses, including case management, referral, homeless shelter, and counseling.
3. Provide funding for organizations that deliver assistance to persons with disabilities, including job training and housing assistance.

4. Provide funding for a wheelchair ramp program to address mobility issues for physically disabled.
5. Expand access to substance abuse treatment and other services that assist addicts in their recovery process.

### **Non-Housing Community Development**

**Goal:** Improve living conditions in Fort Smith by addressing non-housing community development needs.

**Objective 1:** Address community needs by targeting a public facilities need.

**Strategy: 1.1:** Assist non-profits that traditionally work with low-income citizens.

**Performance Goal:** Fund two projects.

**Objective 2:** Address community needs through community-based public service programs.

**Strategy 2.1:** Deliver service to low-income citizens of Fort Smith

**Performance Goal:** Fund a minimum of 15 programs directed toward low-income citizens.

**Strategy 2.2:** Provide funding to deliver services for disabled.

**Performance Goal:** Fund two projects to improve accessibility.

### **Anti-Poverty Strategy**

**Goal:** Reduce the size of the impoverished population in Fort Smith

**Objective 1:** Increase childcare and educational opportunities for children from low-income families.

**Strategy:** Provide support to non-profit agencies that deliver childcare, headstart, and after school services to low-income households.

**Objective 2:** Expand affordable housing opportunities.

**Strategies:**

1. Continue working with developers to identify opportunities for the use of Low Income Housing Tax Credits to build affordable housing developments.
2. Work with Fort Smith Housing Authority, Lend-A-Hand, and CSCDC, Inc. to identify homeownership opportunities through subsidized funds.

### **Institutional Structure**

**Goal:** identify and address gaps in the institutional structure for the implementation of the housing and community development plan.

**Strategies:**

## I. Executive Summary

---

1. Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
2. Work with private industry to address important issues that hamper housing and community development efforts.
3. Continue to identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.
4. Create networking opportunities through a housing roundtable that provides opportunities for City staff to interact with all sectors of the housing industry.

### **Coordination**

**Goal:** Improve coordination efforts between the City and other agencies and organizations committed to the improvement of housing and community development services in Fort Smith

**Strategies:**

1. Expand participation with various agencies and organization in order to implement the Consolidated Strategy Plan.
2. Initiate a housing roundtable that brings together participants from all sectors of the housing industry, including non-profit and for-profit builders, financial institutions, community activists, appraisers, and insurance representative, to discuss relevant topics and provide an opportunity for participants to network within the industry.

**I. Executive Summary**

---

## II. CONSOLIDATED PLAN DEVELOPMENT PROCESS

---

### A. INTRODUCTION

---

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules consolidating the planning, application, reporting and citizen participation processes for four formula grant programs: Community Development Block Grants (CDBG), Home Investment Partnerships (HOME), Emergency Solutions Grants (ESG) and Housing Opportunities for People with AIDS (HOPWA). Termed the *Consolidated Plan for Housing and Community Development*, the new single-planning process was intended to more comprehensively fulfill three basic goals:

1. *Provide decent housing*, which involves helping homeless people obtain appropriate housing, retaining the affordable housing stock, increasing the availability of permanent affordable housing for low-income households without discrimination and/or increasing supportive housing to assist persons with special needs.
2. *Provide a suitable living environment*, which means improving the safety and livability of neighborhoods, including the provision of adequate public facilities; reducing isolation of income groups within communities through special de-concentration of housing opportunities for persons of low income; revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving natural and physical features with historic, architectural, and aesthetic value; as well as conserving energy resources.
3. *Expand economic opportunities*, which emphasizes job creation and retention, providing access to credit for community development, and assisting low-income persons to achieve self-sufficiency in federally-assisted and public housing.

The Consolidated Plan is actually a three-part process and comprises:

1. Developing a five-year strategic plan;
2. Preparing annual action plans; and
3. Submitting annual performance and evaluation reports.

The first element referred to above, the strategic plan, also has three parts:

1. A housing market analysis;
2. A housing, homeless, and community development needs assessment; and,
3. Establishment of long-term strategies for meeting the priority needs of the city.

HUD asks that priority objectives be built upon specified goals that flow from quantitative and qualitative analysis of needs identified in the five-year planning process. Program funding is ensured by completing these documents on time and in a format acceptable to HUD.

Furthermore, the Consolidated Plan is designed to be a collaborative process whereby the city can establish a unified vision for housing and community development actions. It

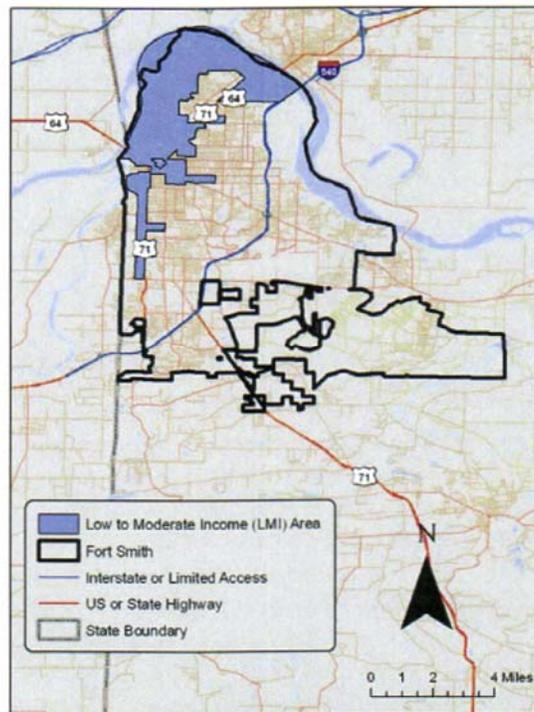
offers the city the opportunity to shape housing and community development programs into effective and coordinated housing and community development strategies. It also creates the opportunity for citizen participation and strategic planning to take place in a comprehensive context and to reduce duplication of effort throughout the city.

Thus, the Consolidated Plan functions as:

- A planning document that builds on a participatory process among citizens, organizations, businesses and other stakeholders;
- A submission document for federal funds under HUD's formula grant programs;
- A strategy document to be followed in carrying out HUD's programs; and
- A management tool for assessing performance and tracking results.

*The 2011 – 2015 Fort Smith Consolidated Plan for Housing and Community Development* is the comprehensive five-year planning document identifying needs and respective resource investments in satisfying the city's housing, homelessness, non-homeless special population, community development and economic development needs. A map of Fort Smith's low- to moderate-income areas, on which this plan focuses, is presented below.

**Map I.1**  
**Low- to Moderate-Income Areas**  
**City of Fort Smith**



## **B. COMPLIANCE WITH HUD REGULATIONS**

---

As the lead agency for the Consolidated Plan, the Fort Smith Community Development Department (CDD) followed the federal guidelines about public involvement, evaluation of quantitative and qualitative data, needs assessment, strategy development, priority setting, and the formulation of objectives. Fort Smith's Consolidated Plan for 2011 – 2015 was prepared in accordance with CFR Sections 91.100 through 91.230 of HUD's Consolidated Plan regulations, applicable to units of local government.

Furthermore, the CDD is responsible for overseeing these citizen participation requirements that accompany the Consolidated Plan and HUD programs. The CDD encourages citizens throughout the city to participate in the development of the Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER) and substantial amendments to the Consolidated Plan. As the plans are prepared, hearings are conducted for public comment and all comments are posted in the CAPER. Consequently, the CDD strongly encourages public participation and consultation with other organizations as an essential means of identifying community needs.

### **COMPLIANCE WITH HUD REGION VI MANAGEMENT ACTION PLAN**

In September 2010, the City of Fort Smith received guidance from HUD regarding four priority areas in the Region VI Management Action Plan. These areas are iterated below.

#### **1. Foster Sustainable Communities**

The City of Fort Smith is committed to fostering a sustainable community by implementing design strategies, rehabilitation and blight reduction programs, and making investments that allow residents clean, healthy and affordable living in a community that supports economic growth and provides opportunities to its residents. The physical form of a community directly affects the residents' quality of life. Residents of Fort Smith can expect the City to plan efficient ways to reduce harmful pollutants while increasing transportations options, increase the stock of affordable housing by promoting energy efficient homes, and demonstrate a commitment to the community through increased accessibility to neighborhood gathering places, such as local food markets, parks and quality schools. Additionally, the City of Fort Smith will continue to support existing community assets by increasing the efficiency of public works programs and removing institutional barriers to economic development, such as enhanced transparency between City agencies.

#### **2. Foreclosure Prevention**

Due to the recent economic downturn, foreclosure has become a prominent risk for families across the country. The City of Fort Smith strives to keep families in their homes through times of economic hardship. The City of Fort Smith will prevent foreclosure by

encouraging loan originators to make prudent attempts at keeping homeowners in their homes. Lenders benefit from stable neighborhoods, repeat customers and mitigated losses when homes are not foreclosed upon. In addition, residents of Fort Smith are actively encouraged to learn about good borrowing practices, options other than foreclosure and predatory lenders. Homeowners need to be aware of all the foreclosure counseling resources, loan modification and refinance programs available as well foreclosure rescue scams occurring in response to the surge in foreclosure rates. Encouraging fair lending practices and educating consumers about good borrowing practices is a two-sided attempt to diminish the number of homes foreclosed upon.

### 3. Expand Section 3 through Education and Opportunities

Section 3 is a provision of the Housing and Urban Development (HUD) act of 1968 that helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency. Recipients of certain HUD financial assistance are encouraged to provide job training, employment and contracting opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods. Businesses are asked to recruit Section 3 residents by informing neighborhoods where HUD assistance is spent on job and training opportunities. Section 3 job recipients are on a path to self sufficiency, which may ultimately result in homeownership and facilitating an entrepreneurial spirit.

The City of Fort Smith will ensure that job opportunities such as administration, clerical support, construction, and marketing available in HUD financed programs are advertised to individuals who fall under Section 3 outlines. Additionally, businesses are encouraged to provide any type of employment to Section 3 residents but especially long-term employment. The City will continue to foster economic development and self sufficiency by helping hired Section 3 employees to continue on the path out of poverty by educating them on home ownership programs and education assistance programs.

### 4. Disaster Preparedness

The City of Fort Smith has a FEMA approved Hazard Mitigation Plan. Should a natural disaster or other urgent community need arise the City may use funds allocated for other community project to address the urgent need. Therefore, the City of Fort Smith, acting through the Community Development Department, may utilize its CDBG funds to meet an urgent need without the normal public comment period, which is otherwise required for substantial amendments.

To comply with the national objective of meeting community development needs having a particular urgency, an activity will alleviate existing conditions that the City of Fort Smith certifies:

## II. Consolidated Plan Development Process

---

- Pose a serious and immediate threat to the health and welfare of the community;
- Are of recent origin or recently became urgent;
- The City and the Consolidated Plan Lead Agency are unable to finance the activity on their own; and,
- Other resources of funding are not available to carry out the activity.

A condition will generally be considered to be of recent origin if it is developed or became critical within eighteen (18) months preceding the Consolidated Plan Lead Agency certification. It important to build, sustain, and improve the City's ability to react and mitigate the effects of unforeseen events.

## C. ORGANIZATIONAL STRUCTURE AND COORDINATION

---

The City of Fort Smith will meet its responsibility to provide decent and affordable housing and will aid in the development of viable communities with suitable living environments and expanded economic and community development opportunities. This will be done with the help and support of a network of public institutions, nonprofit organizations, and private industries. The CDD takes additional initiative in instilling capacity and strong housing and community development through funding initiatives, outreach and training, and other capability building endeavors. By meeting with non-profit service providers, faith-based organizations, the Fort Smith Housing Authority, other government entities, and various organizations the City of Fort Smith ensures that the needs of the community are addressed.

The CDD will implement the housing and community development plan offered by the Consolidated Plan. The Department Director and the City administration provide oversight for the Department. The Community Development Advisory Committee provides direction in the selection of projects to be funded with federal community development funds. The advisory committee is made up of individuals who have been asked to assist in the selection process and bring a variety of private sector skills to the task, without connections to applicant agencies.

A collection of non-profit agencies work with the City to address a variety of social needs such as affordable housing, homelessness, special needs populations, childcare, and education. These agencies work under their own charters, providing the services that meet their own agenda. Recently programs such as the Area Agency on Aging of Western Arkansas, the Esther house and the Next Step Day Room have received and may continue to receive grant allocations from the City. These programs provide housing and support services for homeless individuals, homeless families and the elderly. Programs like the Community Development Housing Assistance Program, maintain the housing stock in Fort Smith by mitigating lead-based paint hazards. City involvement with these organizations includes attendance at coalition meetings and the funding of projects that are eligible for CDBG and HOME funds.

## **II. Consolidated Plan Development Process**

---

Private industry participation in housing and community development activities includes the construction of new multi-family developments, lenders that service loans for first time homebuyers, home repair contractors, and other companies with a stake in the future of the city. These companies work with non-profit organizations working in community development efforts, providing the construction and financing expertise needed for completion of the projects. Local companies have also worked with non-profit agencies through donations of time and money.

The City serves as the conduit to enable for-profits and faith-based organizations to stay abreast of the training and conferences being offered that will enhance the delivery of their services. In addition, staff members are available to assist fledgling non-profits to become chartered agencies. The City will continue to strengthen existing relationships and build new relationships with private and public organizations, social service agencies, neighborhood associations, and the faith-based community, and attend meetings of other organizations promoting community development.

### **D. CONSULTATION ACTIVITIES**

---

As part of the consolidated planning process, the CDD must consult with a wide variety of organizations in order to gain understanding of the housing and community development stage. This Consolidated Plan represents a collective effort from a broad array of entities in Fort Smith, ranging from advocacy groups for the disabled to economic development organizations. Private, non-profit and public organization representatives, were contacted through several means, such as e-mail correspondence, online surveys and face-to-face interactions. These persons were solicited to discuss housing and community development needs in Fort Smith, including the ranking of those needs and activities that the CDD might consider in better addressing needs throughout the city. Further, individuals were asked to provide additional insight into prospective barriers and constraints to addressing housing and community development needs in Fort Smith.

### **E. EFFORTS TO ENHANCE CITIZEN INVOLVEMENT**

---

During the initial stages of developing the Consolidated Plan, the CDD developed a Citizen Participation Plan (CPP). The City utilized this plan in providing a framework of policies and procedures to guide Fort Smith's efforts to encourage citizen participation in this and other planning processes. The provisions of the CPP, which is included in its entirety in Appendix A, fulfill statutory and regulatory requirements for citizen participation specified by HUD. The objectives of the CPP are to ensure that the citizens of Fort Smith, particularly persons of low- and moderate-income, persons living in slum and blight areas, units of local government, public housing agencies, and other interested parties, are provided with the opportunity to participate in the planning and preparation of the Consolidated Plan, including amendments to the Consolidated Plan and the Annual Performance Report. The CPP is part of the Consolidated Plan and is subject to the same public review and comment process for adoption and amendment.

### **CITIZEN OUTREACH AND PUBLIC PARTICIPATION**

It is a primary goal of the City to provide for and encourage participation in all phases of the program by low- and moderate-income persons, especially those residing in neighborhoods that are considered slum and blighted areas, are predominately low and moderate-income, or are areas where program funds are proposed to be used. The CDD took several steps for citizen outreach and public input: a survey of city residents and stakeholders, interviews with representatives of city organizations, and a public input meeting. Additional public review activities were also conducted following development of the draft Consolidated Plan for public review.

#### **The 2010 Housing and Community Development Survey**

In keeping with the Citizen Participation Plan, the public was provided significant opportunities to provide input to the initial development of the Consolidated Plan and to its data and needs assessments. For feedback from the community, the CDD elected to use a survey instrument for collecting resident input on needs associated with the Consolidated Plan. The survey comprised a series of questions, in which the respondent was asked to rank the desirability of the particular housing or community development need. The levels of the ranking were listed as "no need," "low need," "medium need" or "high need." Topics included community services, community facilities, infrastructure, neighborhood services, the needs of special populations, housing and economic development needs. Selected questions were then posed under each topic area. The survey was distributed via an e-mail containing a link to a Web-based survey. The survey generated more than 150 responses.

#### **Public Input Meetings**

In addition, a public input meeting was held on August 30, 2010 in Fort Smith. The purpose of this meeting was to present preliminary findings. Attendees were urged to offer perspective and commentary about identified needs and their opinions about needs that the city should consider.

### **F. PUBLIC HEARINGS AND APPROVAL PROCESSES**

---

The draft report for public review was released on September 30, 2010, which initiated a 30-day public review period. The draft report notice was published in the *Times Record* in the legal notices section twice. Notices were also sent to the citizen participation e-mail list and to the individuals and agencies signed up for e-mail notices. More information regarding public outreach is presented in Appendix D of this document.

**II. Consolidated Plan Development Process**

---

### III. DEMOGRAPHIC AND ECONOMIC PROFILE

---

#### A. INTRODUCTION

---

The following narrative examines a broad range of socioeconomic characteristics including population, race and ethnicity, disability, poverty and unemployment rates. Data were gathered from the U.S Census Bureau, the Bureau of Economic Analysis, the Bureau of Labor Statistics and HUD. This information was used to analyze the city's current social and economic complexion and determine prospective trends and patterns in growth in the next five years.

#### B. DEMOGRAPHIC TRENDS

---

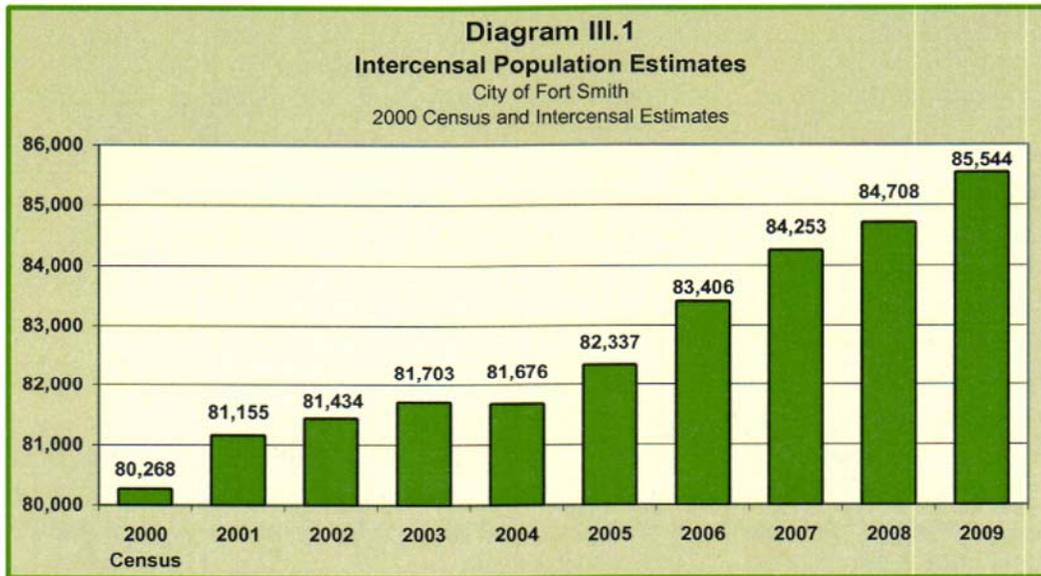
The Census Bureau reports significant levels of detail about the demographic characteristics of geographic areas in each of the decennial census enumerations. However, between these large and detailed counts of the population, more general demographic estimates are released. Some of these estimates are only available by county, so information for Sebastian County is presented.

#### TOTAL POPULATION

Annual statistics regarding the population change in Fort Smith between 2000 and 2009 are presented in Table III.1, below. Population growth was generally consistent from year to year with an average growth rate of 1.0 percent and an absolute change of 6.6 percent over the ten-year period. The smallest growth was seen in 2004 with no growth and the highest growth was seen in 2006 with 1.3 percent growth.

Year	2009 Estimate	% Increase
2000 Census	80,268	.
2001	81,155	1.1%
2002	81,434	0.3%
2003	81,703	0.3%
2004	81,676	0.0%
2005	82,337	0.8%
2006	83,406	1.3%
2007	84,253	1.0%
2008	84,708	0.5%
2009	85,544	1.0%
<b>% Change 00 - 09</b>	<b>5,276</b>	<b>6.6%</b>

The year-to-year estimated growth in population in Fort Smith is also presented in Diagram III.1, on the following page.



**POPULATION BY RACE AND ETHNICITY**

The characteristics of the population in the City of Fort Smith can also be examined by race and ethnicity. Table III.2 presents the breakdown of the population in the city by race and ethnicity from 2000 census data. In terms of race, the majority of the population, 77.0 percent, was white, followed by Black at 8.6 percent, “other” at 5.0 percent, Asian at 4.6 percent, two or more races at 3.0 percent and American Indian at 1.7 percent. As for ethnicity, persons of Hispanic descent comprised 8.8 percent of the population at the time of the 2000 census. The Hispanic population was the second most populous racial or ethnic group after the white population.

**Table III.2**  
**Population by Race**  
 City of Fort Smith  
 2000 Census SF1 Data

Race	Population	Percent of Total
White	61,798	77.0%
Black	6,943	8.6%
American Indian	1,358	1.7%
Asian	3,682	4.6%
Native Hawaiian/ Pacific Islander	43	0.1%
Other	4,040	5.0%
Two or More Races	2,404	3.0%
<b>Total</b>	<b>80,268</b>	<b>100.0%</b>
Hispanic	7,048	8.8%

More recent data on the racial and ethnic composition of Sebastian County is presented in Table III.3.<sup>1</sup> This table shows that the groups with the lowest population levels in the 2000 census experienced the highest rates of growth through 2009. For example, the black population, which comprised only 6.2 percent of the population in 2000, climbed by 13.6 percent in the ten-year time period. On the other hand, the white population, which was the most populous group at the time of the 2000 census, grew by only 5.6 percent.

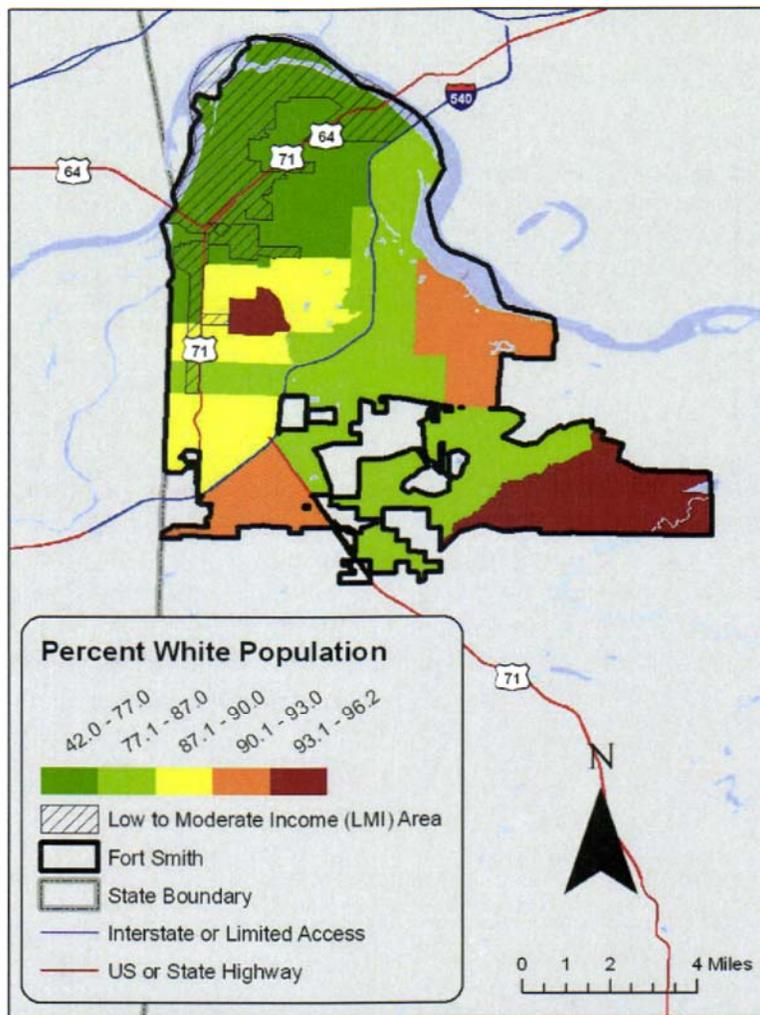
Year	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islander	Two or More Races	Total	Hispanic
2000	99,383	7,156	1,846	4,142	84	2,460	115,071	7,710
2001	100,224	7,270	1,938	4,220	86	2,535	116,273	8,577
2002	100,602	7,353	1,974	4,214	89	2,596	116,828	9,265
2003	100,708	7,422	2,001	4,277	96	2,653	117,157	10,014
2004	100,736	7,546	1,987	4,340	104	2,712	117,425	10,627
2005	101,456	7,598	2,100	4,425	110	2,799	118,488	11,421
2006	102,661	7,988	2,159	4,567	120	2,870	120,365	12,430
2007	103,636	8,086	2,260	4,665	126	2,968	121,741	13,255
2008	104,097	8,113	2,318	4,724	133	3,051	122,436	14,001
2009	104,915	8,127	2,417	4,807	140	3,191	123,597	14,732
<b>Percent Change 00-09</b>	5.6%	13.6%	30.9%	16.1%	66.7%	29.7%	7.4%	91.1%

While current information about detailed geographic distribution of population by race or ethnicity is not readily available, data from the 2000 census revealed that the geographic distribution of these racial and ethnic minorities was not even in Fort Smith. An analysis of racial distribution was conducted by calculating the percentage share of total population within each census tract of the particular racial or ethnic group. That share was then plotted on a geographic map. HUD defines a population as having a disproportionate share when a portion of a population is more than 10 percentage points higher than the jurisdiction average.

<sup>1</sup> Data only available at the county level.

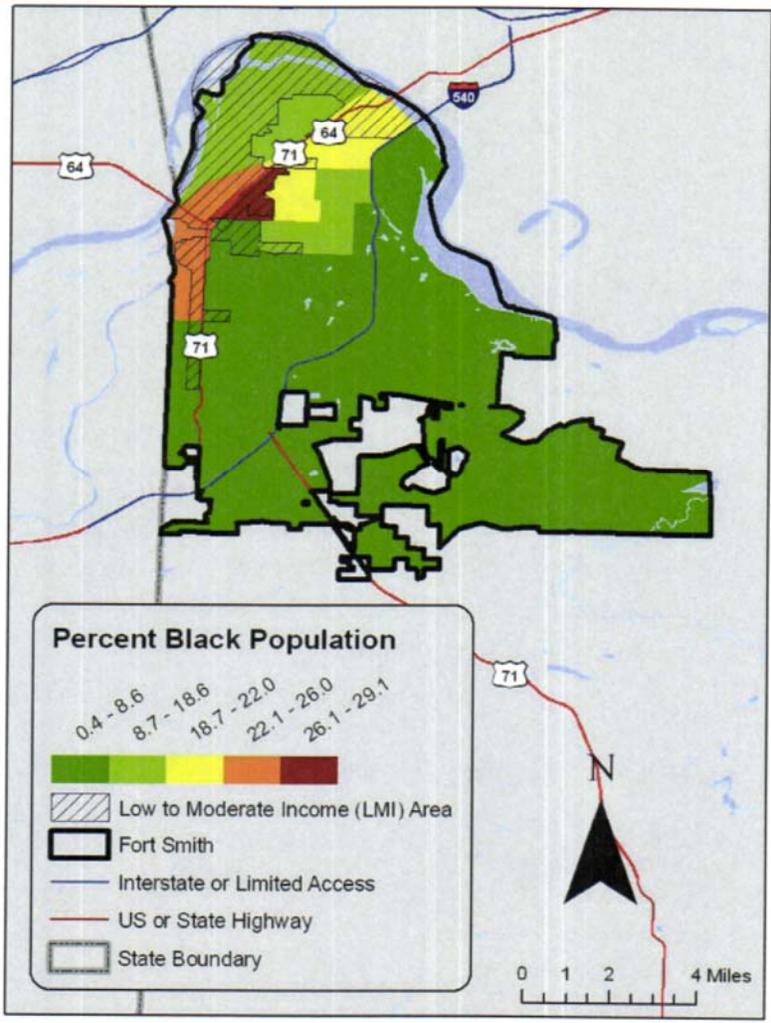
For example, Map III.1, below, shows the concentration of the white population in the city. Earlier it was shown that at the time of the 2000 census 77.0 percent of the population in the city was white. Therefore, based on HUD's definition, any area that had a white population ten percentage points or more higher at that time had a disproportionate share of the white population. This map shows that the white population was concentrated in several census tracts throughout the City of Fort Smith, shown in yellow, orange and red.

**Map III.1**  
**Percent White Population by Census Tract**  
City of Fort Smith  
2000 Census Data



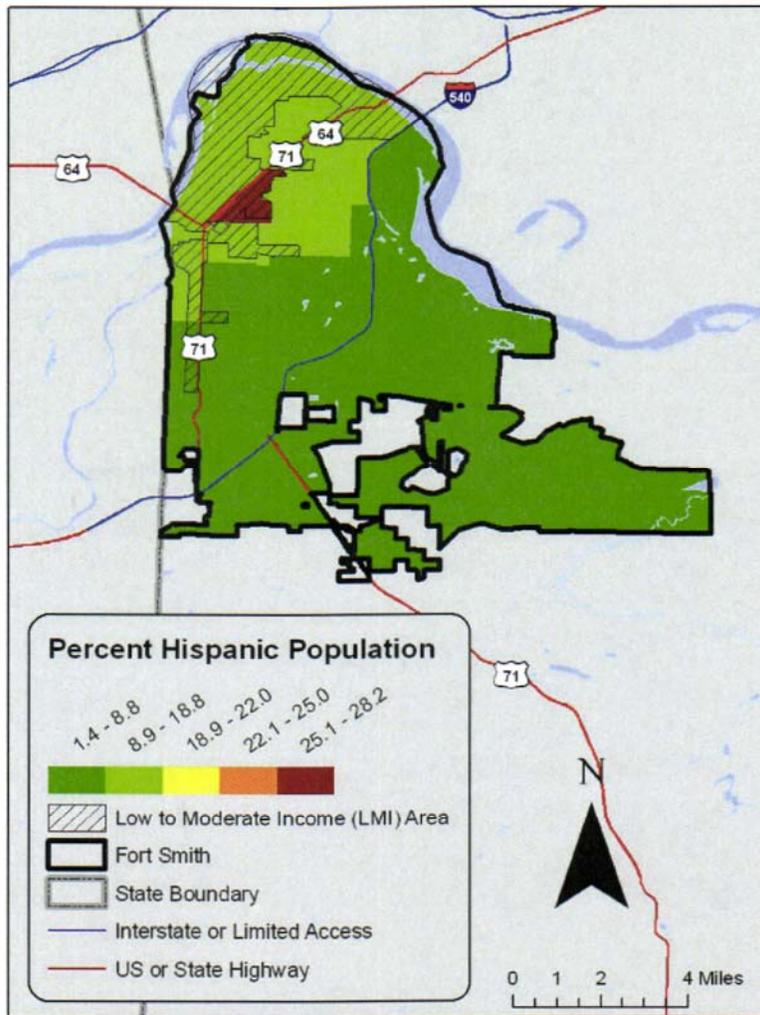
Map III.2, below, shows the concentration of the black population in the city by census tract. There were four census tracts that had a disproportionate share of black populations located in the northwest part of the city. These tracts are shown in yellow, orange and red.

**Map III.2**  
**Percent Black Population by Census Tract**  
City of Fort Smith  
2000 Census Data



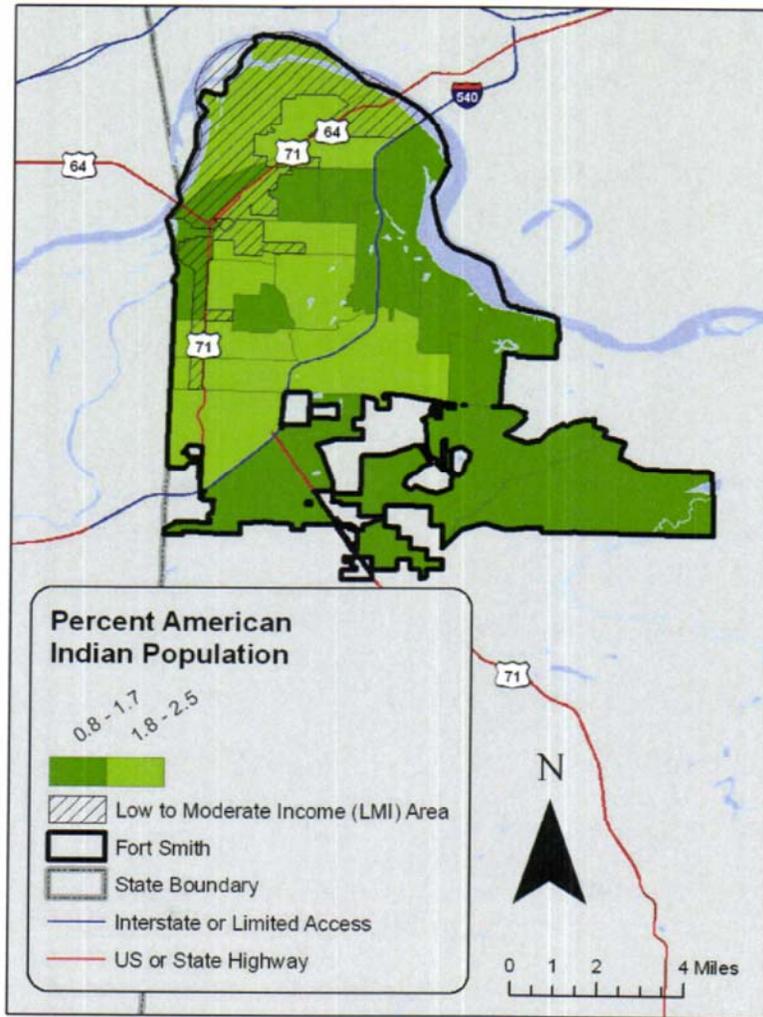
Map III.3 presents the geographic concentration of another minority population in the city: Hispanic persons. There was one census tract with a disproportionate share of Hispanic population, located in the northwest part of the city, as seen in red.

**Map III.3**  
**Percent Hispanic Population by Census Tract**  
City of Fort Smith  
2000 Census Data



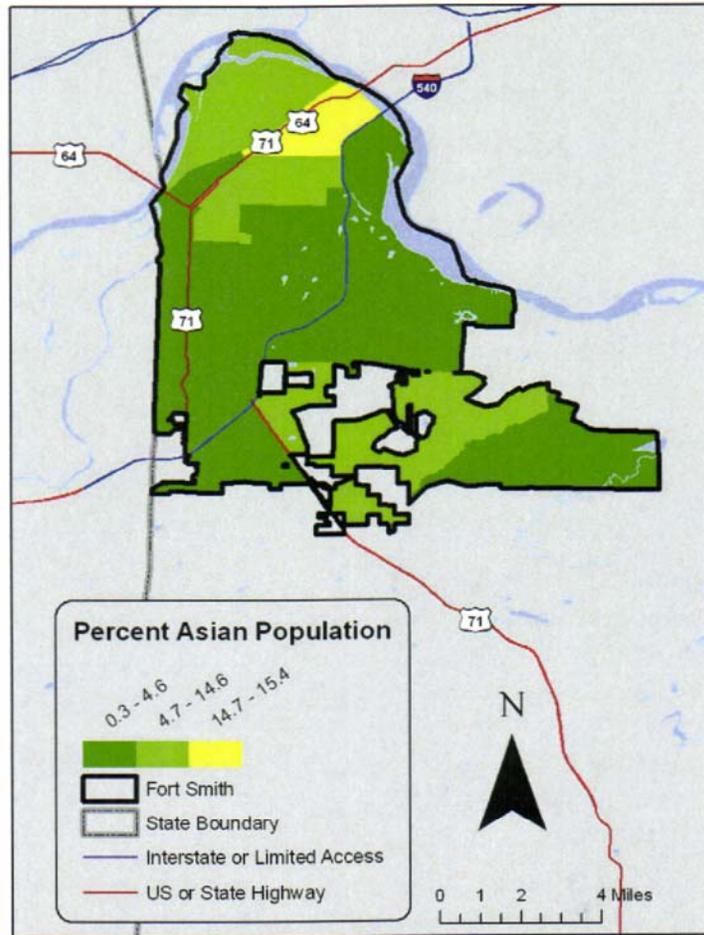
The concentration of the American Indian population is presented in Map III.4. The American Indian population was spread evenly throughout the city and no disproportionate shares greater than 11.7 percent were exhibited.

**Map III.4**  
**Percent American Indian Population by Census Tract**  
City of Fort Smith  
2000 Census Data



Map III.5 presents the geographic concentration of the Asian population in the city. This map shows that the Asian population was concentrated in Fort Smith, but only in one census tract that showed a concentration greater than 14.6 percent.

**Map III.5**  
**Percent Asian Population by Census Tract**  
City of Fort Smith  
2000 Census Data



**POPULATION BY AGE**

Table III.4, at right, presents data on population by age for the City of Fort Smith from the 2000 decennial census. As shown therein, the two age cohort categories with the highest population totals were persons aged 35 to 54, at 22,553, and persons aged 5 to 19, at 16,530. At the time of the 2000 census, the population was generally balanced between those aged 34 or younger and those the age of 35 or older, at 49.5 percent and 50.4 percent, respectively.

Age	Total
Under 5	6,083
5 to 19	16,530
20 to 24	5,681
25 to 34	11,454
35 to 54	22,553
55 to 64	6,966
64 and Over	11,001
<b>Total</b>	<b>80,268</b>

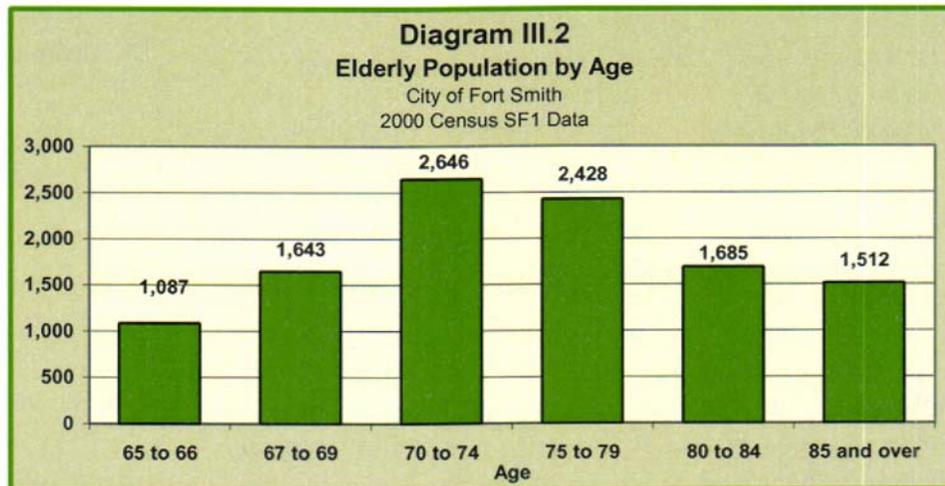
Table III.5 shows the population of the Sebastian County by age from 2000 through 2009.<sup>2</sup> During this time period the number of persons in most age groups increased, and some increased significantly more than others. For example, the “Baby Boomer” generation of 55 to 64 year olds jumped 32.6 percent, while those between the ages of 25 and 44 decreased by 3.2 percent.

Age	Under 14 years	15 to 24 years	25 to 44 years	45 to 54 years	55 to 64 years	65 & over	Total
2000	24,818	15,700	33,934	15,222	10,490	14,907	115,071
2001	24,994	15,953	33,763	15,994	10,659	14,910	116,273
2002	25,183	15,974	33,432	16,121	11,266	14,852	116,828
2003	25,270	15,932	33,110	16,298	11,630	14,917	117,157
2004	25,407	15,828	32,798	16,533	11,918	14,941	117,425
2005	25,711	15,874	32,785	16,718	12,332	15,068	118,488
2006	26,266	15,764	33,044	17,003	12,843	15,445	120,365
2007	26,798	15,749	33,172	17,168	13,193	15,661	121,741
2008	27,087	15,591	33,032	17,191	13,609	15,926	122,436
2009	27,454	15,834	32,844	17,430	13,905	16,130	123,597
<b>% Change 00 - 09</b>	10.6%	0.9%	-3.2%	14.5%	32.6%	8.2%	7.4%

**The Elderly**

The elderly population is defined by the Census Bureau as comprising any person aged 65 or older. As noted in the 2000 census data, 11,001 persons in Fort Smith were considered elderly. Diagram III.2, on the following page, segregates this age cohort into several smaller groups. This diagram shows that those aged 70 to 74 comprised the largest age cohort of the elderly population in Fort Smith at that time at more than 2,646 persons, followed by the age groups of 75 to 79 with 2,428 persons and 80 to 84 with 1,685 persons.

<sup>2</sup> Data only available at the county level.



**The Frail Elderly**

The elderly population also includes those who are considered to be frail elderly, defined as elderly persons whose physiological circumstances may limit functional capabilities; this is often quantified as those who are 85 years of age and older. Table III.6 shows that there were 1,512 persons aged 85 or older in Fort Smith at the time of the 2000 census. This group was comprised of 1,098 females and only 414 males.

Age	Male	Female	Total
65 to 66	489	598	1,087
67 to 69	716	927	1,643
70 to 74	1,076	1,570	2,646
75 to 79	920	1,508	2,428
80 to 84	592	1,093	1,685
85 and over	414	1,098	1,512
<b>Total</b>	<b>4,207</b>	<b>6,794</b>	<b>11,001</b>

**DISABLED PERSONS**

Disability is defined by the Census Bureau as a lasting physical, mental or emotional condition that makes it difficult for a person to do activities, to go outside the home alone or to work. Defined in this fashion, 16,876 persons or 23.3 percent of the population aged 5 or older in Fort Smith had one or more disabilities at the time of the 2000 census. This figure was only slightly lower than the state average for that time of about 23.6 percent. As seen in Table III.7, at right, there were 816 persons aged 5 to 15 with disabilities, 11,463 persons between the age of 16 and 64 with a disability and 4,597 persons over the age of 65 with a disability at that time.<sup>3</sup>

Age	Total
5 to 15	816
16 to 64	11,463
Over 65	4,597
<b>Total</b>	<b>16,876</b>
Disability Rate	23.3%

<sup>3</sup> The data on disability status was derived from answers to long-form questionnaire items 16 and 17 for the 1-in-6 sample. Item 16 asked about the existence of the following long-lasting conditions: (a) blindness, deafness, or a severe vision or hearing impairment, (sensory disability) and (b) a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying (physical disability). Item 17 was asked of a sample of the population five years old and over. Item 17 asked if the individual had a physical, mental, or emotional condition lasting 6 months or more that made it difficult to perform certain activities. The four activity categories were: (a) learning, remembering, or concentrating (mental disability); (b) dressing, bathing, or getting around

### GROUP QUARTERS POPULATION

The Census Bureau identifies all persons not living in housing units as living in group quarters. Two categories of persons in group quarters are recognized:

- The institutionalized population includes persons under formally authorized supervised care or custody, such as those living in correctional institutions, nursing homes, juvenile institutions, halfway houses, mental or psychiatric hospitals, and wards.
- The non-institutionalized population includes persons who live in group quarters other than institutions, such as college dormitories, military quarters or group homes. These latter settings include community-based homes that provide care and supportive services, such as those with alcohol and drug addictions. This particular category also includes emergency and transitional shelters for the homeless.

Table III.8, at right, shows that there were 1,632 persons living in institutionalized quarters, including 571 persons in correctional institutions and 618 persons in nursing homes. A total of 443 persons were counted in "other" institutions.

Additionally, there were 358 persons counted in non-institutionalized "other group quarters." This category generally refers to persons counted as homeless and living in shelter situations. However, the population living in "other non-institutionalized group quarters," as identified as non-sheltered locations, has been disputed at length. This count of the homeless population is likely to significantly under-represent this subpopulation; a more recent local count of this population is covered in a latter section of this document.

Group Quarters	Total
<b>Institutionalized</b>	
Correctional Institutions	571
Nursing Homes	618
Other Institutions	443
<b>Total</b>	<b>1,632</b>
<b>Non-institutionalized</b>	
College Dormitories	0
Military Quarters	0
Other Group Quarters	358
<b>Total</b>	<b>358</b>
<b>Group Quarters Population</b>	<b>1,990</b>

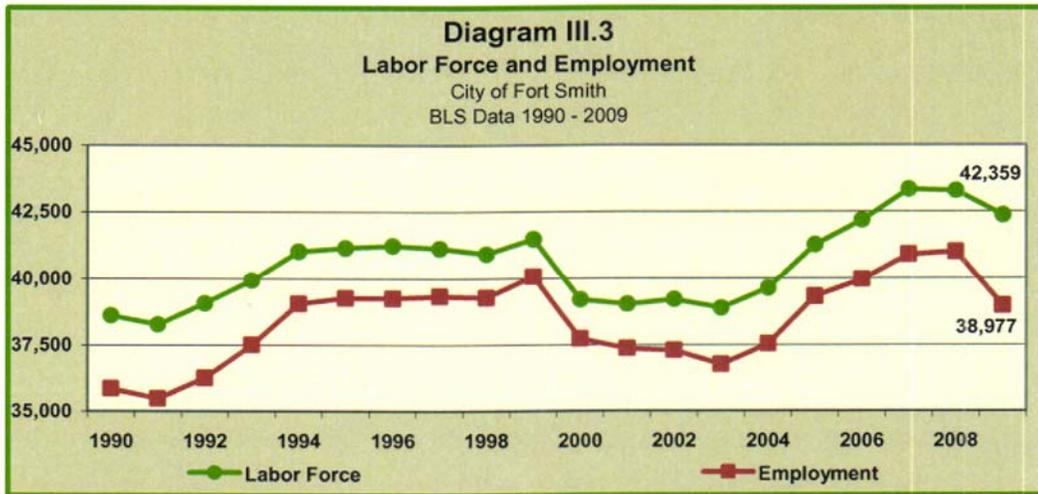
### C. ECONOMIC CONDITIONS

#### LABOR FORCE AND EMPLOYMENT

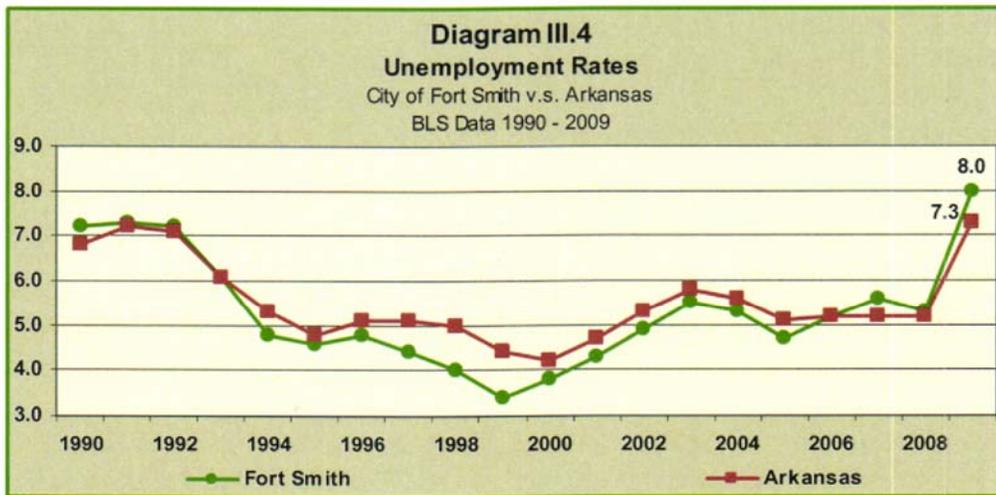
Over the last twenty years, from 1990 through 2009, the labor force in Fort Smith, defined as people either working or looking for work, rose from about 39,000 persons to about 42,000 persons. This represented a growth of about 7.7 percent. However, from 2008 to

inside the home (self-care disability); (c) going outside the home alone to shop or visit a doctor's office (going outside the home disability); and (d) working at a job or business (employment disability). Categories 17a and 17b were asked of a sample of the population five years old and over; 17c and 17d were asked of a sample of the population 16 years old and over. For data products which use the items individually, the following terms are used: sensory disability for 16a, physical disability for 16b, mental disability for 17a, self-care disability for 17b, going outside the home disability for 17c, and employment disability for 17d. For data products which use a disability status indicator, individuals were classified as having a disability if any of the following three conditions was true: (1) they were five years old and over and had a response of "yes" to a sensory, physical, mental or self-care disability; (2) they were 16 years old and over and had a response of "yes" to going outside the home disability; or (3) they were 16 to 64 years old and had a response of "yes" to employment disability.

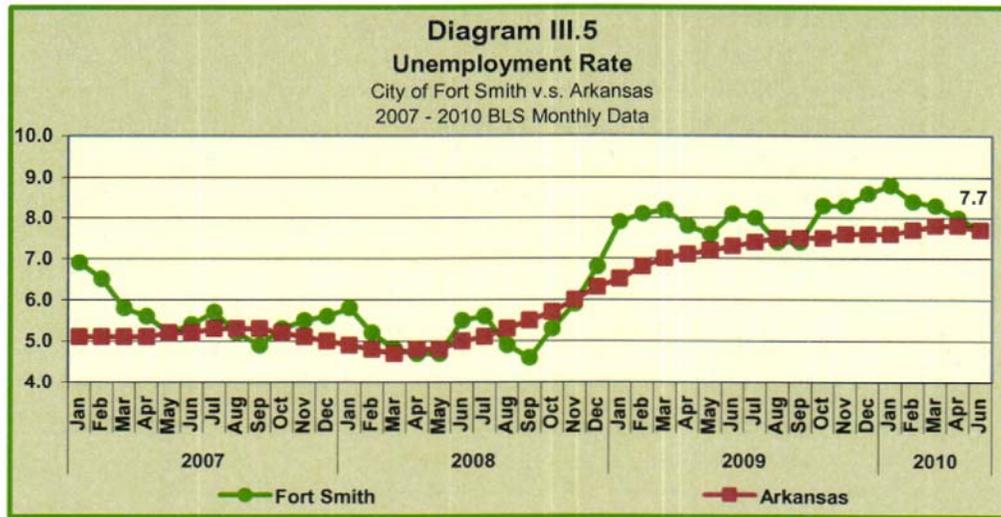
2009, this figure dipped slightly due to the national and global recession. But this dip was not as significant as the drop in employment levels, as shown in Diagram III.3.



Over this same time period, the unemployment rate fluctuated from a low of 3.4 percent in 1999 to a high of 5.6 percent in 2007. However, since 2007 the unemployment rate increased further to 8.0 percent in 2009, as seen below in Diagram III.4.



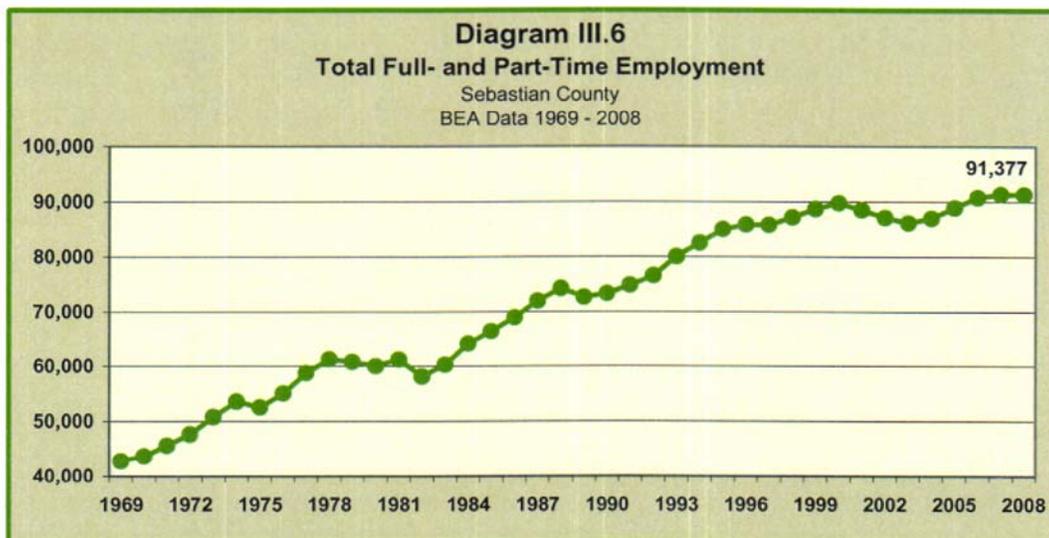
Recent unemployment rates are presented in Diagram III.5, on the following page. This diagram shows that the unemployment rate in Fort Smith has not significantly improved in recent months. In fact, during the first three months of 2010, the unemployment rate rose higher than the statewide rate of nearly 8.0 percent before falling back to the statewide level of 7.7 percent.



**FULL AND PART-TIME EMPLOYMENT**

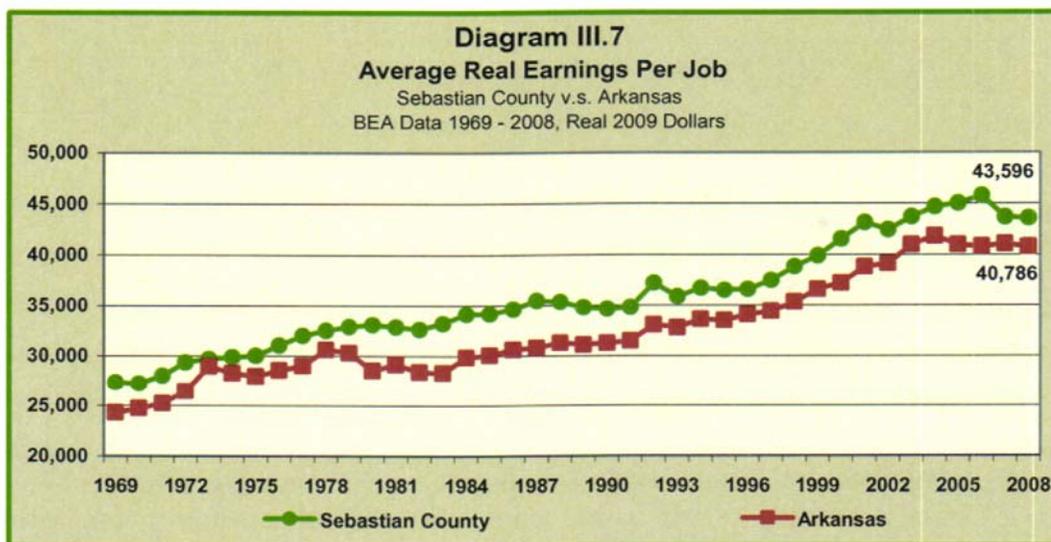
The Bureau of Economic Analysis (BEA) provides an alternate view of employment: a count of both full- and part-time jobs rather than people working or seeking work. Thus, a person working more than one job can be counted more than once. These data are drawn from administrative records; thus there is somewhat of a delay in reporting the information.

BEA data show that the total number of full- and part-time jobs in Fort Smith increased significantly from the 1969 through 2008 time period, rising from slightly less than 43,000 to 91,377 jobs over the 40-year time frame. There are several fluctuations in employment growth but the negative growth periods occurred when the nation faced an economic downturn. These data are presented in Diagram III.6, below.

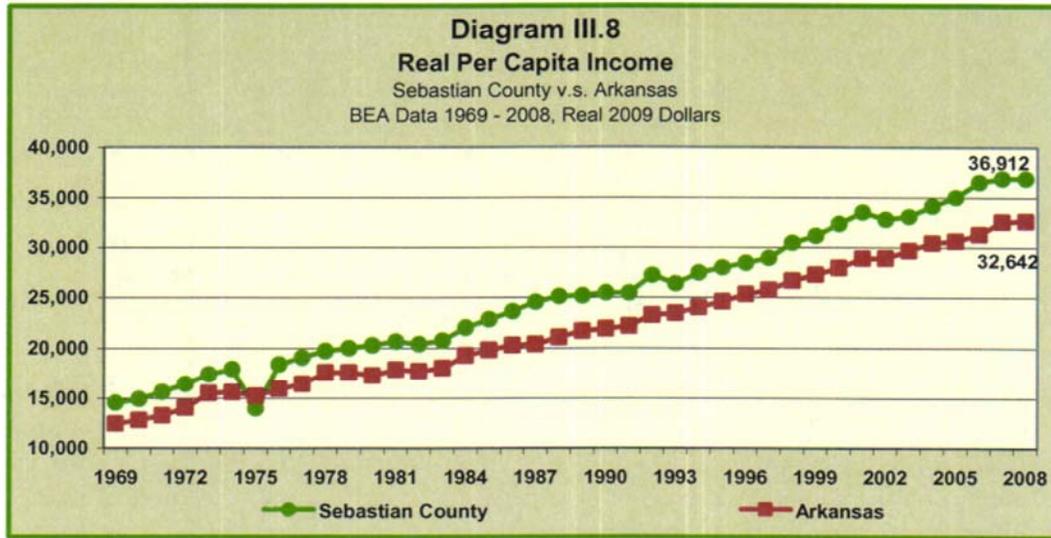


**EARNINGS AND PERSONAL INCOME**

BEA data also include estimates of earnings and personal income. When the total of earnings is divided by the number of jobs and deflated to remove the effects of inflation, the average real earnings per job are determined, as seen below in Diagram III.7. Average earnings per job in Sebastian County have been consistently above the state average since 1973 reaching a peak of \$45,744 in 2006. However, since 2006 average real earnings per job have declined falling to \$43,596 in 2008, which were \$2,810 more than statewide average real earnings per job.



Another perspective of the health of the economy involves comparing the total of all forms of income: earnings from jobs plus transfer payments and property income, such as dividends, interest and rents. When all these data are summed, equating to total personal income, and then divided by population, per capita income is the result. Historically, Sebastian County has experienced a real per capita income that was higher than the state average. By 2008, the difference between these two measures of income was \$4,270, as seen in Diagram III.8, on the following page. This tends to underscore that both earned income and unearned income were higher in Sebastian County than other areas across the state.



**DISTRIBUTION OF INCOME**

To view how income is distributed throughout Fort Smith, the number of households in selected income categories was drawn from the 2000 census. As seen in Table III.9, at right, nearly 21.5 percent of all households in the city had incomes that were under \$15,000, with another nearly 8.4 percent with incomes between \$15,000 and \$19,999. In total, 38.1 percent of all households in Fort Smith had incomes that were below \$25,000 at the time of the last decennial census.

**Table III.9**  
**Households by Income**  
 City of Fort Smith  
 2000 Census SF3 Data

Income	Total	Percentage
Under 15,000	6,982	21.5%
15,000 - 19,999	2,738	8.4%
20,000 - 24,999	2,636	8.1%
25,000 - 34,999	5,092	15.7%
35,000 - 49,999	5,054	15.6%
50,000 - 74,999	5,233	16.1%
75,000 - 99,999	2,092	6.4%
100,000 and above	2,618	8.1%
<b>Total</b>	<b>32,445</b>	<b>100%</b>

**POVERTY**

The Census Bureau uses a set of income thresholds that vary by family size and composition to determine poverty status. If a family's total income is less than the threshold for that size family, then that family, and every individual in it, is considered poor. The poverty thresholds do not vary geographically, but they are updated annually for inflation using the Consumer Price Index. The official poverty definition counts monetary income earned before taxes and does not include capital gains and non-cash benefits such as public housing, Medicaid and food stamps. Poverty is not defined for people in military barracks, institutional group quarters or for unrelated individuals under the age of 15, such as foster children. These people are excluded from the poverty calculations, as they are considered as neither poor nor non-poor.<sup>4</sup>

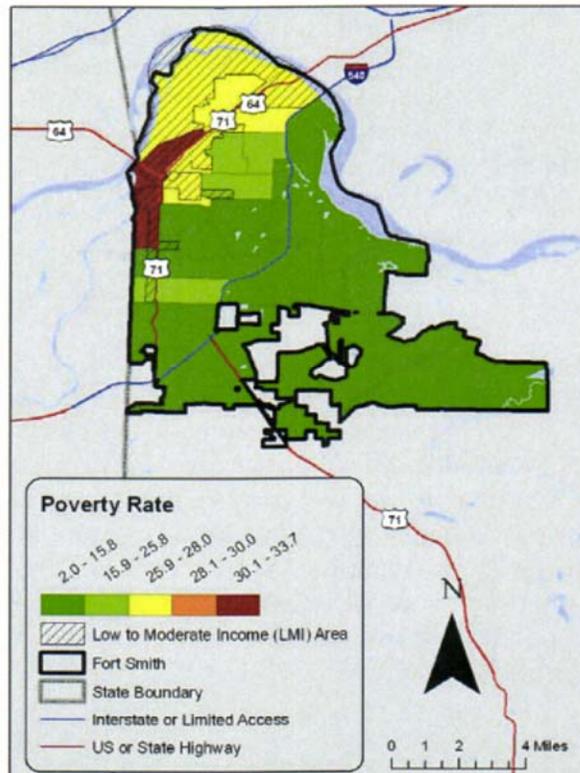
<sup>4</sup><http://www.census.gov/hhes/poverty/povdef.html>.

In Fort Smith the poverty rate in 2000 was 15.8 percent with 12,409 persons living in poverty. This rate was identical to the state average of 15.8 percent at that time. The city also had nearly 2,128 children under the age of 5 living in poverty and another 2,470 children between the ages of 6 and 18 living in poverty. Additionally, 962 of the city's citizens 65 year of age or older were also considered to be living in poverty.

Age	Total
5 and Below	2,128
6 to 18	2,470
18 to 64	6,849
65 and Older	962
<b>Total</b>	<b>12,409</b>
<b>Poverty Rate</b>	<b>15.8%</b>

However, the distribution of poverty in Fort Smith was not evenly distributed, with some areas of the city having much higher concentrations of poverty than others. As established previously, HUD notes that a disproportionate share exists when the share of a population is 10.0 percentage points higher than the jurisdiction average. In the case of the poverty rate in Fort Smith, a disproportionate share would exist in any census tract that showed a 25.8 percent or greater poverty rate. Map III.6 shows that several census tracts in the northwest part of Fort Smith showed disproportionate shares of poverty.

**Map III.6**  
**Poverty Rate by Census Tract**  
City of Fort Smith  
2000 Census Data

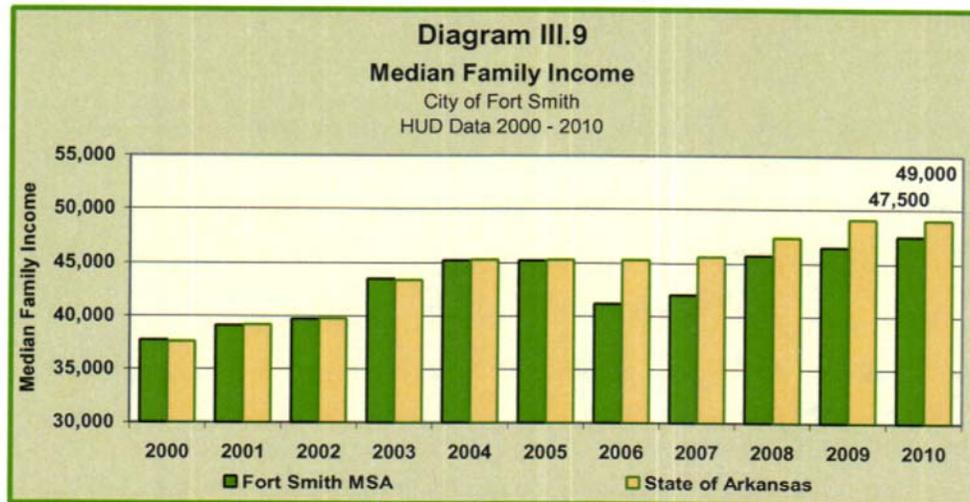


More recent poverty data for Sebastian County, extracted from the Census Bureau's Small Area Income and Poverty Estimates (SAIPE) program, are presented in Table III.11, at right.<sup>5</sup> Overall, the poverty rate changed from 13.4 percent in 2000 to 17.3 percent in 2008 and varied from a low of 13.4 percent in 2000 to a high of 17.3 percent in 2008.<sup>6</sup>

Despite the level of poverty in Fort Smith, HUD's estimate of the median family income increased from 2000 through 2010. During this ten-year period, the median family income increased from \$37,700 to \$47,500, as shown in Diagram III.9, with the most significant increase in median family income seen between 2002 and 2003.

**Table III.11**  
**Poverty Rate**  
Sebastian County  
Census Bureau SAIPE Poverty Estimates,  
2000 - 2009

Year	Individuals in Poverty	Poverty Rate
2000	15,381	13.4
2001	16,244	14.1
2002	17,263	14.9
2003	17,872	15.4
2004	17,839	15.2
2005	18,558	16.0
2006	17,906	15.2
2007	19,183	16.1
2008	20,814	17.3



**ANTI-POVERTY STRATEGY**

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. Even modest levels of poverty can prevent people from realizing their goals and dreams.

<sup>5</sup> Data only available at the county level

<sup>6</sup> The estimate for 2000 in this table differs from the 2000 census data presented in the table on the previous page because the SAIPE estimates are taken from a different sample.

Mere numbers and statistics do not tell the whole story of poverty. In order to fully grasp the nature and extent of poverty in the United States, it is important to understand how the federal government defines this term. Since the 1960s, the U.S. government has measured poverty by relating it to an artificially constructed *poverty line*. At the risk of oversimplifying this term, the *poverty line* is based on the level at which one-third of a family's annual income, adjusted for inflation, is no longer sufficient to afford an adequate diet. However, since that time, food costs have steadily decreased as a percentage of a family's budget, while medical and housing costs have skyrocketed. Thus, the assumption that a family spends an average of one third of its budget on food is no longer an accurate one.

The federal government does not consider families earning more than this level to be living in poverty despite the fact that the wages of these families are not high enough to lift them out of what most of society considers to be poverty. Many of these families are often called the "working poor" since their employment does not guarantee them a "living wage."

The CDD will reduce poverty by fostering and promoting self-sufficiency and independence. To better empower individual and families toward this goal, the following strategies will be put to work:

- Promote sustainable economic development through affordable housing and other community development activities;
- Assist households in purchasing homes, developing stability and net worth and reducing the likelihood for poverty;
- Evaluate projects, in part, on the basis of their ability to foster self-sufficiency when awarding funding for projects;
- Maintain a strong relationship with the Old Fort Homeless Coalition to enhance and promote stabilization of homeless families and encourage transition to stable, permanent housing situations;
- Create and on-going mechanism for participation by residents and businesses in the revitalization of the area;
- Enhance efforts to educate the public and interested persons about available supportive services that foster self-sufficiency and independent living arrangements.
- Encourage job training and placement referral service to low and moderate income residents in the area

Specifically, the City, in partner with the Fort Smith Housing Authority, will fund, sponsor, or operate a number of programs designed to address the needs of families living in poverty and assist them in their efforts to escape poverty status. These programs include business and workforce development efforts, GED tutoring, childcare facilities, headstart centers, after school programs and housing assistance.

#### D. SUMMARY

---

In the last ten years, from 2000 through 2009, total population growth equaled 6.6 percent with an average growth rate of 1.0 percent per year. In 2000, the majority of the population, 77.0 percent, was white, followed by black at 8.6 percent, "other" at 5.0 percent, Asian at 4.6 percent, two or more races at 3.0 percent and American Indian at 1.7 percent. As for ethnicity, persons of Hispanic descent comprised 8.8 percent of the population at the time of the 2000 census. Geographic analysis of racial and ethnic data showed that minority populations were concentrated in specific areas of the city. Slightly over 23.0 percent of the population in Fort Smith had one or more disabilities at the time of the 2000 census.

From 2000 through 2009, the labor force in Fort Smith, defined as people either working or looking for work, rose from about 38,600 persons to almost 42,500 persons. During this period, Fort Smith's unemployment rate was lower than the state rate, however during the recession of the last few years the unemployment rate for the city increased above the state rate. During the first three months of 2010, the unemployment rate rose higher than the statewide rate of nearly 8.0 percent before falling back to the statewide level to 7.7 percent. In 2008, real average earnings per job in Sebastian County were \$43,596, and real per capita income was \$36,912; both of these figures were above statewide averages. In Fort Smith the poverty rate in 2000 was 15.8 percent with 12,409 persons living in poverty. This rate was the same as the statewide average at that time.



## IV. HOUSING MARKET ANALYSIS

### A. INTRODUCTION

The following narrative provides information about the housing market, the supply and demand for housing over time, building permit data and related price information for both rental properties and homeownership opportunities in Fort Smith.

### B. HOUSING STOCK

In 2000, the Census Bureau reported that Sebastian County had 49,311 total housing units. Since that time, the Census Bureau has continued to release estimates of the total number of housing units in the county. The annual estimates of housing stock are presented in Table IV.1, at right. As shown, the total housing stock increased each year during the ten-year time period, for a total housing unit growth of roughly 4,479 units or an 9.1 percent increase. By 2009, the total housing stock was estimated to be 53,790.

#### TYPE AND TENURE

Of the total housing stock counted in the 2000 census, 24,190 units were single-family units and another 509 were mobile homes. As seen in Table IV.2, at right, the remaining housing units were attributed as apartments with 6,811 units, tri- or four-plexes with 1,754 units, duplexes with 2,073 units, and boats, RVs, vans, etc with 16 units.

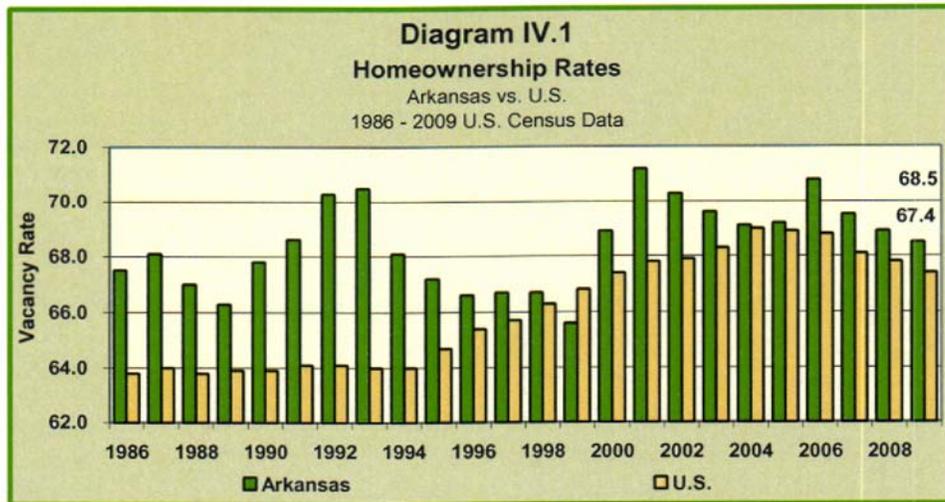
However, not all of the 35,353 housing units were occupied at the time. In fact, more than 3,002 housing units were unoccupied. This equated to an occupancy rate of 91.5 percent. Of the 32,351 units that were occupied, 18,240 were owner-occupied and 14,111 were renter-occupied. This represented a homeownership rate of 56.4 percent. These data are presented in Table IV.3, at right.

Year	Housing Units
2000	49,311
2001	49,896
2002	50,250
2003	50,890
2004	51,326
2005	51,828
2006	52,515
2007	52,918
2008	53,435
2009	53,790
<b>Total</b>	<b>516,159</b>

Unit Type	Total
Single-Family Unit	24,190
Duplex	2,073
Tri- or Four-Plex	1,754
Apartments	6,811
Mobile Homes	509
Boat, RV, Van, Etc.	16
<b>Total</b>	<b>35,353</b>

Tenure	Total
Occupied Housing Units	32,351
Owner-Occupied	18,240
Renter-Occupied	14,111
Vacant Housing Units	3,002
<b>Total Housing Units</b>	<b>35,353</b>

The Census Bureau estimates homeownership rates annually. Diagram IV.1, below, compares homeownership rates for the State of Arkansas and the U.S. from 1984 through 2009 and shows that Arkansas had consistently higher homeownership rates over this time.<sup>7</sup>



VACANT HOUSING

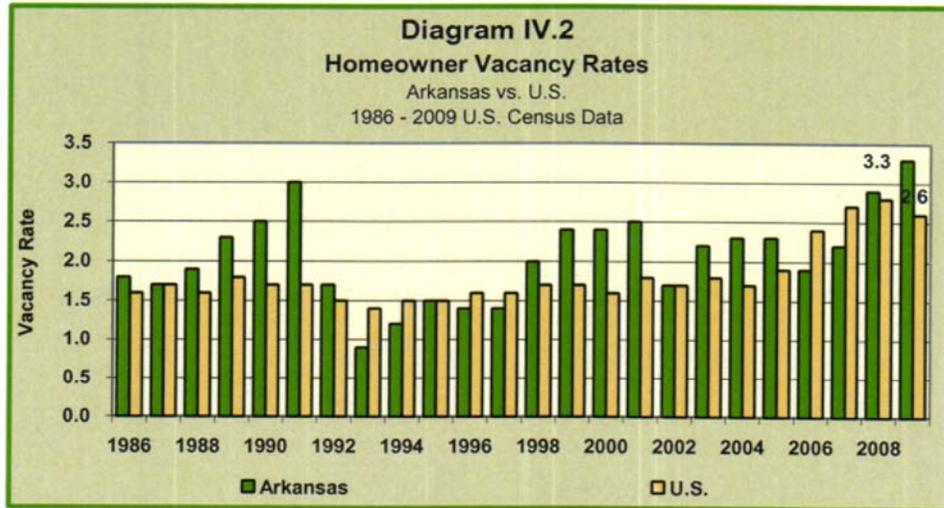
Of the 3,002 vacant housing units counted in the 2000 census, many of these units were for rent, 1,330 units, or for sale, 579 units. A few housing units, 243, were also for seasonal, recreational or occasional use and 277 were rented or sold but not occupied. An additional 573 units were considered “other vacant” units, which usually refers to units that are unsuitable for habitation. Other vacant units can represent problems for communities because these units are not available to the marketplace and often have a blighting influence on the surrounding areas.

**Table IV.4**  
**Disposition of Vacant Housing Units**  
 City of Fort Smith  
 2000 Census SF3 Data

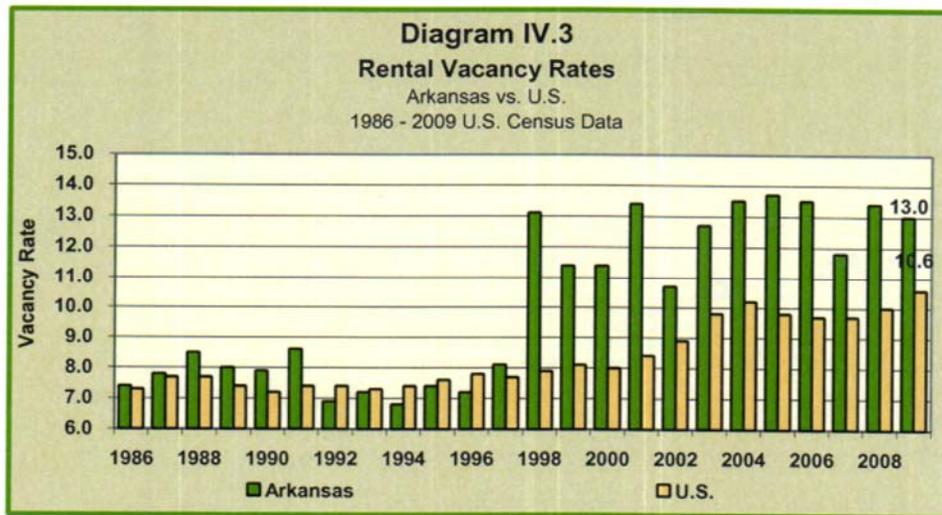
Disposition	Total
For Rent	1,330
For Sale	579
Rented or Sold, Not Occupied	277
For Seasonal, Recreational, or Occasional Use	243
For Migrant Workers	0
Other Vacant	573
<b>Total</b>	<b>3,002</b>

More recent information on housing vacancy rates, as drawn from annual Census Bureau surveys, is presented on the following page in Diagram IV.2. This diagram shows that vacancy rates for owner-occupied housing have fluctuated greatly in the last 25 years, sometimes exceeding and sometimes falling lower than national rates. Since 2006, Arkansas owner-occupied home vacancy rates have increased while national rates have remained steady.

<sup>7</sup> Data available only at the State level

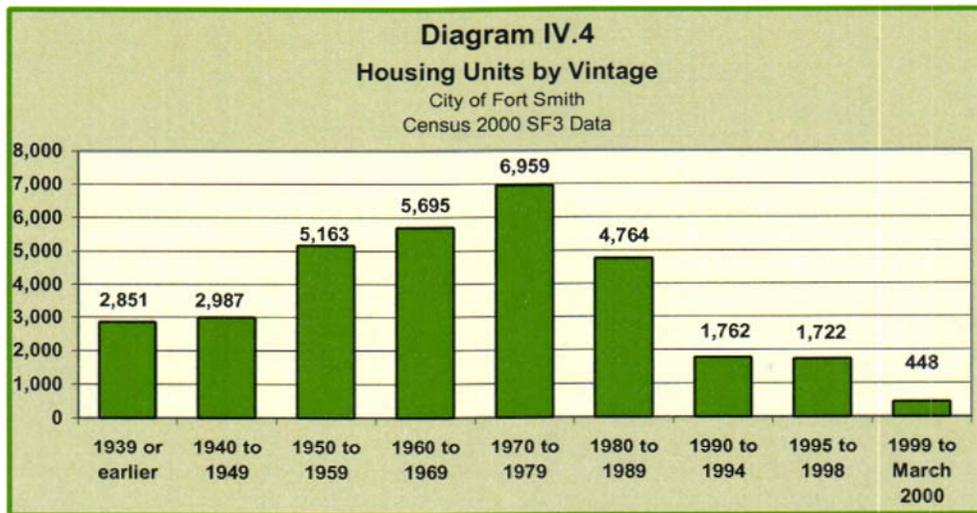


Census data regarding rental vacancy rates, as drawn from the annual surveys conducted by the Census Bureau, were also examined. As shown in Diagram IV.3, rental vacancy rates were moderate from 1986 until 1998, when the rate increased from 8.1 to 13.1 percent. Since then, rental vacancy rates have fluctuated, but remained much higher than the national average. However, the national rental vacancy rate has been steadily increasing rising to 10.6 percent in 2009, compared to Arkansas’s rate of 13.0 percent.



### AGE OF THE HOUSING STOCK

The age of the housing stock is also reported in the 2000 census data. The age of the housing stock has been grouped into nine categories, ranging from 1939 or earlier through 2000. Diagram IV.4 shows that substantial numbers of housing units were added to the stock from 1950 to 1990, but that housing production has tapered in the city since that time.

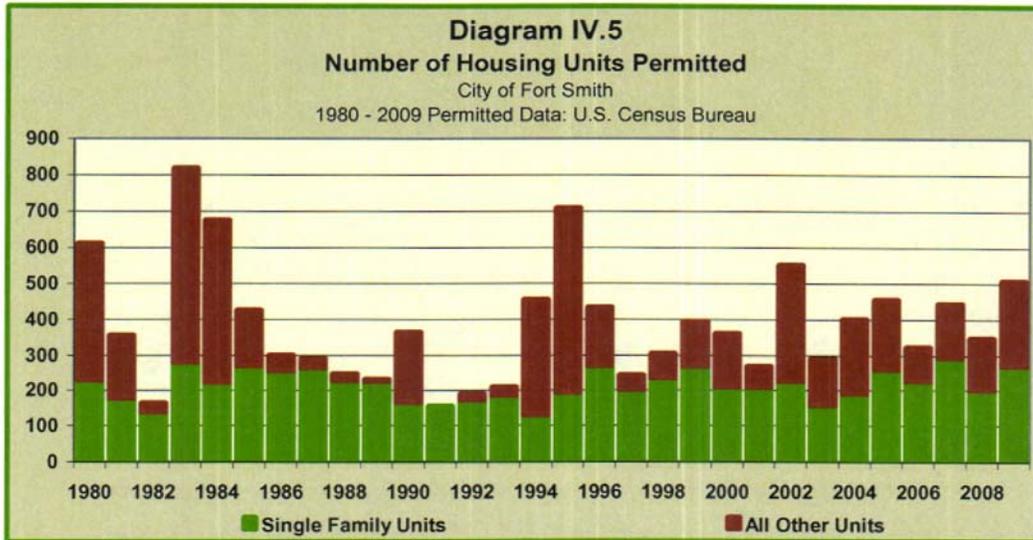


### C. HOUSING PRODUCTION AND AFFORDABILITY

#### HOUSING PRODUCTION

The Census Bureau reports the number of residential building permits issued each year for permit issuing places, including those in the City of Fort Smith. Reported data are single family units, duplexes, and tri- and four-plex units and all units within facilities comprising five or more units.

Diagram IV.5, on the following page, presents the number of single-family units and all other types of units permitted in the city from 1980 through 2009. The total number of single-family units fluctuated over this time period, with a low of around 130 in the middle 1990s and a high of 294 in 2007. Between 2000 and 2009 the number of units permitted has fluctuated, but has consistently been adding around 400 units per year. Most other areas of the state have seen dramatic decreases in permitted units during this period, which may imply the Fort Smith housing stock is healthier than the housing stock in other areas the state.



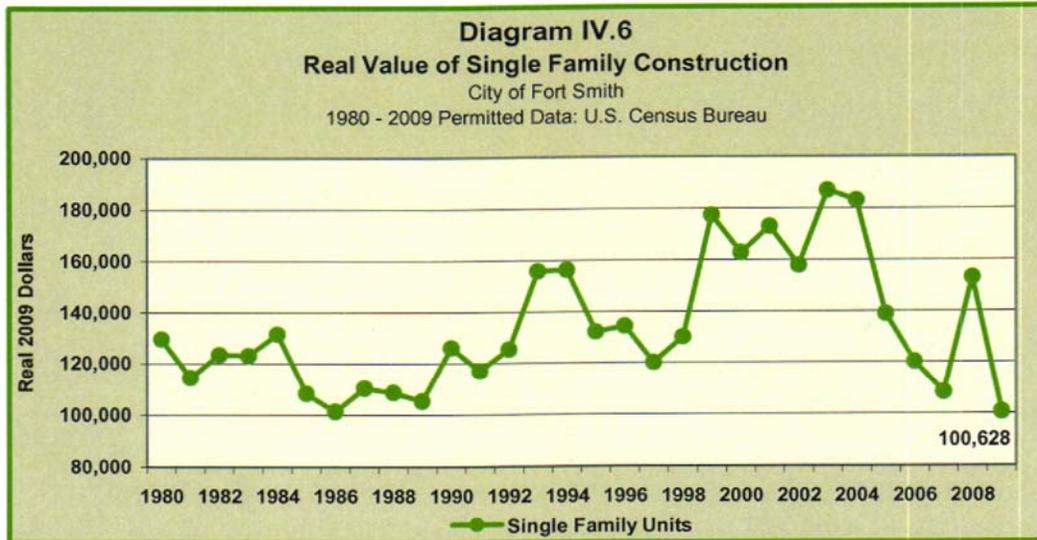
The City of Fort Smith issued 734 demolition permits between 2000 and 2010. Since 2000, there were 703 single family units and an additional 31 “other” units permitted for demolition. Over this period 2,239 single-family permits were issued in the city. The data do not indicate if a new unit was built on the same lot as a demolished unit, so the net increase in the City of Fort Smith cannot be calculated. However, demolished units are generally aged and decrepit units which decrease the value of the surrounding housing stock. Although the housing stock may or may not have increased as much as the census permits indicate, it can be inferred the overall condition of the housing stock in the City of Fort Smith is improving.

**HOUSING PRICES**

The Census Bureau also reports the value of construction appearing on a building permit, excluding the cost of land and related land development. As shown on the following page in Diagram IV.6, the construction value of single-family dwellings generally increased from 1980 through the early 2000s, reaching a peak of \$215,108 in 2003. Although the city of Fort Smith has continually added units thought the 2000 to 2009 period, the real value of single family construction has fallen to a 29 year low, reaching \$100,628 in 2009.

**Table IV.5**  
Residential Demolition Permits  
City of Fort Smith  
Fort Smith Permitting Data

Year	Single Family	Other	Total
2000	74	2	76
2001	62	4	66
2002	76	8	84
2003	64	4	68
2004	91	3	94
2005	68	5	73
2006	62	0	62
2007	58	2	60
2008	58	3	61
2009	47	0	47
2010	43	.	43
<b>Total</b>	<b>703</b>	<b>31</b>	<b>734</b>

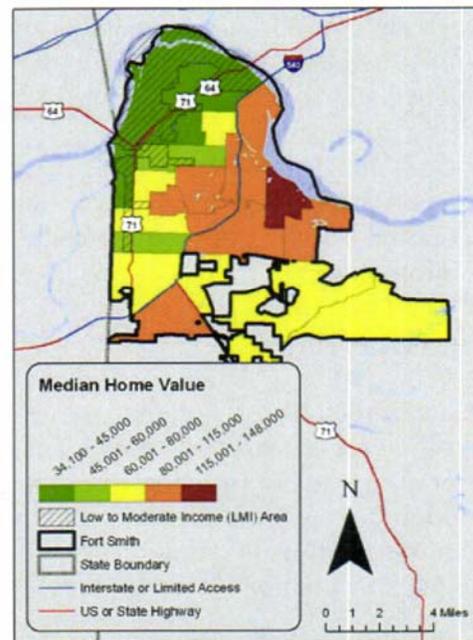


**MEDIAN HOME VALUE**

The distribution of housing values around the City of Fort Smith as reported by the 2000 census is presented in Map IV.1, at right. This map shows that the areas with the highest home values were in the city center and along the river. In these areas, home values ranged from \$80,000 to nearly \$140,800. In the northern area, housing values mostly fell between \$34,100 and \$60,000. The majority of the city experienced home values that were less than \$100,000 at the time of the 2000 census.

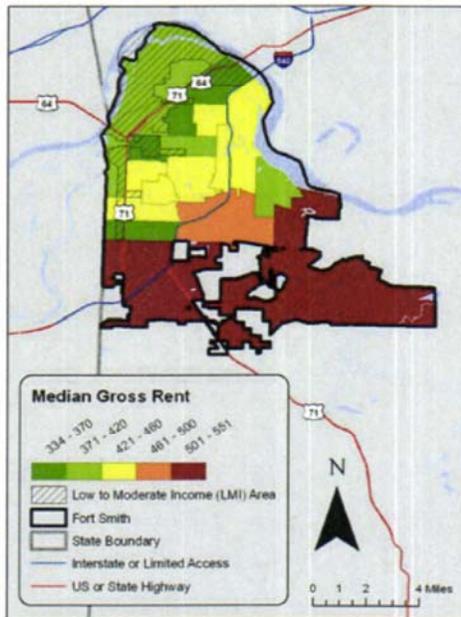
Map IV.2, displayed on the following page, illustrates data on median gross rent prices by census tract derived from 2000 census data for the City of Fort Smith. In this situation, gross rent refers to monthly contracted rental fees plus average monthly utility costs, which include electricity, water and sewer services, and garbage removal.

**Map IV.1**  
**Median Home Value by Census Tract**  
 City of Fort Smith  
 2000 Census



Some similarities can be seen when comparing this map and the previous map regarding home values. For example, the areas with the lowest gross rent costs were in the northwest area of the city. However, in this map, the highest gross rents were in the southern area of Fort Smith. Additionally, a greater number of census tracts showed moderate rental rates, or gross rents around \$370 to \$460.

**Map IV.2**  
**Median Gross Rent by Census Tract**  
 City of Fort Smith  
 2000 Census



For-sale and for-rent prices of housing units in Fort Smith were also examined through craigslist data. Data from this website were gathered for the months of July and August, 2010. For-sale prices pertained to single-family homes with one to six bedrooms. For-rent prices related to studio to four bedroom units. Table IV.6 shows that housing prices were relative to number of bedrooms. For rental units, average prices ranged from \$350 per month for a studio apartment to \$1,109 per month for a four-bedroom unit. For-sale prices ranged from \$52,600 for a one-bedroom home to \$300,000 for a six-bedroom home.

**Table IV.6**  
**Average Advertised Price by Bedroom**

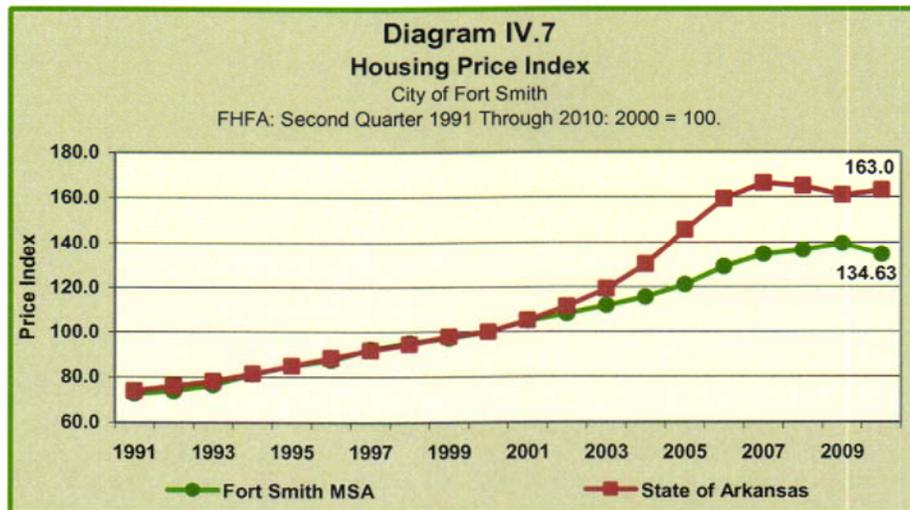
Northwest Arkansas  
 Craigslist Advertisements, 7/10 – 8/10

Bedrooms	Monthly Rental Price	For Sale Price
Studio	350	.
One	324	52,600
Two	547	56,161
Three	758	151,137
Four	1,109	228,484
Five	.	265,333
Six	.	300,000

Another indicator of housing cost was provided by the Federal Housing Finance Agency (FHFA). The FHFA, the regulatory agency for Fannie Mae and Freddie Mac, tracks average housing price changes for single-family homes and publishes a Housing Price Index (HPI) reflecting price movements on a quarterly basis. This index is a weighted repeat sales

index, meaning that it measures average price changes in repeat sales or refinancing on the same properties. This information was obtained by reviewing repeat mortgage transactions on single-family properties whose mortgages have been purchased or securitized by Fannie Mae or Freddie Mac since January 1975.<sup>8</sup> There are over 31 million repeat transactions in this database, which is computed monthly. All indexes, whether city or state, were set equal to 100 as of the second quarter of 2000.

Diagram IV.7 shows the housing price index for one quarter from each year from 1991 through the second quarter of 2010. As seen therein, the Fort Smith MSA<sup>9</sup> index, which contains Fort Smith has been identical to the Arkansas index until the early 2000s. The housing price index in Fort Smith peaked in 2009 and has since been falling whereas the Arkansas index has slightly rebounded. In 2010, the housing price index for Fort Smith stood at 134.63 while the state figure stood at 163.0.



## D. HOUSING PROBLEMS

### HOUSING PROBLEMS

While the Census Bureau does not delve deeply into the physical condition of the housing stock, selected questions from the decennial census do indeed address housing difficulties being faced by householders. These housing difficulties are represented by three different conditions: overcrowding, lack of complete plumbing or kitchen facilities, and cost burden. Each of these conditions is addressed on the following pages.

<sup>8</sup> Office of Federal Housing Enterprise Oversight, News Release, December 1, 2006.

<sup>9</sup> This data only available at the MSA level.

### Overcrowding

HUD defines an overcrowded household as one having from 1.01 to 1.50 occupants per room and a severely overcrowded household as one with more than 1.50 occupants per room. This type of condition can be seen in both renter and homeowner households. Table IV.7 shows that 892 households in Fort Smith were overcrowded at the time of the 2000 census, including 248 owner-occupied households and 644 renter-occupied households. Severely overcrowded households comprised 784 households in the city including 192 owner-occupied households and 592 renter-occupied households. Based on these figures, overcrowding appears to occur more frequently in renter-occupied units.

Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Owner</b>				
Households	17,800	248	192	18,240
Percentage	97.6%	1.4%	1.1%	100.0%
<b>Renter</b>				
Households	12,875	644	592	14,111
Percentage	91.2%	4.6%	4.2%	100.0%
<b>Total</b>				
Households	30,675	892	784	32,351
Percent	94.8%	2.8%	2.4%	100.0%

### Households Lacking Complete Kitchen or Plumbing Facilities

According to the Census Bureau, a housing unit is classified as lacking complete kitchen facilities when any of the following is not present in a housing unit: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator. Likewise, a housing unit is categorized as lacking complete plumbing facilities when any of the following are missing from the housing unit: piped hot and cold water, a flush toilet, and a bathtub or shower. A lack of these facilities indicates that the housing unit is likely to be unsuitable.

The City of Fort Smith had about 1.25 percent of its housing stock lacking complete kitchen facilities at the time of the 2000 census. This figure represented about 442 units, as shown in Table IV.8, above at right.

In terms of incomplete plumbing facilities, Table IV.9 shows that 297 households or 0.84 percent of households

Facilities	Total
<b>Kitchen Facilities</b>	
Complete Kitchen Facilities	34,911
Lacking Complete Kitchen Facilities	442
<b>Total Households</b>	<b>35,353</b>
Percent Lacking	1.25%

Facilities	Total
<b>Plumbing Facilities</b>	
Complete Plumbing Facilities	35,056
Incomplete Plumbing Facilities	297
<b>Total Households</b>	<b>35,353</b>
Percent Lacking	0.84%

in Fort Smith had incomplete plumbing facilities at the time of the 2000 census. This was slightly less than the number of incomplete kitchen facilities.

**Cost Burden**

Cost burden refers to the amount of income expended for housing. A household experiences a cost burden if between 30.0 and 50.0 percent of household income is used for housing costs, and a household experiences a severe cost burden if 50.1 percent or more of household income is devoted to housing costs. For renters, this represents monthly rent and any energy costs incurred. For homeowners, this includes all energy costs, water and sewer charges, refuse collection, taxes, insurance, and principal and interest charges, if a mortgage is held. Severely cost burdened renters and homeowners with a mortgage are at risk of homelessness because a single financial setback could result in a housing crisis. Severely cost burdened homeowners without a mortgage may be more likely defer maintenance on their housing unit, increasing the potential for health and safety threats as well as the likelihood of more dilapidated units or blight.

According to 2000 census data, 13.4 percent of households in Fort Smith experienced a cost burden at that time. An additional 9.9 percent of households experienced a severe cost burden. The Census Bureau also reports these conditions for three types of householders: renters, homeowners with a mortgage and homeowners without a mortgage. For renters, 17.4 percent had a cost burden and 15.1 percent had a severe cost burden. For homeowners with a mortgage, 12.3 percent had a cost burden and 6.9 percent had a severe cost burden. And for homeowners without a mortgage, 6.0 percent had a cost burden and 3.5 percent had a severe cost burden. These data are presented in Table IV.10.

<b>Table IV.10</b>					
<b>Cost Burden by Tenure</b>					
City of Fort Smith					
Census 2000 SF3 Data					
<b>Households</b>	<b>Less Than 30.0%</b>	<b>31% - 50%</b>	<b>Above 50%</b>	<b>Not Computed</b>	<b>Total</b>
<b>Owner With a Mortgage</b>					
Households	8,789	1,345	752	89	10,975
Percent	80.1%	12.3%	6.9%	0.8%	100.0%
<b>Owner Without a Mortgage</b>					
Households	5,432	363	211	84	6,090
Percent	89.2%	6.0%	3.5%	1.4%	100.0%
<b>Renter</b>					
Households	8,569	2,457	2,135	943	14,104
Percent	60.8%	17.4%	15.1%	6.7%	100.0%
<b>Total</b>					
Households	22,790	4,165	3,098	1,116	31,169
Percent	73.1%	13.4%	9.9%	3.6%	100.0%

## HOUSEHOLDS WITH UNMET HOUSING NEEDS

Households that experience one or more of these housing problems are considered to have unmet housing needs. Such householders can be of any income level, race, ethnicity or family type. For the purposes presented herein, these data have been segmented by tenure, renters and homeowners, and by percent of median family income.

Table IV.11 presents households with housing problems by income as well as family type. Within these groups, there were 3,185 owners and 5,360 renters that had an unmet housing need in Fort Smith at the time of the 2000 census. However, the goals and objectives of the Consolidated Plan are designed specifically for assisting lower-income households or those with incomes 80.0 percent or less of the median family income. As such, this table also shows that there were 2,165 owner households and 4,605 renter households with incomes of 80.0 percent MFI or less that had unmet housing needs at the time of the last decennial census.

<b>Table IV.11</b>					
<b>Households with Housing Problems</b>					
<b>by Income by Tenure by Family Status</b>					
City of Fort Smith					
2000 HUD CHAS Data					
<b>Income</b>	<b>Elderly</b>	<b>Small Family</b>	<b>Large Family</b>	<b>Other Non-Family</b>	<b>Total</b>
<b>Owner</b>					
30% AMI or less	255	150	40	175	620
30.1-50% AMI	325	275	50	145	795
50.1-80% AMI	190	265	120	175	750
80.1-95% AMI	30	165	75	50	320
95.1% AMI and above	90	320	190	100	700
<b>Total</b>	<b>890</b>	<b>1,175</b>	<b>475</b>	<b>645</b>	<b>3,185</b>
<b>Renter</b>					
30% AMI or less	335	830	175	690	2,030
30.1-50% AMI	280	560	195	510	1,545
50.1-80% AMI	185	360	175	310	1,030
80.1-95% AMI	30	140	90	65	325
95.1% AMI and above	70	165	150	45	430
<b>Total</b>	<b>900</b>	<b>2,055</b>	<b>785</b>	<b>1,620</b>	<b>5,360</b>
<b>Total</b>					
30% AMI or less	590	980	215	865	2,650
30.1-50% AMI	605	835	245	655	2,340
50.1-80% AMI	375	625	295	485	1,780
80.1-95% AMI	60	305	165	115	645
95.1% AMI and above	160	485	340	145	1,130
<b>Total</b>	<b>1,790</b>	<b>3,230</b>	<b>1,260</b>	<b>2,265</b>	<b>8,545</b>

**E. DISPROPORTIONATE NEEDS**

A disproportionate need exists when the percentage of persons experiencing a housing problem in a group is at least 10.0 percentage points higher than the jurisdiction's percentage of persons experiencing a housing problem as a whole. This can be broken down further by income, as seen in Table IV.12, below.

Overall, the black and Hispanic populations had a disproportionate housing need; over 54.1 percent of blacks and 43.5 percent of Hispanics had a housing problem compared with 28.2 percent of the total population that had a housing problem. At different income levels, all racial and ethnic groups showed a disproportionate housing need in at least one income category.

<b>Table IV.12</b>								
<b>Households by Housing Problems by Income and Race</b>								
Sebastian County 2009 HUD CHAS Data								
<b>Income</b>	<b>White</b>	<b>Black</b>	<b>American Indian</b>	<b>Asian</b>	<b>Pacific Islander</b>	<b>Other</b>	<b>Hispanic</b>	<b>Total</b>
<b>With Housing Problems</b>								
30% AMI or less	73.8%	64.2%	100.0%	44.4%	.	26.2%	75.6%	70.4%
30.1-50% AMI	68.2%	85.8%	0.0%	100.0%	.	76.6%	69.5%	70.9%
50.1-80% AMI	37.0%	76.9%	0.0%	45.8%	.	27.8%	51.6%	41.8%
80.1-95% AMI	21.9%	21.6%	0.0%	0.0%	.	0.0%	16.1%	20.5%
95.1% AMI and above	7.7%	7.9%	0.0%	22.9%	.	0.0%	12.5%	8.0%
<b>Total</b>	<b>24.9%</b>	<b>54.1%</b>	<b>29.9%</b>	<b>32.0%</b>	.	<b>24.1%</b>	<b>43.5%</b>	<b>28.2%</b>
<b>Without Housing Problems</b>								
30% AMI or less	7.7%	2.0%	0.0%	0.0%	.	64.3%	15.9%	10.0%
30.1-50% AMI	28.9%	14.2%	100.0%	0.0%	.	23.4%	30.5%	27.1%
50.1-80% AMI	59.7%	19.7%	100.0%	54.2%	.	72.2%	48.4%	55.4%
80.1-95% AMI	77.6%	78.4%	100.0%	100.0%	.	100.0%	83.9%	79.1%
95.1% AMI and above	91.2%	92.1%	95.7%	77.1%	.	100.0%	85.6%	90.8%
<b>Total</b>	<b>72.3%</b>	<b>37.0%</b>	<b>67.5%</b>	<b>65.5%</b>	.	<b>74.1%</b>	<b>54.7%</b>	<b>68.6%</b>
<b>Not Applicable</b>								
30% AMI or less	18.4%	33.8%	0.0%	55.6%	.	9.5%	8.5%	19.6%
30.1-50% AMI	2.9%	0.0%	0.0%	0.0%	.	0.0%	0.0%	2.0%
50.1-80% AMI	3.2%	3.4%	0.0%	0.0%	.	0.0%	0.0%	2.8%
80.1-95% AMI	0.5%	0.0%	0.0%	0.0%	.	0.0%	0.0%	0.4%
95.1% AMI and above	1.2%	0.0%	4.3%	0.0%	.	0.0%	1.9%	1.1%
<b>Total</b>	<b>2.9%</b>	<b>8.9%</b>	<b>2.6%</b>	<b>2.5%</b>	.	<b>1.9%</b>	<b>1.8%</b>	<b>3.2%</b>

## **F. LEAD-BASED PAINT HAZARDS AND ACTIONS TO OVERCOME HAZARDS**

---

### **LEAD-BASED PAINT HAZARDS**

Older homes, particularly those built prior to 1940, have a higher potential for structural problems related to inadequate foundations and floor supports, poor plumbing, outdated electrical wiring, and substandard roofing, as well as a greater likelihood of lead-based paint hazards than homes built after 1940. Indeed, environmental issues play an important role in the quality of housing. Exposure to lead-based paint, which is more likely to occur in older homes, is one of the most significant environmental threats posed to homeowners and renters.

Medical understanding of the harmful effects of lead poisoning on children and adults in both the short- and long-term is increasing. Evidence shows that lead dust is a more serious hazard than ingestion of paint chips. Dust from surfaces with intact lead-based paint is pervasive and poisonous when inhaled or ingested. Making the situation more difficult is the fact that lead dust is so fine that it cannot be collected by conventional vacuum cleaners.

Lead-based paint was banned from residential use in 1978 because of the health risk it posed, particularly to children. Homes built prior to 1980 have some chance of containing lead-based paint on interior or exterior surfaces. The chances increase with the age of the housing units. HUD has established estimates for determining the likelihood of housing units containing lead-based paint. These estimates are as follows:

- 90 percent of units built before 1940;
- 80 percent of units built from 1940 through 1959; and
- 62 percent of units built from 1960 through 1979.

Other factors used to determine the risk for lead-based paint problems include the condition of the housing unit, tenure and household income. Households with young children are also at greater risk because young children have more hand-to-mouth activity and absorb lead more readily than adults. The two factors most correlated with higher risks of lead-based paint hazards are residing in rental or lower-income households. Low-income residents are less likely to be able to afford proper maintenance of their homes, leading to issues such as chipped and peeling paint, and renters are not as likely or are not allowed to renovate their rental units.

### **National Efforts to Reduce Lead-Based Paint Hazards**

In 1991 Congress formed HUD's Office of Healthy Homes and Lead Hazard Control to eradicate lead-based paint hazards in privately-owned and low-income housing in the U.S. One way it has done this is by providing grants for communities to address their own lead paint hazards. Other responsibilities of this office are enforcement of HUD's lead-based

paint regulations, public outreach and technical assistance, and technical studies to help protect children and their families from health and safety hazards in the home.<sup>10</sup>

Then in 1992, to address the problem more directly, Congress passed the Residential Lead-Based Paint Hazard Reduction Act, also known as Title X, which developed a comprehensive federal strategy for reducing lead exposure from paint, dust and soil, and provided authority for several rules and regulations, including the following:

1. **Lead Safe Housing Rule** – mandates that federally-assisted or owned housing facilities notify residents about, evaluate, and reduce lead-based paint hazards.
2. **Lead Disclosure Rule** – requires homeowners to disclose all known lead-based paint hazards when selling or leasing a residential property built before 1978. Violations of the Lead Disclosure Rule may result in civil money penalties of up to \$11,000 per violation.<sup>11</sup>
3. **Pre-Renovation Education Rule** – ensures that owners and occupants of most pre-1978 housing are given information about potential hazards of lead-based paint exposure before certain renovations happen on that unit.
4. **Lead Renovation, Repair and Painting Program Rule** – establishes standards for anyone engaging in target housing renovation that creates lead-based paint hazards.<sup>12</sup>

Early in the last decade, a ten-year goal was set in February 2000 by President Clinton's Task Force on Environmental Health Risks and Safety Risks to Children to eliminate childhood lead poisoning in the U.S. as a major public health issue by 2010. As a means to achieve this goal, they released the following four broad recommendations in their "Eliminating Childhood Lead Poisoning: A Federal Strategy Targeting Lead Paint Hazards," report:

1. **Prevent lead exposure in children** by, among other actions, increasing the availability of lead-safe dwellings through increased funding of HUD's lead hazard control program, controlling lead paint hazards, educating the public about lead-safe painting, renovation and maintenance work, and enforcing compliance with lead paint laws.
2. **Increase early intervention to identify and care for lead-poisoned children** through screening and follow-up services for at-risk children, especially Medicaid-eligible children, and increasing coordination between federal, state and local agencies who are responsible for lead hazard control, among other measures.
3. **Conduct research** to, for example, develop new lead hazard control technologies, improve prevention strategies, promote innovative ways to decrease lead hazard control costs, and quantify the ways in which children are exposed to lead.
4. **Measure progress and refine lead poisoning prevention strategies** by, for instance, implementing monitoring and surveillance programs.

---

<sup>10</sup> "About the Office of Healthy Homes and Lead Hazard Control." 03 May 2008. U.S. Department of Housing and Urban Development. 31 Dec. 2008 <<http://www.hud.gov/offices/lead/about.cfm>>.

<sup>11</sup> "Lead Programs Enforcement Division - HUD." *Homes and Communities - U.S. Department of Housing and Urban Development (HUD)*. 31 Dec. 2008 <<http://www.hud.gov/offices/lead/enforcement/index.cfm>>.

<sup>12</sup> "Lead: Rules and Regulations | Lead in Paint, Dust, and Soil | US EPA." *U.S. Environmental Protection Agency*. 31 Dec. 2008 <<http://www.epa.gov/lead/pubs/regulation.htm>>.

### Lead-Based Paint Hazards for Children

Children's exposure to lead has decreased dramatically over the past few decades due to federal mandates that lead be phased out of items such as gasoline, food and beverage cans, water pipes, and industrial emissions. However, despite a ban in 1978 on the use of lead in new paint, children living in older homes are still at risk from deteriorating lead-based paint and its resulting lead contaminated household dust and soil. Today lead-based paint in older housing remains the most common source of lead exposure for children.

Thirty-eight million housing units in the United States had lead-based paint during a 1998 to 2000 survey, down from the 1990 estimate of 64 million. Still, 24 million housing units in the survey contained significant lead-based paint hazards. Of those with hazards, 1.2 million were homes to low-income families with children under 6 years of age.<sup>13</sup>

### National Efforts to Reduce Lead Exposure in Children

There have been a number of substantive steps taken by the U.S. to reduce and eliminate blood lead poisoning in children. The Lead Contamination Control Act (LCCA) of 1988 authorized the Centers for Disease Control and Prevention (CDC) to make grants to state and local agencies for childhood lead poisoning prevention programs that develop prevention programs and policies, educate the public, and support research to determine the effectiveness of prevention efforts at federal, state, and local levels. The CDC has carried out these activities through its Childhood Lead Poisoning Prevention Program.<sup>14</sup>

One of the most significant actions the CDC has taken to lower blood lead levels (BLLs) in children over the past few decades is their gradual changing of the definition of an EBLL. For example, during the 1960s the criteria for an EBLL was  $\geq 60$  micrograms per deciliter ( $\mu\text{g}/\text{dL}$ ). It then dropped to  $\geq 40$   $\mu\text{g}/\text{dL}$  in 1971, to  $\geq 30$   $\mu\text{g}/\text{dL}$  in 1978,  $\geq 25$   $\mu\text{g}/\text{dL}$  in 1985, and most recently,  $\geq 10$   $\mu\text{g}/\text{dL}$  in 1991.<sup>15</sup>

Roughly 14 out of every 1,000 children in the United States between the ages of 1 and 5 have blood lead levels greater than 10 micrograms of lead per deciliter of blood. This is the level at which public health actions should be initiated according to the Centers for Disease Control and Prevention.

### Results of National Efforts

All of these coordinated and cooperative efforts at the national, state and local levels have created the infrastructure needed to identify high-risk housing and to prevent and control

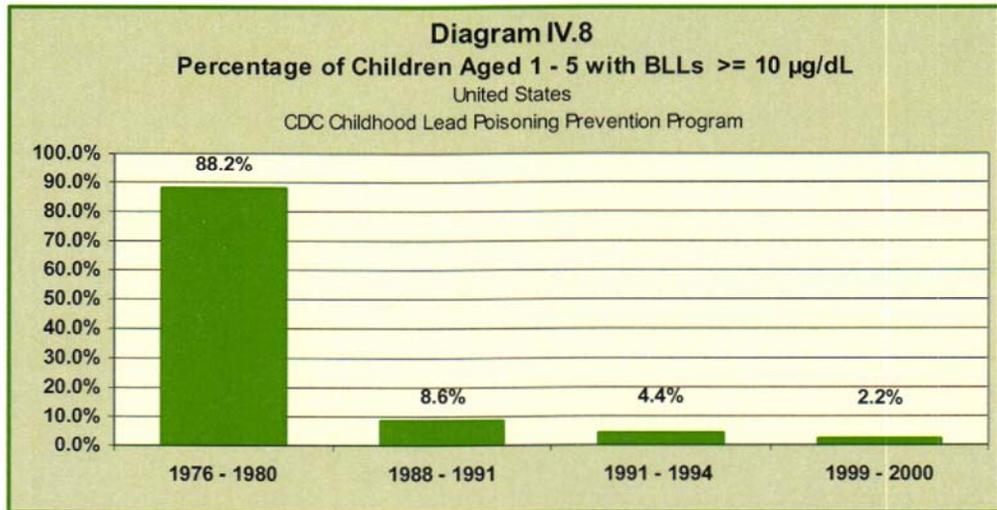
---

<sup>13</sup> Jacobs, David E., Robert P. Clickner, Joey Y. Zhou, Susan M. Viet, David A. Marker, John W. Rogers, Darryl C. Zeldin, Pamela Broene, and Warren Friedman. "The Prevalence of Lead-Based Paint Hazards in U.S. Housing." *Environmental Health Perspectives* 110 (2002): A599-606. *Pub Med*. 2 Jan. 2009 <<http://www.pubmedcentral.nih.gov/picrender.fcgi?artid=1241046&blobtype=pdf>>.

<sup>14</sup> "Implementation of the Lead Contamination Control Act of 1988." Editorial. *Morbidity and Mortality Weekly Report* 01 May 1992: 288-90. 05 Aug. 1998. Centers for Disease Control. 31 Dec. 2008 <<http://www.cdc.gov/mmwr/preview/mmwrhtml/00016599.htm>>.

<sup>15</sup> Lanphear, MD MPH, Bruce P et al. "Cognitive Deficits Associated with Blood Lead Concentrations" *Public Health Reports* 115 (2000): 521-29. *Pub Med*. 5 Jan. 2009 <<http://www.pubmedcentral.nih.gov/picrender.fcgi?artid=1308622&blobtype=pdf>>.

lead hazards. Consequently, EBLLs in U.S. children have decreased dramatically. For example, in 1978 nearly 14.8 million children in the U.S. had lead poisoning; however, by the early 90s that number had dropped substantially to 890,000.<sup>16</sup> Diagram IV.8, below, illustrates this significant reduction in BLLs among young children over the past several decades.<sup>17</sup>



Amidst all of this success, a debate exists in the field of epidemiology about the definition of EBLLs in children. A growing body of research suggests that considerable damage occurs even at BLLs below 10  $\mu\text{g}/\text{dL}$ . For example, inverse correlations have been found between BLLs  $<$  10  $\mu\text{g}/\text{dL}$  and IQ, cognitive function and somatic growth.<sup>18</sup> Further, some studies assert that some effects can be more negative at BLLs below 10  $\mu\text{g}/\text{dL}$  than above it.<sup>19</sup>

While the CDC acknowledges these associations and does not refute that they are, at least in part, causal, they have yet to lower the level of concern below 10  $\mu\text{g}/\text{dL}$ . The reasons the CDC gives for this decision are as follows: it is critical to focus available resources where negative effects are greatest, setting a new level would be arbitrary since no exact

<sup>16</sup> *Eliminating Childhood Lead Poisoning: A Federal Strategy Targeting Lead Paint Hazards*. Feb. 2000. President's Task Force on Environmental Health Risks and Safety Risks to Children. 31 Dec. 2008 <<http://www.cdc.gov/nceh/lead/about/fedstrategy2000.pdf>>.

<sup>17</sup> "Childhood Lead Poisoning Prevention Program | Statement on EBLLs | CDC." *Centers for Disease Control and Prevention*. 31 Dec. 2008 <<http://www.cdc.gov/nceh/lead/research/kidsBLL.htm>>.

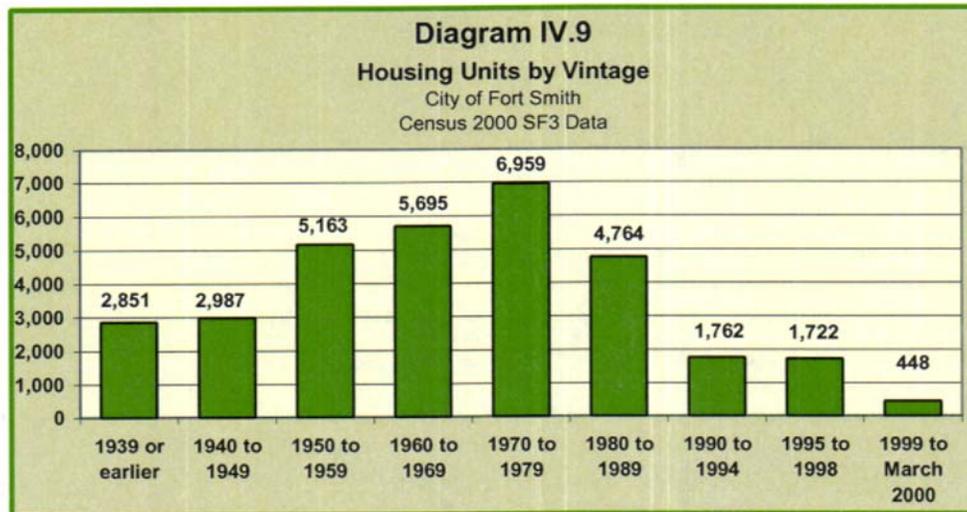
<sup>18</sup> *Preventing Lead Poisoning in Young Children*. Aug. 2005. Centers for Disease Control and Prevention. 30 Dec. 2008 <<http://www.cdc.gov/nceh/lead/Publications/PrevLeadPoisoning.pdf>>.

<sup>19</sup> Matte, MD, MPH, Thomas D., David Homa, PhD, Jessica Sanford, PhD, and Alan Pate. *A Review of Evidence of Adverse Health Effects Associated with Blood Lead Levels  $<$  10  $\mu\text{g}/\text{dL}$  in Children*. Centers for Disease Control and Prevention, Work Group of the Advisory Committee on Childhood Lead Poisoning Prevention. 2 Jan. 2009 <[http://www.cdc.gov/nceh/lead/ACCLPP/SupplementalOct04/Work%20Group%20Draft%20Final%20Report\\_Edited%20October%207,%202004%20-%20single%20spaced.pdf](http://www.cdc.gov/nceh/lead/ACCLPP/SupplementalOct04/Work%20Group%20Draft%20Final%20Report_Edited%20October%207,%202004%20-%20single%20spaced.pdf)>.

threshold has been established for adverse health effects from lead, and the ability to successfully and consistently reduce BLLs below 10  $\mu\text{g}/\text{dL}$  has not been demonstrated.<sup>20</sup>

**LEAD-BASED PAINT HAZARDS IN FORT SMITH**

According to the 2000 census data, homes built before 1980 comprise 73.1 percent of the homes in Fort Smith as seen in Diagram IV.9. As established previously, homes built before 1980 are more likely to contain lead-based paint hazards.



HUD’s estimates of lead contamination rates for homes built prior to 1980 were applied to the total number of units shown above. Table IV.13 presents the total number of housing units estimated to have lead-based paint risks and shows that a significant number of housing units in the city of Fort Smith were at risk of lead-based paint contamination, a total of 16,931. The majority of these homes were owner-occupied rather than renter-occupied.

Year Built	Owner	Renter	Total
Built 1939 or earlier	1,644	922	2,566
Built 1940 to 1949	1,475	914	2,390
Built 1950 to 1959	2,728	1,402	4,130
Built 1960 to 1969	2,003	1,528	3,531
Built 1970 to 1979	2,088	2,227	4,315
<b>Total</b>	<b>9,938</b>	<b>6,994</b>	<b>16,931</b>

<sup>20</sup> Preventing Lead Poisoning in Young Children. Aug. 2005. Centers for Disease Control and Prevention. 30 Dec. 2008 <<http://www.cdc.gov/nceh/lead/Publications/PrevLeadPoisoning.pdf>>.

Table IV.14 presents 2009 data regarding the number of households at risk of lead-based paint hazards broken down by tenure and also by presence of children. Owner-occupied households showed 1,562 units with young children at risk of lead-based paint exposure. In total, roughly 3,308 households showed the capacity to pose lead-based paint health risks for children.

**LEAD REMOVAL EFFORTS**

Arkansas currently does not have any federal or state lead-based paint abatement programs. The abatement of lead hazards in buildings is regulated by the Arkansas Pollution Control and Ecology Commission, Regulation 25, Lead-Based Paint Activities. Contractors participating in abatement must follow the requirements outlined in Regulation 25.

<b>Table IV.14</b> <b>Households At Risk to Lead-Based Paint Hazards by Year Structure Built by Presence of Young Children and Tenure</b> Sebastian County 2009 HUD CHAS Data			
Year Built	Have Young Children		Total
	Yes	No	
<b>Owner</b>			
1939-	243	1,773	2,016
1940 to 1959	528	3,948	4,476
1960 to 1979	791	5,134	5,924
<b>Total</b>	<b>1,562</b>	<b>10,855</b>	<b>12,416</b>
<b>Renter</b>			
1939-	297	1,049	1,346
1940 to 1959	504	1,304	1,808
1960 to 1979	946	3,174	4,120
<b>Total</b>	<b>1,747</b>	<b>5,527</b>	<b>7,273</b>
<b>Total</b>			
1939-	540	2,822	3,362
1940 to 1959	1,032	5,252	6,284
1960 to 1979	1,736	8,308	10,044
<b>Total</b>	<b>3,308</b>	<b>16,382</b>	<b>19,690</b>

Although the Arkansas no longer tracks lead levels in children they do address children who have high lead levels. If a child’s lead level reaches 20ug/dL, the Department of Health will conduct an environmental investigation of the child’s home to determine the source of the lead poisoning.

The Arkansas Department of Environmental Quality (ADEQ) “protects the air, water and land from the threat of pollution.”<sup>21</sup> Their asbestos and lead-based paint branch provides information to Arkansas resident on the causes, effects and signs of lead poisoning. Upon request the ADEQ will provide community outreach and education services.

Additionally, through a grant provided by the EPA, the University of Arkansas for Medical Sciences created a collaboration of six state, national, and community organizations called the Arkansas People Participating in Lead Education (APPLE). APPLE provides lead awareness, lead training and municipal legislation to needy communities in Arkansas.

The Community Development Housing Assistance Program targets housing units with lead-based paint hazards. The City continues to work in the community to identify, test and abate lead-based paint hazards in housing, especially where young children maybe present. The City also works to expand the stock of housing free of lead-based paint hazards through rehabilitation, reconstruction and new construction efforts. Potential lead-based paint hazards encountered in the rehabilitation programs operated by the City are

<sup>21</sup> <http://www.adeg.state.ar.us/>

referred for testing and abatement. New construction and reconstruction efforts provide affordable housing units that do not have any exposure to lead-based paint. The City has employees certified to perform Lead Inspection and Risk Assessment. These individuals provide necessary testing to housing units involved in any rehabilitation programs.

**G. PUBLIC AND ASSISTED HOUSING**

Public and assisted housing units also comprise a portion of the housing stock located throughout Fort Smith. The Fort Smith Housing Authority manages both public and assisted housing in the city. According to a housing authority representative, as of September 2010 the housing authority offered 228 public housing units in the city. An additional 1,237 Section 8 Housing Voucher Program recipients receive assistance on their rent.

Part of the public housing units include Nelson Hall Homes, a project that serves elderly and disabled low-income citizens with one- and two-bedroom units. The FSHA also has a total of 115 units of low income housing tax credit rentals, both single-family and duplex, in operation or under construction under North Pointe I and II. NP I is currently operational and NP II is expected to begin accepting tenants in September 2010 with full leasing in spring 2011. Between these units and the Clayton Heights Development slated for completion in 2012, the FHSA will have replaced all units lost with demolition of Ragon Homes.

However, while the services that this organization offers are significant to aid low- to moderate-income persons in the city, the scope of assistance is still too small. According to the housing authority representative, roughly 30 persons are on the waiting list to utilize public housing units in the city and more than 1,100 persons are on the waiting list to receive Section 8 vouchers.

Additionally, Fort Smith is concerned about the number of assisted housing units and their underlying contracts that are at risk of expiring. If this were to happen, 670 assisted housing units in the city would be eliminated from the affordable housing stock, as indicated in Table IV.15, below.

<b>Year Contract Expires</b>	<b>Number of Contracts</b>	<b>Units at risk</b>
Aug 1 - Dec 31 2010	1	136
2011	-	-
2012	-	-
2013	-	-
2014	1	156
2015 +	3	378
<b>Total</b>	<b>5</b>	<b>670</b>

The City and the Fort Smith Housing Authority will continue to work cooperatively over the next five years in partnership to provide quality, affordable housing for the residents of Fort Smith. There is strong collaboration of efforts for grant submittals and the pooling of resources to meet our common goals. The Fort Smith Housing Authority has adopted the following six goals in the Five Year Plan:

- Expand the supply of assisted housing,
- Improve the quality of assisted housing,
- Increase affordable housing choices,
- Provide an improved living environment,
- Promote self-sufficiency and asset development of assisted households,
- Ensure equal opportunity and affirmatively further fair housing.

Specifically, efforts in each of the four areas listed below will help achieve the above goals.

1. Public Housing

The Housing Authority's major focus during the five-year Consolidated Plan period is to obtain additional federal assistance to creatively meet the needs of the very low and low income residents of Fort Smith. One method is through the Replacement Housing Factor (RHF) Funds that are available to fund construction of additional public housing units. Due to the demolition of Ragon Homes (170 public housing units) HUD has, by formula, allocated approximately \$250,000 annually for the next five years for public housing construction. These funds may be requested for an additional five years after the first five year funding cycle. We intend to build these public housing units as part of a mixed-income Low Income Housing Tax Credit rental housing development.

2. Affordable Housing For Sale

The Housing Authority plans to address the need for homeownership opportunities in the City and County by continuing to use HOME and CDBG funds allocated through sub-recipient agreements with the City of Fort Smith. These grant funds will be leveraged with conventional bank construction loan financing to expand the number of houses constructed and sold. Other federal stimulus funding applications (i.e. IKE-2 Disaster Funds from the Arkansas Economic Development Commission) are being applied for and will assist in lot acquisition, demolition and site preparation. The Housing Authority's goal is to construct 15 new affordable houses on in-fill lots in the low income areas of Fort Smith annually for low to moderate income families.

3. Section 8 Rental Assistance

The Housing Authority currently administers 1,237 tenant based rental assisted vouchers in Sebastian County. With a current wait time of 18-22 months before a family becomes eligible to receive assistance, the need for additional funding is crucial. The Housing Authority applied for additional funds for our low income clients through

the Arkansas Finance Development Authority. The Tenant Based Rental Assistance (TBRA) Program, if approved, will allow for an additional 90 families from our extensive wait list to be placed on a temporary assistance voucher. We will be seeking additional federal tenant based rental assistance vouchers should that program be expanded nationally. The need is well beyond what our funds allow us to support.

4. Affordable Rental Housing Development

Through the use of Low Income Housing Tax Credits (LIHTC), the Housing Authority, through its affiliate entities, North Point Limited Partnership and North Pointe II Limited Partnership, a total of 115 single-family and duplex homes have been built to partially replace the 170 units of public housing in the former Ragon Homes project. We intend to continue to apply annually or every other year for additional LIHTC from ADFA to build mixed-income single family and duplex developments to improve the access to quality, affordable rental housing in Fort Smith. The market studies done to this point indicate a strong need for the housing we are constructing. Therefore we will continue until the need is met.

5. Homelessness Initiatives

The Housing Authority is working closely with the City and the Old Fort Homeless Coalition to move forward to eliminate homelessness in our community and region. Our role in the effort will be to assist in identifying federal and state grants, loans or other programs that would enable the community to build a Homeless Campus for the unified delivery of services and housing to the homeless. With the City Board of Directors' recent acceptance and prioritization of the recommendations of a City-sponsored Homelessness Task Force, there is an opportunity to bring the various homeless service providers and governmental entities together to make a major leap forward in our efforts to properly address the homelessness challenges in our City. The Housing Authority will be considering various funding options including Low Income Housing Tax Credits to build permanent supportive housing and Balance of State Homelessness Coalition HUD-provided funds made available to eligible applicants.

## **H. INSTITUTIONAL BARRIERS TO AFFORDABLE HOUSING**

---

Currently, there are numerous barriers to affordable housing within Fort Smith, which include:

- Population growth;
- Lack of available funding, including competition for tax credits within the state;
- Elevated land prices;
- Lack of available land;
- Inflated housing market;
- Increasing cost of building materials;
- Unwillingness of developers to construct affordable housing due to profit reasons;

- Credit problems for housing buyers, i.e. bankruptcies, high debt-to-income ratio;
- Down payment and closing costs expenses associated with purchasing a home.

### I. SUMMARY

---

In 2000, the City of Fort Smith had 34,353 total housing units. Of the total housing stock counted in the 2000 census, 24,190 units were single-family units, and another 509 were mobile homes. Of the 35,353 housing units counted in Fort Smith in the 2000 census, 32,351 units were occupied, with 18,240 counted as owner-occupied and 14,111 counted as renter-occupied. This equated to a homeownership rate of 56.4 percent. The construction value of single-family dwellings generally increased from 1980 through 2003, with the 2009 value ending at \$100,628, a 28-year low. There were 3,185 owners and 5,360 renters that had an unmet housing need, such as a cost burden or overcrowding problem, in Fort Smith at the time of the 2000 census.

## V. HOUSING AND HOMELESS NEEDS ASSESSMENT

### A. INTRODUCTION

This section addresses housing and homeless needs in Fort Smith. Specific needs and the priority level of these needs were determined based on data from the 2010 Housing and Community Development Survey and public input meetings and from consultation with representatives of various state and local agencies throughout Fort Smith.

### B. HOUSING NEEDS ASSESSMENT

The 2010 Housing and Community Development Needs Survey was conducted as part of the process of evaluating housing needs in Fort Smith. A total of 152 responses were received from stakeholders throughout the city. One of the first survey questions asked respondents to identify how they would allocate housing and community development resources in the city. Table V.1 shows that housing was indicated to be the primary focus for funding for the city.

Area	Percent Allocated
Housing	24.7%
Economic Development	24.1%
Infrastructure	16.8%
Public Facilities	13.3%
Human Services	17.1%
All Other	4.0%
<b>Total</b>	<b>100.0%</b>

Survey respondents were also asked to rate the need for a variety of rental and homeowner housing activities. Using the same rating scale used for the Consolidated Plan, respondents were asked to rank the needs as low, medium, high or no need.

#### Expressed Housing Needs

Table V.2 shows the ranking for several affordable homeowner housing activities. Homeowner housing rehabilitation was seen as the activity with the highest need level, followed by energy efficient retrofits, first-time homebuyer assistance, affordable for-sale housing and housing demolition.

Categories	Responses					Total
	No Need	Low Need	Medium Need	High Need	Missing	
Homeowner housing rehabilitation	5	31	55	46	15	152
Energy efficient retrofits	12	31	50	46	13	152
First-time homebuyer assistance	7	25	60	44	16	152
Affordable for-sale housing	13	32	55	35	17	152
Housing demolition	18	51	44	22	17	152

There were also a series of questions pertaining to rental housing activities. As shown in Table V.3, respondents felt most strongly about the need for affordable rental housing, followed by, rental housing rehabilitation, rent assistance, downtown housing and new rental construction.

Categories	Responses					Total
	No Need	Low Need	Medium Need	High Need	Missing	
Affordable rental housing	11	28	55	45	13	152
Rental housing rehabilitation	15	38	44	37	18	152
Rent Assistance	11	35	60	32	14	152
Downtown housing	20	57	40	18	17	152
New rental construction	26	51	41	15	19	152

**Expressed Barriers to Affordable Housing**

The 2010 Housing and Community Development survey provided respondents with a list of a number of possible barriers to affordable housing and asked participants to select any barriers that they felt existed in Fort Smith. The results are presented in Table V.4, at right. NIMBYism was voiced most often by respondents as a barrier to affordable housing, followed by cost of land or lot. This was followed by a lack of available and affordable land and also the cost of materials. While the City of Fort Smith can do very little about the market driven costs of materials or labor, the costs of lands or lots could be combated with land trusts or tax incentives.

NIMBYism was cited as a main barrier to affordable housing. This phrase refers to a "Not in My Backyard" mentality that resists construction of projects like public or supportive housing in neighborhoods and communities. An increased support from the City of Fort Smith for scattered site projects for public or supportive housing may ease NIMBYism concerns.

Barriers	Total
NIMBYism (Not In My Back Yard)	92
Cost of land or lot	60
Lack of available and/or affordable land	60
Cost of materials	56
Condition of rental housing	55
Cost of labor	39
Construction fees	35
Permitting process	30
Lack of nearby services	26
Lack of housing quality standards	24
Permitting fees	22
Other zoning	20
Lack of other infrastructure	20
Lack of water/sewer systems	19
Other building codes	18
Impact fees	16
Energy codes	12
Lack of qualified builders	9
Lack of qualified contractors	9
Lot size	9
Density	8
<b>Total</b>	<b>639</b>

The condition of rental housing was also cited by a number of respondents as a barrier to affordable housing. As the housing stock in Fort Smith ages, the need for rental demolition and reconstruction or rehabilitation increases. The City of Fort Smith might address this barrier through incentives for multi-family unit owners to rehab rental properties.

Respondents were also provided with an opportunity to offer their own commentary about barriers to affordable housing and several themes emerged from these narrative responses:

- Lack of education/information in regard to dealing with the NIMBYism problem. A more informed public may help reduce barriers imposed by the NIMBYism attitude.
- There is a lack of an agency designed to monitor and enforce code requirements in housing, specifically in regards to the condition and quality of rental housing.
- Low-income housing solutions cannot be built because of the high costs of land, permit and impact fees.

#### **HOUSING NEEDS NOTED AT THE PUBLIC INPUT MEETING**

A public input meeting was held August 30, 2010, in Fort Smith. The purpose of the meeting was to gain feedback on the preliminary findings of the Consolidated Plan. Attendees were invited to review a presentation of early survey results and offer suggestions and feedback regarding the Consolidated Plan. Comments regarding community development are presented in the following section, but the housing-related comments are presented below

- Section 8 vouchers are vitally important for many citizens in Fort Smith and they are key to preventing homelessness. However, there is currently a two-year wait to become a recipient of this program and that is far too long for persons to wait, which puts them at a greater risk for homelessness.
- Priority allocation of CDBG funds should be given to homeless persons over other special needs groups. More than 500 clients per month have sought resources from shelters in Fort Smith and July 2010 saw a record number of citizens become homeless. More funding needs to be allotted to aid this large and vulnerable group.

#### **C. PRIORITY HOUSING NEEDS RANKINGS**

---

HUD requires jurisdictions to complete Consolidated Plan Table 2A, which estimates the unmet needs by income group and household type, prioritizes needs, and sets goals for meeting these needs. In establishing its five-year priorities and assigning priority need levels, the City considered both of the following:

- Categories of lower- and moderate-income households most in need of housing,
- Activities and sources of funds that can best meet the needs of those identified households.

Priority need rankings were assigned to households to be assisted according to the following HUD categories:

- High Priority:** Activities to address this need will be funded by the City during the five-year period. Identified by use of an 'H.'
- Medium Priority:** If funds are available, activities to address this need may be funded during the five-year period. Also, the City may take additional actions to help entities locate other sources of funds. Identified by use of an 'M.'
- Low Priority:** The City will not directly fund activities to address this need during the five-year period, but other entities' applications for federal assistance might be supported and found to be consistent with this Plan. In order to commit monies to a Low Priority activity, the Consolidated Plan would have to be amended through the formal process required by the Consolidated Plan regulations at 24 CFR Part 91. Identified by use of an 'L.'
- No Such Need:** There is no need to address this issue or this need is already substantially addressed. The City will not support applications for federal assistance for activities where no need has been identified. Shown by use of an 'N.'

#### **PRIORITY NEEDS ANALYSIS AND STRATEGIES**

The CDD determines high priority areas or those that receive scoring preference on applications for funds. These high priority areas were identified through the housing condition and market indicators analyzed throughout this report as well as on several characteristics: poverty level, homeownership, cost burden, construction trends, and population change. A high priority indicates an area where, ideally, the greatest amount of resources should be invested and projects or programs proposing to meet that need have the greatest opportunity for funding. A medium priority indicates areas where a moderate amount of resources should be invested and projects or programs proposing to meet these needs are likely to be funded. A low priority indicates an area where the least amount of resources should be invested. A project proposing to serve a low priority need will not necessarily not be excluded from funding; however, such projects will received a lower priority. The relative priority needs were assigned by based on a number of indicators.

Priority need rankings have been assigned to each of the required categories for HUD Housing Priority Needs Table 2A, on the following page. The size of each group having unmet needs, coupled with input received at the public input meetings as well as the degree of need expressed during the 2010 Housing and Community Development Survey, guided the ranking process for the CDD.

**Table 2A**  
**City of Fort Smith**  
**Priority Housing Needs Table for 2011-2015 Consolidated Plan**

PRIORITY HOUSING NEEDS (Households)		Priority		Unmet Need
Renter	Small Related	0-30%	L	830
		31-50%	M	560
		51-80%	L	360
	Large Related	0-30%	M	175
		31-50%	M	195
		51-80%	M	175
	Elderly	0-30%	M	335
		31-50%	M	280
		51-80%	L	185
	All Other	0-30%	L	690
		31-50%	L	510
		51-80%	L	310
Owner	Small Related	0-30%	M	150
		31-50%	M	275
		51-80%	L	265
	Large Related	0-30%	M	40
		31-50%	M	50
		51-80%	L	120
	Elderly	0-30%	H	255
		31-50%	H	325
		51-80%	L	190
	All Other	0-30%	M	175
		31-50%	M	145
		51-80%	L	175
Non-Homeless Special Needs	Elderly	0-80%	M	2,337
	Frail Elderly	0-80%	M	2,040
	Severe Mental Illness	0-80%	H	458
	Physical Disability	0-80%	M	759
	Developmental Disability	0-80%	M	139
	Alcohol/Drug Abuse	0-80%	M	20
	HIV/AIDS	0-80%	M	61
	Victims of Domestic Violence	0-80%	M	33

## D. HOMELESS NEEDS ASSESSMENT

---

### HOMELESS OVERVIEW

According to HUD, a national focus on homeless rights during the Reagan administration helped to form much of the way homeless needs are addressed today. It was during the early 1980s that the administration determined that the needs of the homeless were best handled on a state or local level rather than a national level. In 1983, a federal task force was created to aid local and regional agencies in their attempts to resolve homeless needs, and in 1986, the Urgent Relief for the Homeless Act was introduced, which chiefly established basic emergency supplies for homeless persons such as food, healthcare and shelter. The act was later renamed the McKinney-Vento Act, after the death of one of its chief legislative sponsors, and was signed into law in 1987.

HUD defines the term “homeless” according to the McKinney-Vento Act, which states that a person is considered homeless if he/she lacks a fixed, regular and adequate night-time residence. A person is also considered homeless if he/she has a primary night time residence that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations.
- An institution that provides a temporary residence for individuals intended to be institutionalized.
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.<sup>22</sup>

Therefore, homelessness can be defined as the absence of a safe, decent, stable place to live. A person who has no such place to live stays wherever he or she can find space—an emergency shelter, an abandoned building, a car, an alley or any other such place not meant for human habitation.

Homeless sub-populations tend to include those with substance abuse and dependency issues, those with serious mental illness, persons living with HIV/AIDS, women and other victims of domestic violence, emancipated youth, and veterans.

Reversing declines in personal incomes, reducing the lack of affordable housing for precariously-housed families and individuals who may be only a paycheck or two away from eviction, increasing and promoting help available from welfare agencies are all significant policy challenges today. It takes only one additional personal setback to precipitate a crisis that would cause homelessness for those at risk of homelessness. Deinstitutionalization of patients from psychiatric hospitals without adequate community clinic and affordable housing support only propagates more people in search of affordable

---

<sup>22</sup> The term “homeless individual” does not include any individual imprisoned or otherwise detained pursuant to an Act of Congress or a state law (42 U.S.C. § 11302(c)). HUD also considers individuals and families living in overcrowded conditions to be “at risk” for homelessness.

housing. Personal vulnerabilities also have increased, with more people facing substance abuse problems, diminished job prospects because of poor education or health difficulties while lacking medical coverage.

Satisfying the needs of the homeless population therefore represents both a significant public policy challenge and a complex problem due to the range of physical, emotional and mental service needs required to sustain residence in permanent housing. The following helps to characterize the nature and extent of homelessness in Fort Smith.

### **HEARTH Act**

On May 20, 2009, President Obama signed into law a bill to reauthorize HUD's McKinney-Vento Homeless Assistance Programs. The McKinney-Vento reauthorization provisions are identical to the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) Act. The HEARTH act was included by amendment to the Helping Families Save Their Homes Act.

Due to the HEARTH Act, HUD's homeless assistance programs now places greater emphasis on homeless prevention and rapid re-housing, especially for homeless families and continued emphasis on creating permanent supporting housing for people experiencing chronic homelessness. Additionally, rural communities now have the option to apply for funding under different guidelines, which offer more flexibility.

Situations where a person is at imminent risk of homelessness or where a family or unaccompanied youth is living unstably was added to HUD's definition of homelessness through the HEARTH Act. HUD previously defined homelessness as people living in places not meant for human habitation, living in an emergency shelter or transitional housing facility, and those facing the loss of housing within the next seven days with no other place to go and no resources or support networks to obtain housing. Immanent risk of homelessness now includes situations where a person must leave his or her current housing within the next 14 days, with no other place to go and no resources or support networks to obtain housing.

Substantial changes to the Emergency Shelter Grant (ESG) regarding the amount of funding available and how the funding can be used is outlined in the HEARTH Act. The Emergency Shelter Grant is now known as the Emergency Solutions Grant (ESG), signifying the grants ability to fund homeless prevention and re-housing programs, as well as traditional emergency shelters. Programs such as, short- or medium-term rental assistance, legal services, credit repair, final month's rental assistance, moving or relocation activities, and stabilization services may now be funded using ESG funds. At least 40 percent of ESG funds now must be dedicated to prevention and re-housing activities, although grantees do not have to reduce financial support for traditional shelter and outreach services previously using ESG funds.<sup>23</sup>

---

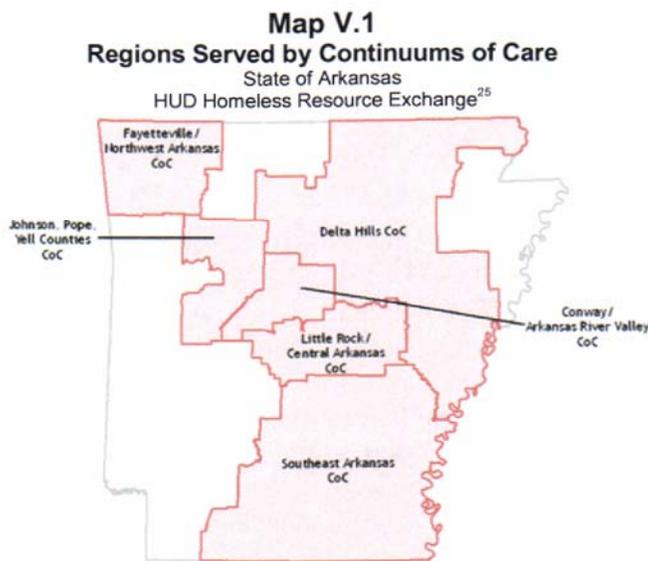
<sup>23</sup> National Alliance to End Homelessness, [www.endhomelessness.org](http://www.endhomelessness.org)

## CONTINUUM OF CARE

In 1994, HUD refocused national homeless efforts through advocacy of Continuum of Care programs for homeless needs. According to HUD, a Continuum of Care (CoC) exists to serve the needs of homeless persons on city or county levels. The main goals of CoCs are to offer housing assistance, support programs and shelter services to homeless persons and to ultimately break the cycle of homelessness. CoCs collaborate with different community organizations and local homeless advocate groups to identify homeless needs on a community level and in turn develop the best means of addressing these issues.<sup>24</sup> For example, a CoC in one area may identify a high number of homeless persons with HIV/AIDS who have no access to support programs. The CoC could then tailor their efforts to offer programs that would benefit this group.

In Arkansas a multitude of CoCs address homeless needs in different regions and localities across the state. The locations of these CoCs are depicted geographically in Map V.1 although many CoCs across the state are in the process of transitioning to different CoC groups and the map may not be an accurate representation of the current division of CoC groups in that the Old Fort Homeless Coalition Continuum of Care is not shown.

The City of Fort Smith is served by the Old Fort Homeless Coalition Continuum of Care. The Old Fort Homeless Coalition was established in 2001 to try and eliminate homelessness in its six county jurisdiction. By joining together agencies from across the state the Old Fort Homeless Coalition has successfully increased public knowledge about homelessness and the services available, while making shelters and information for those who are homeless more accessible.



<sup>24</sup> <http://www.hud.gov/offices/cpd/homeless/library/coc/cocguide/intro.pdf>

<sup>25</sup> Map available at <http://www.hudhre.info/index.cfm?do=viewCocMaps&stateAbbreviation=AR&yr=2008#tab>

## POPULATION

Compiling accurate homeless counts is a complex challenge faced by communities across the nation. The most common method used to count homeless persons is a point-in-time count. Point-in-time counts involve counting all the people who are literally homeless on a given day or series of days and are designed to be statistically reliable and produce unduplicated numbers.

The National Coalition for the Homeless has pointed out that because point-in-time studies give just a "snapshot" picture of homelessness, they may miss people who are homeless at other times during the year. Other people may be missed because they are not in places researchers can easily find. These unsheltered or "hidden" homeless may be living in automobiles or campgrounds, for instance, or doubling up temporarily with relatives, friends, or others.

Despite these limitations, point-in-time counts provide a helpful estimation of the homeless population. According to the point-in-time count conducted by the Old Fort Homeless Coalition, it was estimated that nearly 200 persons were homeless in the area in 2007. The count included 10 homeless families with children.

Each CoC is required to submit an annual CoC plan and application for funding. The application includes a Housing Gap Analysis Chart, which identifies housing and supportive service needs for each region's homeless and homeless special needs populations. Table 1A, on the following page, provides a summary of the information provided by the individual CoCs.

As shown in HUD Table 1A, the Old Fort CoC count showed a significant shortage of transition housing and especially permanent supportive housing for individuals. Slightly fewer than 40 transitional housing units and 125 permanent housing units are needed for individuals, while emergency shelter has less of a project needs, with no gap in units. Persons in families with children need 57 emergency shelter beds and 57 transitional housing beds. Permanent supportive housing was also shown as a need, with 25 units needed.

As shown HUD Table 1A, the number of people who were sheltered homeless in each subcategory ranged from 23 for person with severe mental illness to 13 veterans. Because these totals resulted from point-in-time counts, they are likely much lower than the actual number of people who are homeless in each subcategory.

**Table 1A**  
**Old Fort Homeless Coalition**  
 Homeless and Special Needs Populations  
 Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
<b>Individuals</b>				
<b>Example</b>	<b>Emergency Shelter</b>	<b>100</b>	<b>40</b>	<b>26</b>
<b>Beds</b>	Emergency Shelter	116		1
	Transitional Housing	89		39
	Permanent Supportive Housing	205		125
	<b>Total</b>	<b>410</b>		<b>165</b>
<b>Persons in Families With Children</b>				
<b>Beds</b>	Emergency Shelter	70		57
	Transitional Housing	23		57
	Permanent Supportive Housing	155	*26	25
	<b>Total</b>	<b>248</b>		<b>139</b>

**Continuum of Care: Homeless Population and Subpopulations Chart**

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	10		0	10
1. Number of Persons in Families with Children	22		0	22
2. Number of Single Individuals and Persons in Households without children	77	72	35	174
<b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>	<b>99</b>	<b>72</b>	<b>35</b>	<b>196</b>
Part 2: Homeless Subpopulations	Sheltered		35	Total
a. Chronically Homeless	15			50
b. Severely Mentally Ill	23			
c. Chronic Substance Abuse	11			
d. Veterans	13			
e. Persons with HIV/AIDS	0			
f. Victims of Domestic Violence	14			
g. Unaccompanied Youth (Under 18)	16			

**SERVICES AND FACILITIES**

In addition to the services provided through the Old Fort Continuum of Care, the CDD also received funding for the Next Step Day Room, which provides homeless counseling and services. In 2009 the Esther Housing was fully remodeled using HUD funding. The home now assists seven homeless women and/or women with children back into society by providing job assistance, budgeting classes, child care, and other support services.

The Housing and Community Development Survey asked stakeholder respondents in Fort Smith to identify their awareness of services and facilities currently available to homeless persons and also the need for additional services and facilities for this population. Table V.5 shows that most respondents were aware of services and facilities for homeless persons

<sup>26</sup> Next Step Day Room has an allocation of \$220,450 in CDBG homeless funds available to undertake a project for transitional housing. A suitable location search is underway.

in their communities. However, the need for additional services and facilities was clearly rated very high, which suggests that while services and facilities are available there may still be a gap in what is needed to meet the needs of this population.

<b>Table V.5</b> <b>Survey Results</b> City of Fort Smith 2010 Housing and Community Development Survey					
<i>Are there services and facilities available in your community for homeless persons?</i>					
Yes	No	Don't Know	Missing	Total	
96	18	14	24	152	
<i>Please rate the need in your community for services and facilities for homeless persons.</i>					
No Need	Low Need	Medium Need	High Need	Missing	Total
8	24	37	58	25	152

#### E. NON-HOMELESS SPECIAL NEEDS ASSESSMENT

According to HUD, special needs populations are “not homeless but require supportive housing, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify.”<sup>27</sup> Because individuals in these groups face unique housing challenges and are vulnerable to becoming homeless, a variety of support services are needed in order for them to achieve and maintain a suitable and stable living environment. Each of these special needs populations will be discussed in terms of their size and characteristics, services and housing currently provided, and services and housing still needed.

A portion of the 2010 Housing and Community Development Survey asked respondents to rank the need for services and facilities for non-homeless special needs groups in Fort Smith. The responses to this question are tabulated in Table V.6, on the following page. While most special needs groups were perceived as having a high level of need, people who are mentally disabled had the most significant level of high need. Neglected/abused children, the frail elderly and persons with substance abuse problems were also identified as having high levels of need for services.

<sup>27</sup> Consolidated Plan Final Rule 24 CFR Part 91. United States Department of Housing and Urban Development. Community Planning and Development. 1995. 14.

Categories	Responses					Total
	No Need	Low Need	Medium Need	High Need	Missing	
People who are mentally disabled	7	26	39	56	24	152
Neglected/Abused children	4	22	46	55	25	152
The frail elderly	6	33	39	51	23	152
Persons with substance abuse problems	10	27	43	44	28	152
The elderly	6	35	46	42	23	152
People who are physically disabled	7	35	45	39	26	152
Victims of domestic violence	7	39	41	39	26	152
People who have other disabilities	8	38	46	33	27	152
Persons with HIV/AIDS	9	48	34	32	29	152

Respondents were also questioned as to whether services and facilities were available to these special needs groups in their area. The results, displayed in Table V.7, show that respondents were most aware of services for the elderly, victims of domestic violence, persons with substance abuse problems and persons with physical disabilities. Respondents were less aware of services for persons with HIV/AIDS.

Categories	Responses				Total
	Yes	No	Don't Know	Missing	
The elderly	114	6	8	24	152
Victims of domestic violence	114	6	9	23	152
Persons with substance abuse problems	104	15	10	23	152
Neglected/Abused children	101	7	21	23	152
People who are physically disabled	94	14	21	23	152
The frail elderly	82	17	30	23	152
People who are mentally disabled	81	24	22	25	152
People who have other disabilities	76	17	36	23	152
Persons with HIV/AIDS	31	21	76	24	152

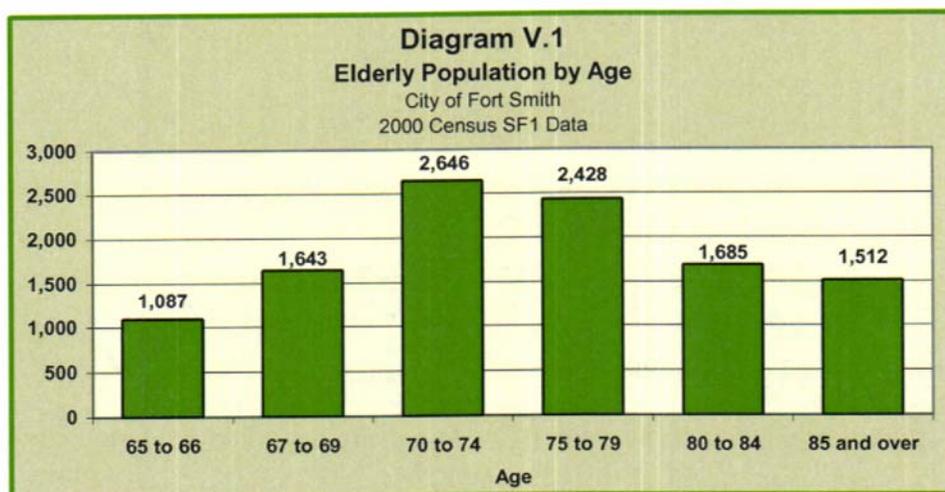
### ELDERLY AND FRAIL ELDERLY PERSONS

HUD provides a definition of “elderly” as persons age 62 or older. The U.S. National Center for Health Statistics (NCHS) notes that a number of older citizens have limitations caused by chronic conditions that constrain activities of daily living (ADLs). ADLs are divided into three levels, from basic to advanced. Basic ADLs involve personal care and include tasks such as eating, bathing, dressing, using the toilet, and getting in or out of bed or a chair. Intermediate, or instrumental, Activities of Daily Living (IADLs) are tasks necessary for independent functioning in the community. These include cooking, cleaning, laundry, shopping, using the telephone, using or accessing transportation, taking medicines, and managing money. Social, recreational and occupational activities that

greatly affect the individual's quality of life are Advanced Activities of Daily Living (AADL). Playing bridge, bowling, doing crafts, or volunteering for one's church are examples of advanced ADLs. "Frail elderly" is defined as persons who are unable to perform three or more activities of daily living.<sup>28</sup>

### Size and Characteristics

According to Census data for 2009, 11,001 residents in the city of Fort Smith were age 65 or older, which equated to about 13.7 percent of the total population. Diagram presents a break down of the elderly population by age in Fort Smith at the time of the 2000 census. The 2000 census data listed 618 persons living in nursing facilities in Fort Smith at that time.



HUD also released data describing elderly and extra-elderly populations by housing problem and income. While HUD defines "elderly" as persons over the age of 62, "extra elderly" persons as defined as those over the age of 75. As seen in Table V.8, on the following page, there were an estimated 3,835 elderly households with a housing problem in the Sebastian County in 2009.

This data source also shows that there were an estimated 2,020 owner-occupied elderly households with a housing problem. Renter-occupied elderly households with a housing problem accounted for the remainder 1,815 households.

An estimated 760 elderly and extra-elderly households with a housing problem had incomes of 30 percent or less of the median income. There extremely low income elderly households with an existing housing problem are of particular concern because these persons are at a serious risk of homelessness.

<sup>28</sup> <http://law.justia.com/us/cfr/title24/24-4.0.2.1.12.2.3.2.html>

**Table V.8**  
**Elderly Households with Housing Problems by Income by Tenure**  
Sebastian County  
2009 HUD CHAS Data

Income	Elderly	Extra-elderly	Non-elderly	Total
<b>Owner</b>				
30% AMI or less	165	245	520	930
30.1-50% AMI	345	295	575	1,215
50.1-80% AMI	295	275	920	1,490
80.1-95% AMI	105	25	275	405
95.1% AMI and above	255	15	1,385	1,655
<b>Total</b>	<b>1,165</b>	<b>855</b>	<b>3,675</b>	<b>5,695</b>
<b>Renter</b>				
30% AMI or less	210	140	1,700	2,050
30.1-50% AMI	275	340	2,020	2,635
50.1-80% AMI	275	260	1,580	2,115
80.1-95% AMI	20	85	240	345
95.1% AMI and above	105	105	130	340
<b>Total</b>	<b>885</b>	<b>930</b>	<b>5,670</b>	<b>7,485</b>
<b>Total</b>				
30% AMI or less	375	385	2,220	2,980
30.1-50% AMI	620	635	2,595	3,850
50.1-80% AMI	570	535	2,500	3,605
80.1-95% AMI	125	110	515	750
95.1% AMI and above	360	120	1,515	1,995
<b>Total</b>	<b>2,050</b>	<b>1,785</b>	<b>9,345</b>	<b>13,180</b>

### Services and Housing Currently Provided

The Older Americans Act of 1965 has been the main instrument for delivering social services to senior citizens in the U.S. This Act established the federal Administration on Aging (AoA) and related state agencies to specifically address the many needs of the elderly U.S. population. Despite limited resources and funding, the mission of the Older Americans Act is broad: "to help older people maintain maximum independence in their homes and communities and to promote a continuum of care for the vulnerable elderly."<sup>29</sup>

In Arkansas, the Department of Human Services (DHS) provides comprehensive services to the elderly population. The following is a list of six programs designed to address the varied needs of older persons in the state.

- *The Ombudsman Program* advocates the rights of long-term care residents. The state-run program addresses complaints from nursing home and residential care facility residents.
- *Adult Protective Services* functions to protect those who are endangered and unable to comprehend their danger. The service has a 24-hour hotline to report abuse, neglect and exploitation of those 18 and over who cannot protect themselves.

<sup>29</sup> [http://www.nhpf.org/pdfs\\_basics/Basics\\_OlderAmericansAct\\_04-21-08.pdf](http://www.nhpf.org/pdfs_basics/Basics_OlderAmericansAct_04-21-08.pdf)

- *Assisted Living* is a Medicaid home and community based waiver program that provides 24-hour supervision and supportive services. Applicants must demonstrate financial need to be eligible for the program.
- *ElderChoices* provides in-homes services to people 65 and over. This program is for individuals seeking to prevent or delay institutionalism by developing, strengthening or restoring the clients function in his or her living situation. Services range from adult day care and health care, to meal deliveries and cleaning services.
- *IndependentChoices* allows Medicaid clients to exchange agency services for a monthly cash allowance to be spent on personal care needs. The allowance can be used to hire a personal care assistant or purchase goods and services related to personal care.
- *Alternatives* serves people between the ages of 18 and 64 who require intermediate nursing home care. Clients who meet financial need criteria are provided with attendant care and environment modification services.

DHS also provides a service directory for the aging which offers information on a large variety of services including adult day care, foster care, case management, chore services, legal assistance, home repair, and socialization.

The Area Agency on Aging of Western Arkansas also addresses elderly needs within the city. The In Home Assistance money that is received from the City of Fort Smith to purchase services used to care for the needy, whether it be elderly or disabled within the City of Fort Smith. This is usually people that do not have any other payer source such as Medicare or Medicaid and/or has a need that cannot be met financially. The applicants must be a resident of the city of Fort Smith. There is no age limit, but they must be elderly or disabled.

Once a referral is received, the nurse has 2 working days to complete the application, obtain three (3) estimates for purchases (if applicable) and submit the Office Supervisor. The Office Supervisor will review, sign the application and forward immediately to the Information and Referral Specialist. He/she has seventy-two (72) hours to submit to the CEO for approval. The nurse will then admit the client to the appropriate program within (2) working days from the date of approval. The Program Assistant inputs all expenditures into the computer software and the budget is reviewed monthly. Upon request of the City of Fort Smith, a nurse will be present at the City Council meetings to report on how the City's money was put to use and all the services provided.

In 2009, the City of Fort Smith donated \$130,000 for the IHA program. With this money, the needy citizens of Fort Smith were able to have one time repairs to their home as in wheel chair ramp installation, personal emergency response system, personal care aide service, homemaker aide service, and respite care. These services could not have been provided without the help of the City. To provide these services listed, averages of \$9,552.71/month of the City of Fort Smith's IHA funds were utilized.

In 2010, the City of Fort Smith allocated \$50,000. With the revenue decreasing from \$130,000 to \$50,000, the agency was forced to evaluate every case for priority of need, discharge and decrease services to maintain the budget. In comparison of 2009 to 2010, the agency was able to provide services totaling \$9552.71/month vs. only \$4597.14/month in 2010.

The cost of living merely to survive is inflating leaving the needy with a minimal amount for emergencies or a deficient amount to pay for the assistance they may need for their care.

The goals and services of this Agency are based on two fundamental principles: the belief in the inherent worth of the older and disabled individual and the belief that each person, regardless of age, sex, race, religion should have the right to live their life to the fullest extent possible.

This Agency recognizes that the process of growing older is a normal development of any human being and that chronic disease and disability are frequently a part of the process. The needs and abilities of such individuals will vary, but regardless of scope, their contributions will be importance to those fortunate enough to be a recipient of their knowledge and abilities. This Agency is dedicated to providing care in the home for older or disabled persons so that they may function at their optimum level as independently and comfortably as possible and with the least amount of conflict. In providing this care, we feel that the health and safety of these individuals will be increased.

With the assistance from the City of Fort Smith, it enables the agency to better serve the frail elderly and disabled people in the community. The clients that are served from this IHA money are very appreciative of the assistance that they receive.

### **Services and Housing Needed**

While a number of different housing and service programs exist to aid elderly populations in Fort Smith, as noted above, as the Baby Boomer generation grows older the needs of this population are expected to multiply substantially and, in turn, require increased funding. The priority need of the elderly population, and especially the frail elderly population, is assisted or long-term care housing and services. The Baby Boomer generation, in particular, is more likely to want to remain independent and physically and mentally active. Thus, there is a need for a greater focus on in-home care or expanded home health services for elderly persons who are essentially independent but may benefit from meal services or housekeeping assistance as well as for families who do provide home care but still may require additional medical or financial assistance. Because most elderly persons

are on a fixed budget and the costs of these services increase as people live longer and longer, the burden of cost may lie heavily on state-funded programs.<sup>30</sup>

#### **PEOPLE WITH DISABILITIES (MENTAL, PHYSICAL, DEVELOPMENTAL)**

According to HUD, physical or mental disabilities include "hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS related complex, and mental retardation that substantially limits one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks and caring for oneself."<sup>31</sup> HUD defers to Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 for the definition of developmental disability: "a severe, chronic disability of an individual that is attributable to a mental or physical impairment or combination of mental and physical impairments."

Disabled persons may require support services in order to maintain healthy lifestyles. The services that are required often depend on the individual and the type of disability. For example, a mentally disabled person may require medication assistance, weekly counseling sessions or job placement assistance. Specialized transport services and physical therapy sessions are services that might be required for a physically disabled person.

Many people with disabilities live on fixed incomes and thus face financial and housing challenges similar to those of the elderly. Without a stable, affordable housing situation, persons with disabilities can find daily life challenging. Likewise, patients from psychiatric hospitals and structured residential programs have a hard time transitioning back in to main stream society without a reasonably priced and supportive living situation. The U.S. Conference of Mayors 2007 Hunger and Homeless Survey found that a mental health disability was the most often cited (65 percent of respondents) cause of homelessness among singles and unaccompanied youth. Likewise, they reported that 22.4 percent of sheltered singles and unaccompanied youth had a mental illness.<sup>32</sup>

#### **Size and Characteristics**

Fort Smith showed a total disabled population over the age of 5 of 16,876 in 2000, with an overall disability rate of 23.3 percent. Table V.9 present a tally of disabilities by age and disability type; the total number of disabilities counted is greater than the number of persons with disabilities because each person can have more than one type. For persons aged 5 to 15 the most common disability type was mental disability and for persons 16 to 64 the most common disability type was employment disability. As for persons 65 or older, the most prevalent disability type was physical disability, followed by employment disability and go-outside-the-home disability.

---

<sup>30</sup> <http://www.msdh.ms.gov/msdhsite/index.cfm/19,835,184,210,pdf/SectionA-Chapter4-PriorityNeeds.pdf>

<sup>31</sup> <http://www.hud.gov/offices/fheo/disabilities/inhousing.cfm>

<sup>32</sup> <http://www.usmayors.org/HHSurvey2007/hhsurvey07.pdf>

Disability Type	5 to 15	16 to 64	65 +	Total
Sensory disability	98	726	604	1,428
Physical disability	183	4,055	3,408	7,646
Mental disability	691	2,603	1,313	4,607
Self-care disability	105	1,250	1,113	2,468
Go-outside-home disability	.	3,862	2,209	6,071
Employment disability	.	7,577	.	7,577
<b>Total</b>	<b>1,077</b>	<b>20,073</b>	<b>8,647</b>	<b>29,797</b>

More recent data on the number of persons living with disabilities in Sebastian County are presented in Table V.10. This table shows that for owner-occupied households with housing problems, such as cost burdens or incomplete facilities, income and disability rate were inversely related and that groups with higher disability rates had lower income levels. In total disability persons are spread fairly evenly across the income ranges presented. The highest disability rates are for those below 30 percent AMI and 80.1 percent and above.

Income	Disabled	Not Disabled	Total	Disability Rate
<b>Owner</b>				
30% AMI or less	425	505	930	45.7%
30.1-50% AMI	370	845	1,215	30.5%
50.1-80% AMI	320	1,170	1,490	21.5%
80.1% AMI and above	175	1,890	2,065	8.5%
<b>Total</b>	<b>1,290</b>	<b>4,410</b>	<b>5,700</b>	<b>22.6%</b>
<b>Renter</b>				
30% AMI or less	490	1,565	2,055	23.8%
30.1-50% AMI	600	2,040	2,640	22.7%
50.1-80% AMI	435	1,680	2,115	20.6%
80.1% AMI and above	165	520	685	24.1%
<b>Total</b>	<b>1,690</b>	<b>5,805</b>	<b>7,495</b>	<b>22.5%</b>
<b>Total</b>				
30% AMI or less	915	2,070	2,985	30.7%
30.1-50% AMI	970	2,885	3,855	25.2%
50.1-80% AMI	755	2,850	3,605	20.9%
80.1% AMI and above	340	2,410	2,750	12.4%
<b>Total</b>	<b>2,980</b>	<b>10,215</b>	<b>13,195</b>	<b>22.6%</b>

### Services and Housing Currently Provided

In Arkansas, the Department of Human Services (DHS) provides many services for persons with disabilities. The following highlights a few of the programs listed on the DHS service directory.

- *Alternative Community Services* provides waivers for Medicaid patients for an array of services in their home and community including support services, modifications to the home and specialized medical support.
- *The Early Childhood Program* assists children ages three to six years with a diagnosis of developmental disability or developmental delay. The program creates a multi-disciplinary plan of action for rehabilitation.
- *Integrated Supports* strives to keep people with disabilities in their communities and out of institutions by offering a variety of services to adults and children, based on their individual needs.
- *State Operated Residential Services* has multiple locations throughout the state. They provide many services including residential, medical, occupational, physical and speech therapies, and community development and outreach services.

Additionally many organizations in Arkansas exist to advocate and aid those with disabilities. The Arkansas Disability Rights Center made a list 2010 priority issues including; community integration, institutions, housing, juvenile justice, abuse, education, employment, voting access, ADA access, public policy, and restraint, seclusion, and corporal punishment in schools.

The Arkansas Disability Coalition (ADC) focuses on children with disabilities. Families with disabled children can use the ADC to learn about their child’s rights and receive help networking and forming support group in their communities.

**Services and Facilities Needed**

Results from the Housing and Community Development Survey, seen below in Table V.11, show that services and facilities for disabled populations are believed to be widely available in the City of Fort Smith.

<b>Table V.11</b>					
<b>Survey Results</b>					
City of Fort Smith					
2010 Housing and Community Development Survey					
Categories	Responses				Total
	Yes	No	Don't Know	Missing	
<i>Are there services and facilities available in your community for persons with disabilities?</i>					
People who are physically disabled	94	14	21	23	152
People who are mentally disabled	81	24	22	25	152
People who have other disabilities	76	17	36	23	152

The Housing and Community Development Survey also asked participants to rank the need for services and facilities for disabled populations. The results, shown in Table V.12, on the following page, indicate a strong need for housing for the mentally disabled, a moderate to strong need for housing for the physically disabled and a moderate need for housing for persons with other disabilities.

<b>Table V.12</b> <b>Survey Results</b> City of Fort Smith 2010 Housing and Community Development Survey						
Categories	Responses					Total
	No Need	Low Need	Medium Need	High Need	Missing	
<i>Please rate the need in your community for service and facilities persons with disabilities.</i>						
People who are mentally disabled	7	26	39	56	24	152
People who are physically disabled	7	35	45	39	26	152
People who have other disabilities	8	38	46	33	27	152

**PEOPLE WITH ALCOHOL OR OTHER DRUG ADDICTIONS**

According to the National Coalition for the Homeless, “for those . . . just one step away from homelessness, the onset or exacerbation of an addictive disorder may provide just the catalyst to plunge them into residential instability.”<sup>33</sup> For persons suffering from addictions to drugs and alcohol, housing is complicated. Persons who have stable housing are much better able to treat their addictions. However, obtaining stable housing while suffering from addiction can be quite difficult, and the frustrations caused by a lack of housing options may only exacerbate addictions.

**Size and Characteristics**

According to the National Drug Index methamphetamines, cocaine, and marijuana are the most distributed and used illegal substance in Arkansas. Drug related arrests in Arkansas averaged around 260 per year between 2001 and 2005, with a low of 215 drug related arrests in 2003 and a high 341 in 2005.

The number of person suffering from drug or alcohol addiction can also be measured in terms of admittance into drug addiction treatment centers. In 2005 a total of 13,730 persons were admitted into drug rehabilitation or substance abuse treatment centers in Arkansas. The population was predominantly male and between the ages of 21 and 45 years old. Most persons, 72.1 percent, were noted to be white. The most common reason for admittance was alcohol addition, with or without a secondary drug addiction, followed by cocaine, marijuana and meth.<sup>34</sup> According to the Arkansas Crime Information Center, 563 persons were arrested in relation to drug and alcohol violations in Sebastian County in 2008.

**Services and Housing Currently Provided**

The Office of Alcohol and Drug Abuse Prevention’s (OADAP) purpose is to “promote healthy and safe lifestyles free of the abuse of alcohol, tobacco, and other legal and illegal

<sup>33</sup> <http://www.nationalhomeless.org/publications/facts/addiction.pdf>

<sup>34</sup> <http://www.nationalsubstanceabuseindex.org/arkansas/stats.php>

drugs.”<sup>35</sup> The OADAP is the responsible for coordinating a comprehensive drug and alcohol treatment and services network in Arkansas. They are the sole distribution channel for federal substance abuse funding. Taking a community-based approach to addiction treatment, the OADAP licenses and monitors treatment centers across the state. In addition to networking, funding and monitoring treatment programs, OADAP also advocates for treatment and prevention services.

Currently there are 19 treatment centers in Arkansas according to the national substance abuse index. Among the treatment centers are detox centers, in patient care, out patient care, and half way houses.

**Services and Housing Needed**

In 2005, nearly 20 million persons in the U.S. who needed treatment for an alcohol or drug addiction were unable to obtain services, primarily due to the high cost of obtaining treatment services.<sup>36</sup>

The National Coalition for the Homeless notes that other needs for persons living with addictions to drugs or alcohol include transportation and support services, including work programs and therapy access. Barriers also include programs that follow abstinence-only policies. These programs are often unrealistic for persons suffering from addictions because they fail to address the reality of relapses. A person living in supportive housing with an addiction problem who experiences a relapse may suddenly become a homeless person.<sup>37</sup>

Results from the 2010 Housing and Community Development Survey, presented in Table V.13, show that the vast majority of respondents were aware of services and facilities for substance abusers in their communities. However, respondents also overwhelmingly indicated a high need level for additional services and facilities for this special needs group.

<b>Table V.13</b>					
<b>Survey Results</b>					
City of Fort Smith					
2010 Housing and Community Development Survey					
<i>Are there services and facilities available in your community for substance abusers?</i>					
Yes	No	Don't Know	Missing	Total	
104	15	10	23	152	
<i>Please rate the need in your community for services and facilities for substance abusers.</i>					
No Need	Low Need	Medium Need	High Need	Missing	Total
10	27	43	44	28	152

<sup>35</sup> [http://www.arkansas.gov/dhs/dmhs/alco\\_drug\\_abuse\\_prevention.htm](http://www.arkansas.gov/dhs/dmhs/alco_drug_abuse_prevention.htm)

<sup>36</sup> <http://www.nationalhomeless.org/publications/facts/addiction.pdf>

<sup>37</sup> <http://www.nationalhomeless.org/publications/facts/addiction.pdf>

## VICTIMS OF DOMESTIC VIOLENCE

Domestic violence describes behaviors that are used by one person in a relationship to control the other. This aggressive conduct is often criminal, including physical assault, sexual abuse and stalking. Victims can be of all races, ages, genders, religions, cultures, education levels and marital statuses. Victims of domestic violence are at risk of becoming homeless due to an unstable living environment. If domestic violence victims flee the home, they are often faced with finding emergency shelter and services for themselves and their children. Victims of domestic violence are predominantly women. However, children can also be affected as either victims of abuse or as witnesses to abuse of members of their family.

### Size and Characteristics

Pinpointing a specific number of victims of domestic violence can be difficult because many cases go unreported. However, there are other means of gathering statistics, including tracking the numbers of cases that are reported to law enforcement. According to the National Coalition Against Domestic Violence, over the course of one day in 2006, local programs and shelters served 327 adults and children and an additional 64 requests were left unmet due to a lack of resources. Additionally, 30 domestic violence related homicides occurred in 2007, making Arkansas among the top three states for domestic homicides. Arkansas ranks first in domestic violence homicides against African-American women.<sup>38</sup> More than 7,100 domestic violence victims were counted in the state in 2000.

### Services and Housing Currently Provided

The Arkansas Coalition Against Domestic Violence (ACADV) strives to eliminate domestic violence and promote healthy families. ACDAV unites programs that offer safe homes and shelters, clothing, counseling, and transportation for victims of domestic violence. Additionally, the Coalition pursues funding for domestic violence assistance programs, public education, trains workers in the field, and lobbies for legislation to protect and serve victims.

Services for victims of domestic abuse are provided by a variety of non-profit and faith-based organizations across the state. Many of the shelters have 24-hours crisis lines and offer temporary housing, advocacy, referral programs, counseling, and transportation, as well as many other services. According to the ACADV, the Crisis Intervention Center, located in Fort Smith offers services and facilities for victims of domestic violence.<sup>39</sup>

---

<sup>38</sup> <http://www.ncadv.org/resources/FactSheets.php>

<sup>39</sup> <http://www.domesticpeace.com/shelters.html>

### Services and Housing Needed

Results from the 2010 Housing and Community Development Survey revealed that respondents were mostly aware of facilities and services for domestic violence victims in their area. They also indicated a medium to high need level for additional domestic violence facilities and services in the City of Fort Smith. These data are shown in Table V.14.

<b>Table V.14</b> <b>Survey Results</b> City of Fort Smith 2010 Housing and Community Development Survey					
<i>Are there services and facilities available in your community for domestic violence victims?</i>					
Yes	No	Don't Know	Missing	Total	
114	6	9	23	152	
<i>Please rate the need in your community for services and facilities for domestic violence victims.</i>					
No Need	Low Need	Medium Need	High Need	Missing	Total
7	39	41	39	26	152

### PEOPLE WITH HIV/AIDS AND THEIR FAMILIES

National research has demonstrated that housing is the greatest unmet service need among people living with HIV/AIDS. Part of this can be attributed to several personal and structural factors unique to this population: loss of income due to progressive inability to maintain employment, disease progression requiring accessible facilities, and policy requirements that limit residence in temporary or transitional programs.

In addition, homelessness is a barrier to outpatient care and HIV/AIDS specific therapies. The National Coalition for the Homeless reports that between one-third and one-half of all persons with HIV/AIDS are either homeless or at risk for becoming homeless.<sup>40</sup> Research shows that among people with HIV/AIDS, there is a strong correlation between housing and improved access to, ongoing engagement in, and treatment success with health care. This is partially due to the fact that complex medication regimens require that medicines be refrigerated and administered according to a strict schedule. Furthermore, homeless HIV positive individuals have a death rate that is five times greater than that of housed HIV positive people, 5.3 to 8 deaths per 100 people compared to 1 to 2 per 100 people.<sup>41</sup>

#### Size and Characteristics

According to information gathered from the Arkansas Department of Health, a total of 133 persons were living with AIDS in Sebastian County as of April 2010, and an additional 263

<sup>40</sup> <http://www.nationalhomeless.org/publications/facts/HIV.pdf>

<sup>41</sup> <http://www.nationalaidshousing.org/PDF/Housing%20&%20HIV-AIDS%20Policy%20Paper%2005.pdf>

persons were living with HIV. Thus a total of 396 persons were living with HIV or AIDS in Sebastian County as of that time. Of all persons living with HIV/AIDS in the Sebastian County, 80.6 percent were male and 19.4 percent were female. The majority of this special needs group was white (69.7 percent), followed by black (18.9 percent) and then Hispanic (6.57 percent). This represents an unusually high percentage of whites and an unusually low percentage of blacks living with HIV or AIDS, compared to the state average. Additionally, most persons living with HIV/AIDS in Arkansas were between the ages of 20 and 44.

### **Services and Housing Currently Provided**

A combination of private, non-profit providers and the Department of Health offer HIV/AIDS services in Arkansas. In an effort to provide HIV/AIDS medications to low-income patients without third party insurance, the Department of Health began the AIDS Drug Assistance Program. The program provides medication to those who do not qualify for any other program or service regionally or nationally and meet medical criteria.

Housing Opportunities for People with AIDS (HOPWA) is designed to provide individuals infected with HIV/AIDS and their family members housing opportunities and/or utility assistance. The Arkansas AIDS Foundation (AAF) provides HOPWA opportunities for those who meet HOPWA and HUD assistance guidelines and criteria. Case management, payment assistance for prescription medication, nutrition services, education and referral services are among the bevy of services provided by the AAF.

Many non-profit and faith-based HIV/AIDS assistance, education and support organizations are available in Arkansas and provide multiple services including free HIV testing, counseling and financial assistance.

### **Services and Housing Needed**

Increased funding for housing for persons living with HIV/AIDS is one of the greatest needs of the HIV/AIDS support programs. For example, there is generally a high need for increased scattered site housing availability, because traditional assisted housing options that involve grouping funding recipients in one site or complex are ineffective in that they can endanger the confidentiality of residents. Additionally, program recipients have a need for longer-term housing options. As the treatment of AIDS has advanced, people are living longer with the disease. Thus longer-term housing options are needed. However, the funding of these long-term housing options can be expensive. While basic medical care and drug coverage is not generally an issue due to funding from the Ryan White program, dental care is often mentioned as an unmet need for persons living with HIV/AIDS.

As seen on the following page in Table V.15, respondents to the Housing and Community Development Survey were not entirely aware of services and facilities in their area for

persons with HIV/AIDS. More than half of the respondents indicated a medium to high need level for services and facilities for persons with HIV/AIDS.

<b>Table V.15</b> <b>Survey Results</b> City of Fort Smith 2010 Housing and Community Development Survey					
<i>Are there services and facilities available in your community for persons with HIV/AIDS?</i>					
Yes	No	Don't Know	Missing	Total	
31	21	76	24	152	
<i>Please rate the need in your community for services and facilities for persons with HIV/AIDS.</i>					
No Need	Low Need	Medium Need	High Need	Missing	Total
9	48	34	32	29	152

**F. SUMMARY**

Results from the 2010 Housing and Community Development Needs Survey showed that energy efficient retrofits and first-time homebuyer assistance were both considered to have a high need for funding, along with affordable rental housing and rental housing rehabilitation.

Homeless needs throughout the city are handled by the Old Fort Continuum of Care group. A count of the homeless population within the Continuum of Care region showed that nearly 200 persons were homeless in the area in 2007.

Non-homeless special needs populations in the city include the elderly and frail elderly, persons living with disabilities, persons with alcohol or other drug addiction, victims of domestic violence, and persons living with HIV and their families. These populations are not homeless, but are at the risk of becoming homeless and therefore often require housing and service programs. The needs of the special needs groups are relative to the programs currently provided. For example, the elderly population is expected to swell in the near future and will require increased access to home services as well as assisted living and nursing home facilities.



## VI. COMMUNITY DEVELOPMENT NEEDS ASSESSMENT

### A. INTRODUCTION

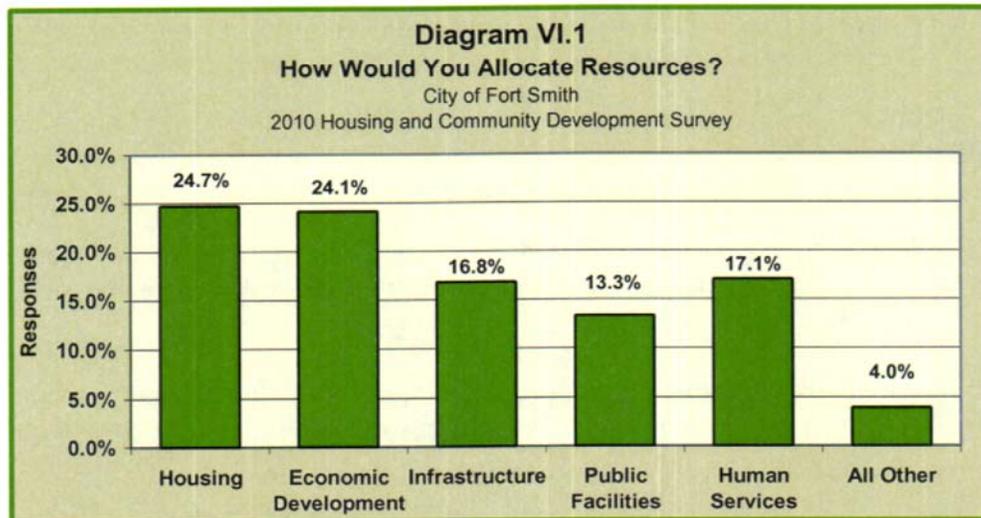
The community development needs for Fort Smith were determined based on research gathered from the 2010 Housing and Community Development Needs survey.

### B. COMMUNITY DEVELOPMENT NEEDS ASSESSMENT

#### 2010 HOUSING AND COMMUNITY DEVELOPMENT SURVEY

As part of the process of evaluating community development needs in Fort Smith, the 2010 Housing and Community Development Needs survey was distributed to stakeholders throughout the city. A total of 152 survey responses were received.

Survey participants were asked to identify which funding areas they would allocate their resources to. These results are presented in Diagram VI.1, below, and show that most respondents would prioritize resources to housing and economic development activities. Human services received slightly fewer responses, followed by infrastructure, public facilities and "all other."



In terms of business and job activities, nearly half of the respondents indicated a high need for work force training. A large number of respondents also indicated a high need level for business recruitment, access business retention activities and business expansion assistance. A more moderate level of need was shown for access to venture capital, work force training, small business incubator, downtown businesses assistance, and economic development technical assistance. These tabulations are presented in Table VI.1, on the following page.

<b>Table VI.1</b>						
<b>Need for Economic Development Activities</b>						
City of Fort Smith						
2010 Housing and Community Development Survey						
Category	Responses					Total
	No Need	Low Need	Medium Need	High Need	Missing	
Business recruitment	3	8	30	88	23	152
Business retention activities	4	9	35	78	26	152
Business expansion assistance	7	19	44	58	24	152
Access to business venture capital	4	14	48	57	29	152
Work force training	2	24	51	49	26	152
Small business incubator	6	29	44	46	27	152
Downtown businesses assistance	9	27	47	43	26	152
Economic development technical assistance	3	30	60	32	27	152
Micro-enterprise support	10	46	40	28	28	152
Economic development assistance to for-profits	5	37	57	27	26	152

Table VI.2, on the following page, presents the rankings for infrastructure, facilities and services needs in communities in Fort Smith.

For infrastructure, the highest rated needs were for drainage improvements and storm sewer sanitary improvements. Other needs receiving significant support were sidewalk improvements, sewer systems improvements, and mass transit capital equipment.

In regard to community and public facilities, respondents saw the greatest need for youth centers, followed by other recreational facilities and child care centers. A more moderate level of need was seen for parks/playgrounds and community centers.

Transportation services was ranked the highest need of the public and human services needs. Crime awareness received a fairly high indication of need, while tenant/landlord counseling and fair housing education was seen as a moderate need.

At the end of the survey participants were given the opportunity to comment on barriers or constraints to addressing the community and economic development needs identified in the survey. In general, respondents felt that budget constraints, NIMBYism, and bureaucratic impediments were the largest obstacles to serving community and economic development needs. The complete comments can be found in Appendix C.

<b>Table VI.2</b>						
<b>Need for Infrastructure, Public Facilities, Services</b>						
City of Fort Smith						
2010 Housing and Community Development Survey						
Category	Responses					Total
	No Need	Low Need	Medium Need	High Need	Missing	
<b>Expressed Level of Need for Infrastructure</b>						
Drainage improvements	1	8	32	88	23	152
Storm sewers/Sanitary	2	12	36	78	24	152
Sidewalk improvements	2	34	52	41	23	152
Sewer system improvements	6	28	51	40	27	152
Mass transit capital equipment	7	43	43	35	24	152
Street improvements	0	29	66	32	25	152
Water/Sewer improvements	8	43	50	23	28	152
Water quality improvements	22	50	48	8	24	152
<b>Expressed Level of Need Ranked for Public Facilities</b>						
Youth Centers	5	25	45	52	25	152
Other recreational facilities	5	30	39	47	31	152
Child care centers	5	31	52	38	26	152
Mass transit facilities	9	38	41	38	26	152
Health care	10	41	37	38	26	152
Parks/Playgrounds	9	36	47	34	26	152
Community centers	9	47	40	29	27	152
Senior centers	6	37	56	26	27	152
Other	2	1	0	15	134	152
<b>Expressed Level of Need Ranked for Public and Human Services</b>						
Transportation services	3	41	33	48	27	152
Crime awareness	4	35	46	43	24	152
Tenant/Landlord counseling	6	33	52	35	26	152
Fair housing education	7	36	52	30	27	152

### COMMUNITY DEVELOPMENT NEEDS IDENTIFIED IN THE PUBLIC INPUT MEETING

Comments regarding community development needs were also gathered at the public input meeting held August 30, 2010, in Fort Smith.

- Many people are unemployed and not seeking employment because they are so close to retirement and there are no jobs available. These people are not counted in the unemployment numbers, but they are also financially unstable and need support.
- There is a strong need for additional human services, such as increased funding for non-profits that offer community services. There is a large increase in people who are applying for aid and not enough help to go around.

### C. CURRENT ECONOMIC DEVELOPMENT ACTIVITIES

While economic development was ranked as the second highest need category for Fort Smith, the City currently has many actions and activities in place to address economic development needs. These are described as follows:

The City of Fort Smith undertakes economic development activities in collaboration with other community partners. Those partners include the Arkansas Economic Development Commission, the Fort Smith Regional Chamber of Commerce, the Fort Chaffee

Redevelopment Authority, the University of Arkansas Fort Smith, and the Fort Smith Housing Authority.

For projects which create new jobs of certain wage and benefit levels, the City of Fort Smith considers provision of the following incentives:

- Construction of needed public infrastructure such as roadways, water and sewer mains, and stormwater drainage facilities.
- Industrial development revenue bonds for manufacturing projects. These bonds can provide a lower interest rate for the company and provide a property tax reduction for a negotiated term.
- Rebate of local sales taxes paid on construction materials and plant equipment.

The Fort Chaffee Redevelopment Authority makes land available at no cost to development prospects who create permanent jobs at the site of the former Army post. The University of Arkansas Fort Smith offers job training programs tailored to meet the needs of prospective employers. The Arkansas Economic Development Commission provides job training tax credits for newly created positions, and offers rebate of state sales taxes paid on construction materials and plant equipment. The Fort Smith Regional Chamber of Commerce will provide assistance for specific needs such as temporary office space or temporary housing needs.

The Fort Smith Housing Authority is pursuing the use of new markets tax credits to stimulate development and redevelopment in low- to moderate-income areas of Fort Smith. The City of Fort Smith has approved a redevelopment plan for the housing authority. The housing authority is now pursuing designation as a community development entity (CDE) by the U.S. Treasury Department. Once this designation is achieved, the housing authority's CDE will begin applying for the tax credits. The tax credits will stimulate private investment in areas of the community which might not otherwise see the investment.

The Fort Smith Regional Chamber of Commerce is spearheading an effort to create a regional economic development organization. The federal and state governments are now expecting economic development activities to occur on a regional basis rather than a city-by-city basis. Outreach to communities within an approximate 30 mile radius of Fort Smith is occurring. This outreach includes both Arkansas and Oklahoma communities. The resulting organization will more effectively market the entire region to economic development prospects.

## D. PRIORITY COMMUNITY DEVELOPMENT NEEDS RANKINGS

Assignment of the ranking of the public facility needs, infrastructure, public service needs, special needs groups, and economic development are all presented in the Priority Needs Table 2B, below.

**HUD Table 2B**  
**Community Development Needs in Fort Smith**

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level (High, Medium, Low, No Such Need)	Dollars to Address Unmet Need
<b>Economic Development Activities</b>		
Attract new businesses	H	\$250,000.00
Retain existing businesses	H	\$250,000.00
Expand existing businesses	H	\$150,000.00
Provide job training	M	\$100,000.00
Provide job re-training	M	\$100,000.00
Enhance business infrastructure	L	\$50,000.00
Provide working capital for businesses	L	\$200,000.00
Provide businesses with technical assistance	M	\$50,000.00
Invest as equity partners	L	\$500,000.00
Provide venture capital	M	\$250,000.00
Develop business incubators	M	\$250,000.00
Develop business parks	N	\$0.00
<b>Human and Public Services</b>		
Expand services for youth	H	\$1,300,000.00
Expand senior services	H	\$1,000,000.00
Increase transportation services	M	\$600,000.00
Health care services	H	\$10,000,000.00
Child care services	H	\$3,650,000.00
Services for those with substance abuse problems	M	\$7,000,000.00
Increase services for severely disabled	H	\$5,000,000.00
<b>Infrastructure</b>		
Improve local streets, roads, and sidewalks	M	\$35,000,000.00
Improve local water systems	M	\$54,290,000.00
Improve bridges	L	\$2,000,000.00
Improve local solid waste facilities	L	\$4,530,000.00
Improve local storm sewer systems	H	\$40,000,000.00
Improve local wastewater systems	H	\$82,958,750.00
<b>Public Facilities</b>		
Youth centers	H	\$5,350,000.00
Community centers	N	\$0.00
Childcare facilities	H	\$3,500,000.00
Park and recreational centers	H	\$10,000,000.00
Senior centers	M	\$3,500,000.00
Health facilities	M	\$7,500,000.00
Improve accessibility of public buildings	N	\$0.00
Expand jail space	N	\$0.00
Residential treatment centers	L	\$7,500,000.00
<b>Other</b>		
Neighborhood stabilization	H	\$5,000,000.00
Mitigation of lead-based paint hazards	H	\$1,000,000.00
Fair housing activities	H	\$50,000.00
<b>TOTAL ESTIMATED DOLLARS NEEDED:</b>		<b>\$292,878,750.00</b>

## **E. COMMUNITY DEVELOPMENT ACTIVITIES NOT FUNDED THROUGH CDBG**

---

The City of Fort Smith has a set of infrastructure issues that must be considered needs based on findings from the 2010 Housing and Community Development Survey. These needs are being addressed through other non-CDBG funding mechanisms and several of the key projects are seen below.

### **1. Water and Sewer Capitol Improvement Projects**

In October 2007, the City issued \$24.27 million in water and sewer revenue bonds to provide funding for wastewater pump stations, wastewater extensions in the southern growth area, the Mountainburg water treatment plant rehabilitation and expansion, new transmission line for Mountainburg to Fort Smith, transmission system metering, Midland Boulevard transmission line replacement, Lee Creek water treatment plant instrumentation, neighborhood water line replacements, and water storage tank painting. In August 2008, the City issued \$117.42 million in water and sewer refunding and construction revenue bonds to provide funding for the advance refund of the 2002A series and expansion, replacement of neighborhood water lines, and the Howard Hill elevated Water storage tank. The current portion of the 2008 Bonds is \$45 million. Future financing will need to be obtained for the completion of the new transmission line from Mountain but to Fort Smith (\$21 million) and for the remaining \$33 million in wet weather sewer improvements.

### **2. Sales and Use Tax Bond Construction Funds**

In September 2006, the City issued Sales and Use Tax Bonds, Series 2006, for the purchase of a new radio communication system for public safety use, including municipal utilities, and for wastewater wet weather improvements in response to the EPA administrative orders against the City. The \$11.3 million radio project was substantially complete at the end of 2008. During 2008, an additional \$950,000 in bonds were issued to complete the radio project. At the end of 2009, the radio project is expected to have a balance of \$845,000 that will be spent during 2010. It is estimated that the radio project will be spread over a three year period and will include treatment plant improvements, neighborhood sewer line improvements, relief sewers, and pump station improvements. During 2008, an additional \$13.9 million in sales and use tax bonds was issued to fund more wet weather improvements. During the first quarter of 2010, the City will issue \$3.595 million in Sales and Use Tax Construction Bonds that are remaining from the 2006 issue. The purpose of these bonds is for sewer wet weather improvements. These wet weather improvements are transferred from this fund to the Water and Sewer Operating Fund for capitalization purposes.

### 3. Sanitation Sinking/Landfill Construction Fund

The Sanitation Sinking/Landfill Construction Fund includes the beginning of the fifth phase of the sanitary landfill expansion during FY10. The total projected cost is \$4.2 million and approximately \$3.1 million will be spent during 2010. The FY10 transfers from the Sanitation Operating Fund includes future landfill expansion and convenience center (\$800,000); equipment sinking funds (\$962,000) as well as the charge for the annual landfill closure and post closure care costs of \$350,000. Equipment purchases planned for 2010 total \$1,014,000. Therefore, the total capital improvements for 2010 total \$4,114,000.

### 4. Sidewalk Construction Fund

The total capital improvements for the Sidewalk Construction Fund for 2010 is \$630,000. Of this amount, \$74,000 is allocated to complete the 2007 sidewalk program and \$246,000 is allocated to complete the 2008 sidewalk program. The 2009 sidewalk program was approved in conjunction with the adoption of the street sales tax CIP in October 2009 in Resolution No. R-227-09. Funds for the FY09 program were generated by building permit assessment fees. The projects proposed for the FY09 sidewalk program to be completed during 2010 total \$310,000 and include sidewalk construction around Tiles Elementary School and Darby Junior High School.

## F. SUMMARY

---

The 2010 Housing and Community Development Survey provided data on perceived community development needs. Respondents indicated that funding should be primarily devoted to housing and economic development. Business recruitment and business retention received high need rankings in terms of economic development activities, while drainage improvements received high need rankings in regard to infrastructure. Respondents noted mostly high levels of need for youth and other recreational facilities, and transportation services was seen as the greatest need in the public and human services category.

**VI. Community Development Needs Assessment**

---

## VII. STRATEGIC PLAN

---

### A. OVERVIEW OF CONSOLIDATED PLAN NATIONAL GOALS

---

The goals of the Fort Smith Consolidated Plan are to provide decent housing, provide a suitable living environment and expand economic opportunities for its low- and moderate-income residents. The Community Development Department (CDD) strives to accomplish these goals by affectively maximizing and utilizing all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents of the non-entitlement areas of the city. By addressing need and creating opportunity at the individual and neighborhood levels, the CDD and participating communities hope to improve the quality of life for residents. These goals are further explained as follows:

- *Provide decent housing* by helping homeless persons obtain appropriate housing and assisting those at risk of homelessness; preserving the affordable housing stock; increasing availability of permanent housing that is affordable to low- and moderate-income persons without discrimination; and increasing the supply of supportive housing.
- *Provide a suitable living environment* by improving the safety and livability of neighborhoods; increasing access to quality facilities and services and infrastructure; and reducing the isolation of income groups within an area through de-concentration of low-income housing opportunities.
- *Expand economic opportunities* by creating jobs accessible to low- and moderate-income persons; making mortgage financing available for low- and moderate-income persons at reasonable rates; providing access to credit for development activities that promote long-term economic and social viability of the community; and empowering low-income persons to achieve self-sufficiency to reduce generational poverty in federally assisted and public housing.

### B. CONTEXT IN WHICH ACTIVITIES WILL BE CONDUCTED

---

#### PRINCIPLES GUIDING THE STRATEGIC PLAN

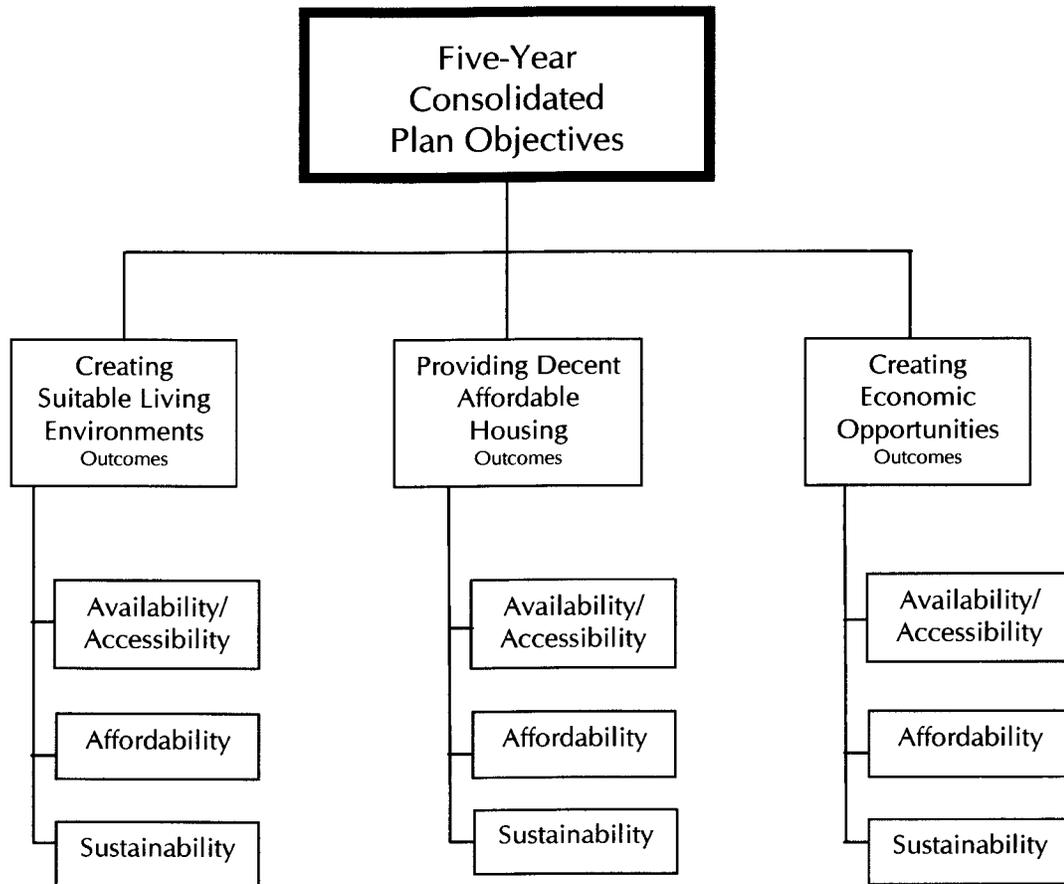
The City recognizes that to be successful in the implementation of housing and community development activities, efforts must be efficient and fruitful. Unfortunately, the City does not have sufficient resources to properly address all needs identified in the city. The City is therefore utilizing several guiding principles for its five-year strategic plan. These principles are as follows:

1. Concentrate efforts on a limited number of areas and activities, so that those resources that are utilized will have the greatest lasting and noticeable effect;

2. Support activities that build upon existing housing and community development infrastructure and provide for on-going maintenance;
3. Implement strategies with sustainable long-term impacts, such as cost-effective rehabilitation and redevelopment that complements surrounding properties;
4. Seek opportunities to form partnerships with other agencies to generate beneficial activities for the city;
5. Explore opportunities to leverage resources with other private, nonprofit, and government agencies so the City's limited resources have the greatest possible net effect.

**PERFORMANCE MEASUREMENT CRITERIA**

The results of the City's resource expenditures will be in terms that are quantifiable; in terms that are measurable; and that were originally cited as a goal. These objectives, and their outcomes, are best illustrated in the following diagram:



### OBSTACLES TO MEETING NEEDS

Obstacles to meeting underserved needs include the lack of funding for the CDBG and HOME program, lack of manpower within the organization and unwillingness of developers to construct affordable housing due to the reality of not making a profit. Elevated home prices due to the current inflated housing market and increased land values within Fort Smith are also obstacles in the effort of meeting underserved needs.

### C. STRATEGIC GOALS OF THE CITY OF FORT SMITH CONSOLIDATED PLAN

---

The following list presents the overriding objectives and strategies of the City of Fort Smith, Arkansas, for its Five-Year Consolidated Plan for Housing and Community Development, including selected performance criteria associated with each strategy and goal. Investment strategies will emphasize benefits to the City's low- to moderate-income areas.

#### FIVE-YEAR HOUSING AND COMMUNITY DEVELOPMENT OBJECTIVES AND STRATEGIES

##### Affordable Housing

**Goal:** Improve the condition and availability of affordable housing over a 5 year period.

**Objective 1:** improve the condition of housing for low-income homeowners.

**Strategy 1.1:** Increase funding for housing rehabilitation activities.

**Performance Goal:** Allocate 80% of the 47.5% funding in Community Development category to improve existing owner-occupied housing units.

**Strategy 1.2:** Provide emergency repairs to homeowners with urgent repair needs.

**Performance Goal:** 100 owner-occupied housing units

**Strategy 1.3:** Provide funding for rehabilitation or reconstruction projects for low-income homeowners.

**Performance Goal:** 30 housing rehabs and 5 reconstruction units.

**Strategy 1.4:** Work with non-profit and faith-based organizations to create a volunteer home repair program.

**Performance Goal:** 150 owner-occupied housing units.

**Objective 2:** Increase the viability for potential homeownership opportunities.

**Strategy 2.1:** Expand homeownership classes and credit repair programs to accommodate all potential first-time homebuyers and the wider community looking to improve their ability to qualify for home mortgages.

**Performance Goal:** 500 households assisted.

**Strategy 2.2:** Continue to provide downpayment and principal reduction assistance to low-income homebuyers.

**Performance Goal:** 100 households assisted.

**Objective 3:** Increase the number of newly constructed homes available on the affordable housing market in Fort Smith.

**Strategy 3.1:** continue to provide replacement housing where feasible.

**Performance Goal:** 25 housing units.

**Strategy 3.2:** Utilize vacant lots to increase housing availability in low-income communities.

**Performance Goal:** Continue to assist non-profits when vacant lots are identified.

**Objective 4:** Expand funding availability for affordable housing program.

**Strategy 4.1:** Investigate new funding opportunities and potential financial partnerships that could be utilized to leverage federal funds and provide more affordable housing.

**Performance Goal:** Work with partners to develop special programs to address housing needs.

**Strategy 4.2:** Provide funding for homeownership activities from which CHDO's can make affordable houses available to low-income residents.

**Performance Goal:** 10 housing units.

## Homelessness

**Goal:** Facilitate an expansion of housing and services offered to homeless families and individuals in Fort Smith.

**Objective 1:** Support the consolidation of homeless providers and services into a unified campus setting.

**Strategy 1.1:** Explore the use of Section 108 loan and other funding sources.

**Performance Goal:** Allocate CDBG Homeless Category funding to pay secured Section 108 loan payments.

**Strategy 1.2:** Attend meetings, conference, seminars, and outreach activities that support homeless efforts.

**Performance Goal:** Support at least one outreach effort and attend at least 5 meetings, one seminar, and one conference.

**Strategy 1.3:** Provide technical assistance to homeless provider as needed.

**Performance Goal:** Community Development staff should be made available to provide technical assistance to all homeless service providers.

**Objective 2:** Expand emergency shelter facilities serving homeless families and individuals.

**Strategy 2.1:** Provide technical assistance to support non-profit efforts in seeking private funding sources.

**Performance Goal:** Assist all organizations.

**Objective 3:** Support transitional housing opportunities for homeless.

**Strategy: 3.1:** Working with non-profit organizations to develop transitional housing projects, to be funded through the Supportive Housing Program and/or private fundraising efforts.

**Performance Goal:** Add 5 units to the transitional housing supply.

### Special Needs

**Goal:** Evaluate upcoming needs related to non-homeless special needs populations:

**Strategies:**

1. Provide funding for organizations that deliver service for the victims of domestic violence, which may include shelter, counseling, and job training services.
2. Provide funding for organizations that deliver health services to persons with mental health and other chronic illnesses, including case management, referral, homeless shelter, and counseling.
3. Provide funding for organizations that deliver assistance to persons with disabilities, including job training and housing assistance.
4. Provide funding for a wheelchair ramp program to address mobility issues for physically disabled.
5. Expand access to substance abuse treatment and other services that assist addicts in their recovery process.

### Non-Housing Community Development

**Goal:** Improve living conditions in Fort Smith by addressing non-housing community development needs.

**Objective 1:** Address community needs by targeting a public facilities need.

**Strategy: 1.1:** Assist non-profits that traditionally work with low-income citizens.

**Performance Goal:** Fund two projects.

**Objective 2:** Address community needs through community-based public service programs.

**Strategy 2.1:** Deliver service to low-income citizens of Fort Smith

**Performance Goal:** Fund a minimum of 15 programs directed toward low-income citizens.

**Strategy 2.2:** Provide funding to deliver services for disabled.

**Performance Goal:** Fund two projects to improve accessibility.

### Anti-Poverty Strategy

**Goal:** Reduce the size of the impoverished population in Fort Smith

**Objective 1:** Increase childcare and educational opportunities for children from low-income families.

**Strategy:** Provide support to non-profit agencies that deliver childcare, headstart, and after school services to low-income households.

**Objective 2:** Expand affordable housing opportunities.

**Strategies:**

1. Continue working with developers to identify opportunities for the use of Low Income Housing Tax Credits to build affordable housing developments.
2. Work with Fort Smith Housing Authority, Lend-A-Hand, and CSCDC, Inc. to identify homeownership opportunities through subsidized funds.

**Institutional Structure**

**Goal:** identify and address gaps in the institutional structure for the implementation of the housing and community development plan.

**Strategies:**

1. Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
2. Work with private industry to address important issues that hamper housing and community development efforts.
3. Continue to identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.
4. Create networking opportunities through a housing roundtable that provides opportunities for City staff to interact with all sectors of the housing industry.

**Coordination**

**Goal:** Improve coordination efforts between the City and other agencies and organizations committed to the improvement of housing and community development services in Fort Smith

**Strategies:**

1. Expand participation with various agencies and organization in order to implement the Consolidated Strategy Plan.
2. Initiate a housing roundtable that brings together participants from all sectors of the housing industry, including non-profit and for-profit builders, financial institutions, community activists, appraisers, and insurance representative, to discuss relevant topics and provide an opportunity for participants to network within the industry.

## **APPENDIX A: CITIZEN PARTICIPATION PLAN**

---

### **Introduction**

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules consolidating the planning, application, reporting and citizen participation processes of four formula grant programs: Community Development Block Grants (CDBG), Home Investment Partnerships (HOME), Emergency Shelter Grants (ESG) and Housing Opportunities for Persons with AIDS (HOPWA). The new single-planning process was intended to more comprehensively fulfill three basic goals: to provide decent housing, to provide a suitable living environment and to expand economic opportunities.

Provision of decent housing may involve assisting homeless persons in obtaining appropriate housing, retaining the affordable housing stock, increasing the availability of permanent affordable housing for low-income households without discrimination, and / or increasing supportive housing to assist persons with special needs. Providing a suitable living environment might entail improving the safety and livability of neighborhoods, including the provision of adequate public facilities; deconcentrating housing opportunities and revitalizing neighborhoods; restoring and preserving natural and physical features with historic, architectural, and aesthetic value; and conserving energy resources. Expanding economic opportunities can involve creation of accessible jobs, providing access resources for community development, and assisting low-income persons to achieve self-sufficiency.

The Consolidated Plan is actually a three-part planning process required by HUD. It comprises developing a five-year strategic plan, preparing annual action plans and submitting annually performance reports. These three parts are intended to furnish the framework whereby the City of Fort Smith can identify its housing, homeless, community, and economic development needs, identify resources that will be tapped and actions to be taken that will address the needs, as well as look back and evaluate the City's progress toward achieving its strategic goals. Completing these documents on time and in a manner that is acceptable to HUD ensures program funding.

The precursor to the Consolidated Plan is the Citizen Participation Plan (CPP). The objectives of the CPP are to ensure that the citizens of Fort Smith, particularly persons of low- and moderate-income, persons living in slum and blight areas, units of local government, housing agencies and other interested parties, are provided with the opportunity to participate in the planning and preparation of the Consolidated Plan, including amendments to the Consolidated Plan and the Annual Performance Report. In doing so, the CPP sets forth general policies and procedures for implementing and carrying out the Consolidated Planning process, such as how the Consolidated Plan will be developed, dates and milestones along which the process will proceed, and methods for citizens to offer the City of Fort Smith assistance and guidance in the formulation of the Consolidated Plan. Furthermore, the provisions of the CPP fulfill statutory and regulatory requirements for citizen participation specified in the U.S. Department of Housing and Urban Development's rules for the Consolidated Plan, the HOME Investment Partnerships (HOME) Program, the Community Development Block Grant (CDBG) Program, the Emergency Shelter Grants (ESG) Program and the Housing Opportunities for Persons with AIDS (HOPWA) Program. In the City of Fort Smith, the Community Development Department administers CDBG and HOME Investment Partnership Act funds. The Community Development Department is the lead agency for developing the Consolidated Plan.

In order to ensure maximum participation in the Consolidated Planning process among all populations and needs groups, and in order to ensure that their issues and concerns are adequately addressed, the Director of Community Development will follow the standards set forth in its adopted CPP during development of its Consolidated Plan, Action Plan and Annual Performance Report.

### **Encouraging Citizen Participation**

The Consolidated Plan is designed to enumerate the City of Fort Smith's overall strategy for coordinating federal and other housing and community development resources to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities, particularly for low- and moderate-income persons.

Interested groups and individuals are encouraged to provide input into all aspects of Fort Smith's Consolidated Planning activities, from assessing needs to setting priorities through performance evaluation. By following the CPP, numerous opportunities for citizens to contribute information, ideas and opinions about ways to improve our neighborhoods, promote housing affordability and enhance the delivery of public services to local residents will occur.

The City of Fort Smith is committed to keeping all interested groups and individuals informed of each phase of the Consolidated Planning process and of activities being proposed or undertaken under HUD formula grant programs. Opportunities to comment on or participate in planning community development and affordable housing activities and projects will be publicized and disseminated throughout the City of Fort Smith.

### **Public Hearings and Meetings**

The City will conduct at least two (2) public hearings to obtain citizens' views and to respond to proposals and questions. The hearings will take place at different stages of the Consolidated Planning process. At least one will occur prior to development of the Draft Plan and will be intended to solicit public input regarding distinct issues, thereby aiding policy formation. At least one more will occur after the Draft Plan has been released for public review, allowing interested parties an opportunity to review the strategies and how they were developed, designed and presented.

Information about the time, location and subject of each hearing will be provided to citizens at least seven (7) calendar days in advance through adopted public notice and outreach procedures. This notification will be disseminated to local governments and other interested parties. Public notification of the hearings will be published in the local newspaper. Community Development Department staff may also attend other meetings and conventions in the City of Fort Smith throughout the year, thereby providing an opportunity for additional public information on the Consolidated Plan.

Every effort will be made to ensure the public hearings are inclusive. Hearings will be held at convenient times and locations and in places where people most affected by proposed activities can attend. The Director of Community Development will utilize hearing facilities that are

accessible to persons with mobility impairments. If written notice is given at least seven (7) days before a hearing date, the City of Fort Smith will provide appropriate materials, equipment and interpreting services to facilitate the participation of non-English speaking persons and persons with visual and / or hearing impairments. Interpreters will be provided at public hearings where a significant number of non-English speaking residents can be reasonably expected to participate. All public hearings and public meetings associated with the Consolidated Planning process will conform to applicable Arkansas open meeting laws.

However, the Director of Community Development may, at its discretion, actively solicit input on housing and community development issues in during the course of the year with other forums, town hall meetings and other venues, as they may present themselves.

### **Publication of Consolidated Plan Documents**

The Director of Community Development will publish the Draft Consolidated Plan for public review in a manner that affords citizens, public agencies and other interested parties a reasonable opportunity to examine its contents and submit comments. The Draft Plan will be a complete document and shall include:

- The amount of assistance the City of Fort Smith expects to receive; and,
- The range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate-income.

A succinct summary of the Draft Plan will be published in a newspaper of general circulation at the beginning of the public comment period. The summary will describe the contents and purpose of the Consolidated Plan (including a summary of specific objectives) and include a list of the locations where copies of the entire proposed Consolidated Plan may be obtained or examined. The following are among the locations where copies of the public comment Draft Plan will be made available to inspections:

- Community Development Department located at 623 Garrison Ave.; Room 331
- Public Library located at 3201 Rogers Avenue; and,
- Windsor, Dallas and Miller Branch Libraries
- City of Fort Smith's website at [www.fortsmithar.gov](http://www.fortsmithar.gov)

Citizens and groups may obtain a reasonable number of free copies of the proposed Consolidated Plan by contacting the Director of Community Development at (479) 784-2209 or the document may be downloaded from the City's website at [www.fortsmithar.gov](http://www.fortsmithar.gov)

### **Public Comments on the Draft Consolidated Plan and Annual Action Plans**

The City of Fort Smith's Community Development Department, as lead agency, will receive comments from citizens on its Draft Plan for a period not less than thirty (30) days prior to submission of the Consolidated Plan or Annual Action Plans to HUD. The Draft Annual Action Plan will be scheduled for release in April of each year.

All comments or views of citizens received in writing during the thirty (30) day comment period will be considered in preparing the final Consolidated Plan. A summary of these comments or views and a summary of any comments or views not accepted and the reasons therefore shall be attached to the final Consolidated Plan.

### **Public Notice and Outreach**

An informed citizenry is critical to effective and responsive housing and community development programs. Efforts to educate residents and empower their participation are an ongoing element of the Consolidated Planning process.

As the fundamental means of notifying interested citizens about the Consolidated Plan and related activities, such as the Annual Action Plan or the Consolidated Annual Performance and Evaluation Report, the Director of Community Development will utilize advertisement notices in newspapers of general circulation. Such notices will be published at least seven (7) calendar days prior to public hearings. All notices will be written in plain, simple language and direct efforts will be undertaken to publish and / or post information at locations that will elicit maximum low- and moderate-income and minority participation.

Public education and outreach will be facilitated through the use of Public Advertisements that describe the Consolidated Planning process, opportunities for citizen participation and available funding through the CDBG and HOME program. The City's Consolidated Plan mailing list will likely include social service organizations, local jurisdictions, low- income housing consumers, neighborhood groups, previous participants and commentators, and others expected to desire input on the Plan. This list is updated periodically and is available for inspection at the Community Development Department.

### **Technical Assistance**

Groups or individuals interested in obtaining technical assistance to develop project proposals or applying for funding assistance through HUD formula grant programs covered by the Consolidated Plan may contact the Director of Community Development. Such assistance may be of particular use to community development organizations, non-profit service providers, and for-profit and non-profit housing development groups that serve or represent persons of low- and moderate-income. Pre-application workshops offer basic program information and materials to potential project sponsors, and the Director of Community Development will provide in-depth guidance and assistance to applicants and program participants on an on-going basis. Emphasis is placed on capacity development of community-based organizations.

### **Amendments to the Consolidated Plan**

Pursuant to HUD regulations, an amendment to the Consolidated Plan is required whenever the Jurisdiction determines to:

- Substantially change the allocation priorities or its method of distributing HUD formula grant funds;

- Utilize formula grant funds (including program income) to carry out activities not previously described in the Action Plan; and,
- Change the purpose, scope, location or beneficiaries of an activity.

Such changes, prior to their implementation, are reviewed under various federal or local requirements, particularly rules on procurement and / or policies on the allocation of public resources. Substantial amendments to the Consolidated Plan are, in addition, subject to a formal citizen participation process. Notice and the opportunity to comment will be given to citizens through public notices in local newspapers and other appropriate means, such as direct mail or public meetings. A public comment period not less than thirty (30) days will be provided prior to implementing any substantial amendment to the Consolidated Plan. The Director of Community Development will prepare a summary of all comments received in writing and, in cases where any citizens' views are not accepted, provide reasons for the decision. This documentation will be attached to the substantial amendment, which will be available to the public and submitted to HUD.

### **Substantial Amendments**

Occasionally, public comments warrant an amendment to the Consolidated Plan. The criteria for whether to amend is referred to by HUD as Substantial Amendment Criteria. The following conditions are considered to the "Substantial Amendment Criteria":

1. Any change in the described method of distributing funds to local governments or non-profit organizations to carry out activities. Elements of a "method of distribution" are:
  - A. Application process for non-profits;
  - B. Allocation among funding categories;
  - C. Grant size limits; and,
  - D. Criteria selection.
2. An administrative decision to reallocate all the funds allocated to an activity in the Action Plan to other activities of equal or lesser priority need level, unless the decision is a result of:
  - A. Federal government recall of appropriated funds, or appropriates are so much less than anticipated that the City makes an administrative decision not to fund one or more activities; or
  - B. The governor declares a state of emergency and reallocates federal funds to address the emergency; and,
  - C. A unique economic development opportunity arises where the City administration asks that federal grants be used to take advantage of the opportunity.

### **Citizen Participation in the Event of a Substantial Amendment**

In the event of a substantial amendment to the Consolidated Plan, the Director of Community Development, depending on the nature of the amendment, will conduct at least one additional public hearing. This hearing will follow a comment period of no less than thirty (30) days, where the proposed substantially amended Consolidated Plan will be made available to interested parties.

Citizens will be informed of the public hearing through newspaper notification prior to the hearing, and the notice will appear in at least one newspaper which is circulated city-wide.

Citizens will be notified of the substantially amended Consolidated Plan's availability through newspaper notification prior to the thirty (30) day substantially amended Consolidated Plan comment period. The notification will appear in at least one newspaper that is circulated throughout the City. The substantially amended sections of the Consolidated Plan will be available on the City of Fort Smith's website, [www.fortsmithar.gov](http://www.fortsmithar.gov) for the full public comment period.

### **Consideration of Public Comments on the Substantially Amended Plan**

In the event of substantial amendments to the Consolidated Plan, the City will openly consider any comments on the substantially amended Consolidated Plan from individuals or groups. Comments must be received in writing or at public hearings. A summary of the written and public hearing comments on the substantial amendments will be included in the final Consolidated Plan. Also included in the final Consolidated Plan will be a summary of all comments not accepted and their reasons for dismissal.

### **Changes in Federal Funding Level**

Any changes in federal funding level after the Consolidated Plan's draft comment period has expired and the resulting effect on the distribution of funds will not be considered an amendment or a substantial amendment.

### **Standard Amendments**

"Standard amendments" are those that are not considered substantial in nature and pertain chiefly to minor administrative modifications of the programs. Thus they do not require in-depth citizen participation.

### **Annual Performance Reports**

Performance reports on programs covered by the Consolidated Plan are to be prepared by the Director of Community Development for annual submission to HUD within ninety (90) days of the start of each program year. Draft performance reports will be made available upon written request. The draft performance report will be available for comment for no less than fifteen (15) days, and any public comments received in writing will be reported in an addendum to the final performance report.

### **Access to Records**

To the extent allowed by law, interested citizens and organizations shall be afforded reasonable and timely access to records covering the preparation of the Consolidated Plan, project evaluation and selection, HUD's comments on the Plan and annual performance reports. In addition, materials on formula grant programs covered by the Consolidated Plan, including activities undertaken in the previous five (5) years, will be made available to any member of the public who request information from the Community Development Department. A complete file of citizen comments

will also be available for review by interested parties. After receiving notice of HUD's approval of its Consolidated Plan, the Director of Community Development will inform those on its mailing list of the availability of the final Plan document and of any HUD comments on the Consolidated Plan.

### **Complaints and Grievances**

Citizens, administering agencies and other interested parties may submit complaints and grievances regarding the Consolidated Plan. Complaints should be in writing, specific in their subject matter, and include facts to support allegations. The following are considered to constitute complaints to which a response letter is due:

- The administering agency has purportedly violated a provision of this Citizen Participation Plan;
- The administering agency has purportedly violated a provision of federal CDBG or HOME program regulations; and,
- The administering agency, or any of its contractors, has purportedly engaged in questionable practices resulting in waste, fraud or mismanagement of any program funds.

Residents may also present complaints and grievances orally or in writing at the community meetings and / or public hearings. All public comments, including complaints and grievances, made either orally or in writing with the thirty (30) day public comment period, will be included in the final Consolidated Plan. Such complaints or grievances shall be directed to the Consolidated Plan representative, the City's Director of Community Development.

### **Timely Response to Complaints or Grievances**

Upon receipt of a written complaint, the Director of Community Development shall respond to the complainant within fifteen (15) calendar days and maintain a copy of all related correspondence, which will be subject to Development Services Department review.

Within fifteen (15) calendar days of receiving the complaint, the Director of Community Development shall discuss the matter with the Director of Development Services and respond to the complainant in writing. A copy of the response from the Director of Community Development will be transmitted, concurrently, to the complainant and to the Director of Development Services. If, due to unusual circumstances, the Director of Community Development finds that he / she is unable to meet the prescribed time limit, the limit may be extended by written notice to the complainant. The Director of Community Development's notice must include the reason for the extension and the date on which a response is expected to be generated, which may be based on the nature and complexity of the complaint.

Public review materials and performance reports will include data, as appropriate under confidentiality regulations, on any written complaints received and how each was resolved.

## **Activities Exempt from Substantial Amendment Citizen Participation Requirements**

### **Urgent Needs**

It may be necessary to amend the Consolidated Plan in the event of an emergency such as a natural disaster. These amendments may include funding new activities and / or the reprogramming of funds including canceling activities to meet community development needs that have a particular urgency. Therefore, the City of Fort Smith, acting through the Community Development Department may utilize its CDBG or HOME funds to meet an urgent need without the normal public comment period, which is otherwise required for substantial amendments.

To comply with the national objective of meeting community development needs having a particular urgency, an activity will alleviate existing conditions that the City of Fort Smith certifies:

- Pose a serious and immediate threat to the health and welfare of the community;
- Are of recent origin or recently became urgent;
- The City and the Community Development Department are unable to finance the activity on their own; and,
- Other resources of funding are not available to carry out the activity.

A condition will generally be considered to be of recent origin if it is developed or became critical within eighteen (18) months preceding the Community Development Department's certification.

### **Availability of the Citizen Participation Plan**

Copies of the Citizen Participation Plan may be obtained by contacting the Director of Community Development at (479) 784-2209 or on the City's website at [www.fortsmithar.gov](http://www.fortsmithar.gov). Upon request, the Director of Community Development will make the Citizen Participation Plan available in an alternative format accessible to persons with disabilities.

## **APPENDIX B: ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE**

---

### **EXECUTIVE SUMMARY**

The City of Fort Smith is required to submit to HUD certification that it is affirmatively furthering fair housing. This certification has three elements, which require the City to:

1. Complete an analysis of impediments to fair housing choice (AI)
2. Take actions to overcome the effects of any impediments identified through the analysis
3. Maintain records reflecting the analysis and actions taken

The Fort Smith Community Development Department (CDD) is the lead agency for HUD housing and community development for City of Fort Smith and is therefore the agency responsible for conducting the AI.

HUD defines impediments to fair housing choice in terms of their applicability to federal law as:

- Any actions, omissions, or decisions **taken because of** race, color, religion, sex, disability, familial status, or national origin, which restrict housing choices or the availability of housing choice. These classes are considered the protected classes or **basis**.
- Any actions, omissions, or decisions which **have the effect of** restricting housing choices or the availability of housing choice on the basis of race, color, religion, sex, disability, familial status, or national origin.

The AI is a thorough examination of a variety of sources related to housing, affirmatively furthering fair housing, the fair housing delivery system, and housing transactions affecting people who are protected under fair housing law. AI sources include census and home mortgage industry data, surveys of housing industry experts and stakeholders, and public fair housing forums.

This AI was created through an active and involved public input and review process, via direct contact with stake holders, mass distribution of announcements about opportunities for public involvement, public forums to collect input from citizens, distribution of draft reports for citizen review, and a formal presentation of findings. The CDD continually availed itself to receive perspective, commentary, and input from all walks of life and citizens throughout Fort Smith.

### **IDENTIFIED IMPEDIMENTS TO FAIR HOUSING CHOICE**

The 2010 Analysis of Impediments for the City of Fort Smith uncovered several issues that can be considered barriers to affirmatively furthering fair housing and, consequently, impediments to fair housing choice. These issues are as follows:

1. Historically, insufficient system capacity has resulted in:
  - A. Inadequate outreach and education efforts that have led to:
    - i. Insufficient community awareness of fair housing;
    - ii. Insufficient understanding of what constitutes affirmatively furthering fair housing; and
    - iii. Inadequate understanding of the complaint process;
  - B. Ineffective processing and resolution of fair housing complaints.
2. Rental markets in the city appear to demonstrate discriminatory actions by housing providers including:
  - A. Failure to make reasonable accommodation or modification,

- B. Discriminatory terms, conditions, privileges, services, or facilities.
- 3. Disproportionately high home purchase loan denial rates exist for selected racial and ethnic minorities.
- 4. Home purchase loan denial rates are disproportionately high in lower-income areas.
- 5. Results from the fair housing survey showed that some respondents still believe that that land-use and development practices may not be in the spirit of affirmatively furthering fair housing.

#### SUGGESTED ACTIONS TO CONSIDER

In response to these listed impediments, the City of Fort Smith should consider taking the following actions:

1. Consider initiating a Fair Housing Committee within the Arkansas Community Development Association for efficient use of fair housing resources.
  - A. Contribute resources to central pool to assist with funding fair housing activities.
  - B. Consider additional partners to include in the Arkansas Community Development Association.
2. Increase knowledge and understanding of fair housing and affirmatively furthering fair housing through the following outreach and education efforts:
  - A. Offer meeting space and set up educational schedule for both consumers and providers of housing to be carried out by the Arkansas Fair Housing Commission (AFHC),
    - i. Assist in coordinating local delivery of educational services by the AFHC to local renters,
    - ii. Assist in coordinating local delivery of professional training services by AFHC to landlords, program managers, other rental housing providers,
  - B. Prominently display AFHC posters, flyers, and fair housing educational printed materials,
  - C. Distribute printed materials from the AFHC that present information regarding:
    - i. Definitions of reasonable accommodation and modification,
    - ii. Examples of discriminatory terms and conditions in rental markets,
    - iii. Differences between affirmatively furthering fair housing, affordable housing production and preservation, and landlord/tenant rights and responsibilities,
  - D. Consider updating the Fort Smith Fair Housing Resolution to be consistent with current state and federal fair housing laws and enhance the accessibility and awareness of this resolution,
  - E. Create improved referral system by distributing information about AFHC including how to file a complaint,
  - F. Create fair housing outreach e-mail distribution list for fair housing materials that might be distributed quarterly to all those who may be interested in fair housing,
  - G. Request that the AFHC establish its own Fair Housing Hotline for individuals to contact the AFHC and obtain immediate response to fair housing questions or concerns and also enhance the visibility of the City's existing fair housing hotline,
  - H. Request technical support from the state's Little Rock HUD office for outreach and education activities that might be targeted to racial and ethnic minority consumers of housing.
3. Establish baseline of the actual level and types of discrimination occurring in the community through audit testing activities,
  - A. Ask the AFHC to conduct, or conduct separately, a small sample of fair housing audit tests and record findings; this will again be done in five years to compare results,

- i. For the City of Fort Smith, this is to include race and disability testing initially,
  - B. Request that the AFHC track complaint data more closely and use complaint data to compare year to year changes in fair housing activities,
    - i. While more complaints are likely to be filed if educational efforts are successful, the goal of this action is to decrease the *percentage* of complaints that are found to be without cause and increase the *percentage* of those that are amicably reconciled. An additional goal is the decrease of the number of persons who abandon the complaint process without resolution.
4. Coordinate renter, homebuyer and homeowner credit trainings with local bankers and Realtors,
  - A. Enhance understanding of credit, what leads to poor credit and the attributes of predatory lending,
  - B. Enhance the understanding of poor real estate business practices, such as steering, redlining, and blockbusting.
5. More broadly inform the public of recent land use changes to exclusionary zoning and land use policies,
  - A. Consider how the public currently perceives zoning and land use policies,
  - B. Determine the best way to improve the public's understanding of zoning and land use in the city.
6. Form local fair housing workgroup to meet periodically and address fair housing issues in the City. This group should be comprised of interested parties such as bankers, Realtors, property managers, fair housing advocates and representatives of the City.
  - A. Create and maintain database of contact information for this group and establish fair housing outreach e-mail distribution list.

## COMMITMENT TO FAIR HOUSING

In accordance with the applicable statutes and regulations governing the consolidated plan, CDD certifies that they will affirmatively further fair housing. This means that the CDD has conducted an AI within the city, will take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard. While the CDD takes seriously the responsibility for the above, the CDD currently lacks the authority to solve all these problems alone. The task of eliminating the impediments to fair housing rests on many shoulders and the CDD will help to facilitate these responsibilities for all residents of Fort Smith.



## APPENDIX C: ADDITIONAL PLAN DATA

**Table C.1**  
**Total Full- and Part-Time Employment and Real Personal Income**  
 Sebastian County  
 BEA Data, 1969 - 2008, 2009 Dollars

Year	1,000s of 2009 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	1,173,876	86,770	-221,331	167,776	104,549	1,138,099	14,557	42,883	27,374
1970	1,191,313	87,029	-207,460	176,622	116,169	1,189,616	14,947	43,714	27,254
1971	1,279,708	96,612	-215,508	182,480	133,639	1,283,707	15,667	45,651	28,032
1972	1,399,292	110,890	-242,219	187,009	146,192	1,379,384	16,458	47,684	29,346
1973	1,508,032	137,815	-266,308	200,548	170,156	1,474,613	17,405	50,787	29,694
1974	1,600,656	150,668	-298,600	218,641	185,247	1,555,276	17,932	53,590	29,868
1975	1,576,360	144,794	-295,423	220,130	219,538	1,575,810	13,979	52,507	30,022
1976	1,710,296	161,608	-332,703	227,655	224,169	1,667,810	18,411	55,059	31,063
1977	1,880,833	179,622	-395,530	243,751	223,235	1,772,667	19,108	58,756	32,010
1978	1,994,325	195,998	-436,312	268,831	230,005	1,860,851	19,744	61,302	32,534
1979	2,003,061	202,942	-442,530	285,720	245,355	1,888,663	20,001	60,856	32,915
1980	1,988,189	197,627	-447,964	323,342	268,140	1,934,081	20,281	60,062	33,103
1981	2,016,183	215,209	-464,134	373,975	272,020	1,982,834	20,673	61,297	32,892
1982	1,897,540	206,944	-423,818	403,107	275,912	1,945,798	20,403	58,136	32,639
1983	2,004,858	223,318	-460,146	398,677	278,722	1,998,794	20,765	60,334	33,229
1984	2,191,758	252,344	-502,216	435,513	275,925	2,148,636	22,041	64,201	34,138
1985	2,271,603	263,304	-519,153	472,781	283,048	2,244,975	22,862	66,468	34,176
1986	2,390,446	277,876	-552,433	476,982	295,899	2,333,019	23,647	69,016	34,635
1987	2,554,876	291,927	-586,932	465,196	301,216	2,442,430	24,554	72,034	35,467
1988	2,628,431	309,279	-606,356	486,530	312,950	2,512,276	25,129	74,326	35,364
1989	2,532,365	296,842	-557,586	505,576	335,747	2,519,260	25,168	72,744	34,812
1990	2,543,621	313,710	-561,217	516,640	353,748	2,539,081	25,457	73,391	34,658
1991	2,606,459	322,074	-570,002	487,885	374,848	2,577,116	25,434	74,885	34,807
1992	2,854,713	349,850	-605,526	497,645	410,981	2,807,963	27,222	76,684	37,226
1993	2,874,502	359,428	-638,599	475,022	424,317	2,775,813	26,357	80,090	35,891
1994	3,032,120	383,767	-673,629	508,569	435,411	2,918,703	27,457	82,609	36,705
1995	3,105,787	388,698	-674,665	528,556	458,780	3,029,761	27,988	85,032	36,525
1996	3,142,603	390,098	-660,064	563,943	475,164	3,131,549	28,450	85,865	36,599
1997	3,218,496	398,607	-675,362	594,487	487,982	3,226,997	28,957	85,848	37,491
1998	3,388,668	417,769	-698,876	649,239	499,289	3,420,550	30,500	87,208	38,857
1999	3,543,435	431,626	-715,114	626,314	510,506	3,533,514	31,187	88,743	39,929
2000	3,734,215	445,517	-737,132	658,599	531,206	3,741,371	32,388	89,803	41,582
2001	3,820,373	440,501	-708,446	649,078	578,370	3,898,875	33,533	88,531	43,153
2002	3,700,988	427,285	-700,986	650,028	611,971	3,834,716	32,824	87,168	42,458
2003	3,767,839	427,138	-714,722	627,579	625,902	3,879,461	33,114	86,222	43,700
2004	3,890,400	435,344	-727,716	635,698	648,290	4,011,328	34,161	87,048	44,692
2005	4,005,178	449,759	-746,905	670,200	673,323	4,152,036	35,042	88,953	45,026
2006	4,153,464	469,357	-768,299	757,440	723,940	4,397,189	36,532	90,798	45,744
2007	3,993,617	453,712	-722,951	923,835	755,292	4,496,081	36,932	91,410	43,689
2008	3,983,695	465,467	-708,196	897,367	811,919	4,519,318	36,912	91,377	43,596

<b>Table C.2</b> <b>Labor Force Statistics</b> City of Fort Smith BLS Data, 2000 - 2009				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
1990	38,610	35,839	2,771	7.2
1991	38,280	35,474	2,806	7.3
1992	39,078	36,249	2,829	7.2
1993	39,942	37,509	2,433	6.1
1994	41,029	39,061	1,968	4.8
1995	41,159	39,271	1,888	4.6
1996	41,228	39,257	1,971	4.8
1997	41,129	39,334	1,795	4.4
1998	40,923	39,288	1,635	4.0
1999	41,472	40,075	1,397	3.4
2000	39,203	37,730	1,473	3.8
2001	39,027	37,357	1,670	4.3
2002	39,211	37,294	1,917	4.9
2003	38,885	36,754	2,131	5.5
2004	39,637	37,534	2,103	5.3
2005	41,249	39,312	1,937	4.7
2006	42,169	39,963	2,206	5.2
2007	43,335	40,892	2,443	5.6
2008	43,283	40,986	2,297	5.3
2009	42,359	38,977	3,382	8.0

Table C.3 Full- and Part-Time Employment by Industry Sebastian County BEA Data, 2001-2008									
NAICS Categories	2001	2002	2003	2004	2005	2006	2007	2008	% Change 00-08
Farm employment	903	829	842	840	852	855	914	919	1.8
Forestry, fishing, related activities, and other	111	129	143	147	(D)	99	108	109	-1.8
Mining	1,452	1,233	1,483	1,541	(D)	2,103	2,665	3,101	113.6
Utilities	364	357	373	359	343	348	354	357	-1.9
Construction	4,331	4,018	3,860	4,058	4,329	4,418	4,345	4,392	1.4
Manufacturing	22,485	21,625	20,964	21,242	21,666	21,068	19,215	17,703	-21.3
Wholesale trade	2,638	2,614	2,640	2,730	2,792	2,974	2,967	3,095	17.3
Retail trade	9,348	9,201	9,436	9,294	9,402	9,551	9,586	9,757	4.4
Transportation and warehousing	2,239	2,170	2,130	2,138	2,146	2,369	2,480	2,595	15.9
Information	1,566	1,430	1,371	1,338	1,306	1,288	1,222	1,124	-28.2
Finance and insurance	2,400	2,413	2,381	2,203	2,205	2,277	2,385	2,473	3.0
Real estate and rental and leasing	1,960	1,989	2,046	2,206	2,473	2,609	2,937	3,108	58.6
Professional and technical services	2,204	2,268	2,268	2,330	2,384	2,393	2,432	2,513	14.0
Management of companies and enterprises	1,798	1,780	1,717	1,769	1,856	1,863	1,977	1,978	10.0
Administrative and waste services	7,956	7,614	6,924	7,532	7,632	7,744	8,078	7,754	-2.5
Educational services	346	334	333	322	368	502	523	535	54.6
Health care and social assistance	10,105	10,482	10,292	9,795	9,838	10,262	10,944	11,422	13.0
Arts, entertainment, and recreation	577	604	614	627	662	688	708	693	20.1
Accommodation and food services	4,790	4,862	4,906	5,015	5,115	5,263	5,380	5,613	17.2
Other services, except public administration	4,069	4,171	4,144	4,138	4,108	4,181	4,198	4,152	2.0
Government and government enterprises	6,889	7,045	7,355	7,424	7,680	7,943	7,992	7,984	15.9
<b>Total</b>	<b>88,531</b>	<b>87,168</b>	<b>86,222</b>	<b>87,048</b>	<b>88,953</b>	<b>90,798</b>	<b>91,410</b>	<b>91,377</b>	<b>3.2</b>

<b>Table C.4</b>									
<b>Full- and Part-Time Earnings by Industry</b>									
Sebastian County									
BEA Data, 2001-2008									
NAICS Categories	2001	2002	2003	2004	2005	2006	2007	2008	% Change 00-08
Farm employment	20,352	16,271	14,899	20,630	12,489	6,538	6,991	8,577	-57.9
Forestry, fishing, related activities, and other	2,824	2,913	3,180	3,038	(D)	1,751	1,700	1,559	-44.8
Mining	144,313	96,312	125,710	128,295	(D)	218,213	207,310	239,934	66.3
Utilities	23,801	24,051	26,115	27,169	24,969	25,860	25,785	26,748	12.4
Construction	189,272	173,423	163,921	166,397	178,159	179,755	180,944	166,223	-12.2
Manufacturing	1,036,003	1,026,730	1,061,057	1,092,337	1,083,410	1,061,476	960,353	873,896	-15.6
Wholesale trade	130,854	134,684	144,151	155,127	163,879	172,510	173,913	188,952	44.4
Retail trade	244,486	249,240	258,146	252,241	259,686	258,613	258,608	264,914	8.4
Transportation and warehousing	104,065	106,720	115,639	124,291	122,273	131,649	133,246	142,752	37.2
Information	97,748	79,833	81,482	81,455	80,879	79,426	76,814	75,045	-23.2
Finance and insurance	109,234	108,088	106,681	97,859	98,837	99,840	101,282	104,161	-4.6
Real estate and rental and leasing	55,381	55,699	62,006	64,559	68,333	65,059	60,276	58,376	5.4
Professional and technical services	291,859	237,145	218,678	250,469	248,279	263,332	263,843	272,285	-6.7
Management of companies and enterprises	197,000	175,214	154,868	177,287	244,298	276,030	180,158	172,679	-12.3
Administrative and waste services	130,778	123,597	117,508	127,737	136,572	141,073	144,771	137,399	5.1
Educational services	4,432	4,907	5,366	4,360	5,602	7,896	7,539	8,016	80.9
Health care and social assistance	513,029	542,018	534,446	529,168	514,093	539,379	570,195	594,378	15.9
Arts, entertainment, and recreation	11,201	12,705	12,697	11,571	10,657	11,248	10,987	10,956	-2.2
Accommodation and food services	78,649	81,647	81,970	85,354	85,390	85,990	89,772	94,726	20.4
Other services, except public administration	100,549	105,456	105,108	105,799	108,007	111,470	109,542	111,370	10.8
Government and government enterprises	334,541	344,333	374,209	385,256	408,292	416,355	429,589	430,748	28.8
<b>Total</b>	<b>3,820,373</b>	<b>3,700,988</b>	<b>3,767,839</b>	<b>3,890,400</b>	<b>4,005,178</b>	<b>4,153,464</b>	<b>3,993,617</b>	<b>3,983,695</b>	<b>4.3</b>

<b>Table C.5</b>									
<b>Real Earnings Per Job By Industry</b>									
Sebastian County									
BEA Data, 2001-2008									
NAICS Categories	2001	2002	2003	2004	2005	2006	2007	2008	% Change 00-08
Farm employment	22,538	19,628	17,694	24,560	14,659	7,647	7,649	9,333	-58.6
Forestry, fishing, related activities, and other	25,442	22,578	22,239	20,666	(D)	17,687	15,742	14,306	-43.8
Mining	99,389	78,112	84,768	83,254	(D)	103,763	77,790	77,373	-22.2
Utilities	65,387	67,369	70,015	75,680	72,795	74,310	72,839	74,925	14.6
Construction	43,702	43,162	42,467	41,005	41,155	40,687	41,644	37,847	-13.4
Manufacturing	46,075	47,479	50,613	51,423	50,005	50,383	49,979	49,364	7.1
Wholesale trade	49,604	51,524	54,603	56,823	58,696	58,006	58,616	61,051	23.1
Retail trade	26,154	27,088	27,358	27,140	27,620	27,077	26,978	27,151	3.8
Transportation and warehousing	46,478	49,180	54,291	58,134	56,977	55,572	53,728	55,010	18.4
Information	62,419	55,827	59,433	60,878	61,929	61,666	62,859	66,766	7.0
Finance and insurance	45,514	44,794	44,805	44,421	44,824	43,847	42,466	42,119	-7.5
Real estate and rental and leasing	28,256	28,003	30,306	29,265	27,632	24,936	20,523	18,783	-33.5
Professional and technical services	132,422	104,561	96,419	107,497	104,144	110,043	108,488	108,350	-18.2
Management of companies and enterprises	109,566	98,435	90,197	100,219	131,626	148,164	91,127	87,300	-20.3
Administrative and waste services	16,438	16,233	16,971	16,959	17,895	18,217	17,922	17,720	7.8
Educational services	12,810	14,693	16,115	13,539	15,223	15,729	14,414	14,984	17.0
Health care and social assistance	50,770	51,709	51,928	54,024	52,256	52,561	52,101	52,038	2.5
Arts, entertainment, and recreation	19,412	21,034	20,680	18,455	16,098	16,349	15,518	15,810	-18.6
Accommodation and food services	16,420	16,793	16,708	17,020	16,694	16,339	16,686	16,876	2.8
Other services, except public administration	24,711	25,283	25,364	25,568	26,292	26,661	26,094	26,823	8.5
Government and government enterprises	48,562	48,876	50,878	51,893	53,163	52,418	53,752	53,951	11.1
<b>Total</b>	<b>43,153</b>	<b>42,458</b>	<b>43,700</b>	<b>44,692</b>	<b>45,026</b>	<b>45,744</b>	<b>43,689</b>	<b>43,596</b>	<b>1.0</b>

**Table C.6**  
**Housing and Community Development Survey**  
 City of Fort Smith  
 2010 Survey Results

Questions	Responses					Total
	No Need	Low Need	Medium Need	High Need	Missing	
<b>Please rate the need for housing in your community</b>						
Supportive housing	9	26	47	55	15	152
Homeowner housing rehabilitation	5	31	55	46	15	152
Energy efficient retrofits	12	31	50	46	13	152
Affordable rental housing	11	28	55	45	13	152
First-time homebuyer assistance	7	25	60	44	16	152
Senior housing	2	25	67	44	14	152
Emergency housing shelter	10	31	53	43	15	152
Rental housing rehabilitation	15	38	44	37	18	152
Housing for the disabled	9	34	56	37	16	152
Transitional housing	10	44	47	36	15	152
Affordable for-sale housing	13	32	55	35	17	152
Rent Assistance	11	35	60	32	14	152
Housing demolition	18	51	44	22	17	152
Downtown housing	20	57	40	18	17	152
New rental construction	26	51	41	15	19	152
Other	8	1	2	7	134	152
<b>Please rate the need for business and job activities in your community</b>						
Business recruitment	3	8	30	88	23	152
Business retention activities	4	9	35	78	26	152
Business expansion assistance	7	19	44	58	24	152
Access to business venture capital	4	14	48	57	29	152
Work force training	2	24	51	49	26	152
Small business incubator	6	29	44	46	27	152
Downtown businesses assistance	9	27	47	43	26	152
Economic development technical assistance	3	30	60	32	27	152
Micro-enterprise support	10	46	40	28	28	152
Economic development assistance to for-profits	5	37	57	27	26	152
Other	5	0	1	6	140	152

**Table C.7**  
**Housing and Community Development Survey**  
 City of Fort Smith  
 2010 Survey Results

Questions	Responses					Total
	No Need	Low Need	Medium Need	High Need	Missing	
<b>Please rate the need for infrastructure in your community</b>						
Drainage improvements	1	8	32	88	23	152
Storm sewers/Sanitary	2	12	36	78	24	152
Sidewalk improvements	2	34	52	41	23	152
Sewer system improvements	6	28	51	40	27	152
Mass transit capital equipment	7	43	43	35	24	152
Street improvements	0	29	66	32	25	152
Water/Sewer improvements	8	43	50	23	28	152
Water Quality Improvements	22	50	48	8	24	152
Other	4	0	0	5	143	152
<b>Please rate the need for the following community and public facilities in your community</b>						
Youth Centers	5	25	45	52	25	152
Other recreational facilities	5	30	39	47	31	152
Child care centers	5	31	52	38	26	152
Mass transit facilities	9	38	41	38	26	152
Health Care	10	41	37	38	26	152
Parks/Playgrounds	9	36	47	34	26	152
Community centers	9	47	40	29	27	152
Senior Centers	6	37	56	26	27	152
Other	2	1	0	15	134	152
Libraries	26	57	31	12	26	152
<b>Please rate the need for public and related human services in your community</b>						
Transportation services	3	41	33	48	27	152
Crime awareness	4	35	46	43	24	152
Tenant/Landlord counseling	6	33	52	35	26	152
Fair housing education	7	36	52	30	27	152
Other	3	0	0	5	144	152

**Table C.8**  
**Housing and Community Development Survey**  
 City of Fort Smith  
 2010 Survey Results

Questions	Responses				Total
	Yes	No	Don't Know	Missing	
<b>Are there services and facilities available in your community for these special needs groups</b>					
The elderly	114	6	8	24	152
Victims of domestic violence	114	6	9	23	152
Persons with substance abuse problems	104	15	10	23	152
Neglected/Abused children	101	7	21	23	152
Homeless persons	96	18	14	24	152
People who are physically disabled	94	14	21	23	152
The frail elderly	82	17	30	23	152
People who are mentally disabled	81	24	22	25	152
People who have other disabilities	76	17	36	23	152
Persons with HIV/AIDS	31	21	76	24	152
Other	5	3	2	142	152

**Table C.9**  
**Housing and Community Development Survey**  
 City of Fort Smith  
 2010 Survey Results

Questions	Responses				Missing	Total
	No Need	Low Need	Medium Need	High Need		
<b>Please rate the need in your community for service and facilities for each of the special needs groups identified</b>						
Homeless persons	8	24	37	58	25	152
People who are mentally disabled	7	26	39	56	24	152
Neglected/Abused children	4	22	46	55	25	152
The frail elderly	6	33	39	51	23	152
Persons with substance abuse problems	10	27	43	44	28	152
The elderly	6	35	46	42	23	152
People who are physically disabled	7	35	45	39	26	152
Victims of domestic violence	7	39	41	39	26	152
People who have other disabilities	8	38	46	33	27	152
Persons with HIV/AIDS	9	48	34	32	29	152
Other	3	1	0	4	144	152

**Table C.10**  
**Please share with us the best way to overcome barriers or constraints to housing needs**

City of Fort Smith  
 2010 Housing and Community Development Survey

**Comments**

"Conditions of rental housing" and "lack of housing quality standards." Loopholes/exceptions in codes and very weak enforcement. Need to clean up trash of streets and enforce littering codes.

"Lack of infrastructure"- High residential neighborhoods are surrounded by major vehicular thoroughfares that are congested. A larger network of "medium" size streets are needed to relief traffic and create new commercial districts. "Lack of nearby services"- Multipurpose zoning could allow for the opportunity to create amenities closer to residential neighborhoods. Downtown has no grocery store! Dollar General on Grand is the ONLY place to get basic needs in it's neighborhood.

Better marketing of proposals; green zones

Campus type facility would get the homeless issue out of the neighborhoods.

cheap land - require developers to buy land on the north side and donate to the City

City should be encouraging, helpful during permitting process instead of "you've got to do it our way, hard and fast" rather than here's how we can help you work through the process.

Condition of Rental Housing -- In residential areas where most houses are occupied by owners the rental houses in these areas are in deplorable shape and brings down the value of the neighboring homes. Code enforcement should be a priority in all areas of the city.

condition of rental housing, rental properties should be subject to inspection inside and out at least once yearly. So much of the low income rental property is substandard and if inspected would be found to not be safe to be inhabited.

Condition of rental housing: Landlords should be make to keep up the property. Leaky roof, mold, rotting down houses. Are reported to landlords everyday in Fort Smith and the tenants are told you can move. the cost of renting a house in Fort Smith has almost doubled in the past 3 years. Yet the landlords do nothing to keep up the property. Unless you are Section 8 there is NO PLACE to report Landlords for NOT keeping the property in livable condition.

Condition of rentals - Tenants have no expectation of maintenance or quality. There needs to be someone that can help tenants deal with their inattentive landlords. Standards - there needs to be guidelines as far as minimum standard of life. Tenants should not have to endure poor building standards. If a dollar amount per square foot of "maximum heating/cooling costs" were assessed to rental property, landlords would have to maintain and properly build acceptable housing.

cost - not able to do as much building NIMBY - more education permitting process - make it easier and less lengthy

Cost of land, labor and materials could be overcome with more of the city's funds dedicated to new construction affordable housing instead of doing minor repairs on homes.

Cost of materials, cost of labor and cost of land are items that can be addressed by improving the job market in the Fort Smith area. These are matters that might be resolved by increasing the down payment and closing cost assistance offered to first time homebuyers.

cost of permits to build or rebuild on way out of bounds. homeowners should not have these fees when they are trying to upgrade their property. i have reached the point that i wish i had not bought a home in fort smith. i know that we need codes but when neighbors want you to move so they keep you in trouble with the city by constantly reporting you for anything and you get in trouble with the city. i bought a home so i could live in it and do what i wanted to with it, as you can not in rental home. and now the city tells me what i can and cannot do.

Dealing with NIMBYism requires a lot of creative thinking; but I think that it begins with overcoming the fear of the unknown by putting out lots and lots of information using many different formats, i.e public forums, telephone conversations, put the plans on paper and distribute them to as many people as possible, etc Lack of nearby services: Small business loans, reduced property taxes (limited to a certain period of time), offering attractive lease opportunities of city-owned property that is located in an appropriate area. I think efforts should be primarily targeted to service oriented businesses, i.e. grocery stores, fresh vegetable stands, dry cleaners, laundries, pharmacies, etc. and located for the convenience of citizens with limited transportation options.

Different permits for "social" construction

Do not isolate affordable housing. Educate public to the need BUT I HAVE NO IDEA HOW THIS CAN BE ACCOMPLISHED.

Educate people about the needs that exist.

Educating the public, more police officers in order to provide more effective coverage.

Education of the community in the realization that homeless people are still deserving of a home, so as to rid the NIMBY factor eliminate the fees. They are nothing more than a tax.

Finding inexpensive ways to acquire land helps reduce the overall cost of construction and therefore reduce rents or sales prices.

For all of the barriers I checked, I believe the demographics of the need should be analyzed first and a vision of what can be done over the next 5-10 years developed, putting together a committee within the planning committee to include additional citizens in qualified positions that have not been involved in this process in previous years (e.g. charitable organizations that provide services for, architect, contractor, business owner, person that has experienced the lack of housing) to look at all aspects and idea's. Then work on how the solution could be funded.

Funding is always a concern and grants must be applied for and church and service volunteers need to be used.

Getting permits to do anything in Fort Smith is a nightmare and extremely expensive and difficult! No wonder building is going on in other communities.

Help the public understand that homes, construction, location are MARKET driven. Municipalities don't get to dictate WHERE new homes are constructed. And shouldn't.

Housing Quality Standards- adopt a rental inspection policy

I don't have a clue how to fix it

I see supportive housing as a high need. I think the public officials should be more tolerant to this need. The public better educated in this area.

Land is there, but not ready and available for development, need programs to make this happen. The building permits and requirements by the city are also very restrictive and scare off this type of development, something needs to be negotiated.

Landlords that do not keep up their rental properties should sell or rehab their properties.

Lending on North side of Fort Smith

License fees and education for builders and contractors, not just a pickup truck and tool box. Increase standards for new construction and remodels. Overhaul sewer systems in city and water problems that cause flooding in low lying areas. Hire more trained and better qualified personnel to enforce already in place enforcement codes. Stop doing developments, such as Target site, just to please developers. The site for Target was totally unsuitable for shopping center and has been a detriment to the area around the site. Require stricter engineering codes for property sites that are to be developed. Require property owners to maintain property, even if property is vacant. Also, our parks are a mess. The "mow and blow" system of care for the present parks is a disgrace. All great cities have great parks. We have no system of edging, weed and feed of grounds and shrubs, In short our parks are a disgrace.

Look at re- evaluating and/or changing the codes/ standards.....

lot cost and land prices could be overcome by encouraging rehab of older properties and neighborhoods condition of rental properties could be overcome with tougher enforcement of existing city codes and inspections of deteriorating properties NIMBY - I firmly believe we need a homeless campus here and more education to the plight of the homeless and low income families - they also need to be offered nice rental properties to live in - just because you are poor does not mean you should live in substandard slum rentals

Low Interest Loans, Bonds & Grants

make fort smith larger somehow

Making the process easier to get a permit

More incentives to attract qualified builders

National Electrical codes as well as city requirements are becoming cost prohibitive

NIMBY - education and opportunities

NIMBY will not be easy to overcome unless the people who are 'renting' can prove that they will do 'nothing that reduces quality of life' for others in the neighborhood.

NIMBY- Explain what is need and how to separate the new construction from the existing area

NIMBY, NEED FOR MORE PUBLIC EDUCATION NEED FOR MORE COMMUNITY SUPPORT

NIMBY; communication and education

NIMBYism - DON'T try to overcome it, build ONLY where neighbors WANT affordable housing built. Lack of nearby services - Build only where nearby services are already available and close.

NIMBYism and low income minority density in certain parts of town; i.e. the north side of town

No adequate inspection of low rent housing. No independence feed back from individuals in low rent housing.

Not to pick on Fort Smith or the individuals who over-see it, it just seems to still have the 'good old' boy' thing going for it. I believe not only have we lost out on some possible good things, but have also not helped our citizens as we should.

Number one problem is NIMBY. The best way is to simply address all concerns in the best way possible.

Offer grants to independent businesses willing to open in economy strained neighborhoods including grocery stores and vocational business.

Open Public Discussion / Education

permit fees lower the cost of these fees for housing being built for homeless,needy,elderly, etc also lower fees for the remodeling or upgrading of these homes. there is also a lack of affordable 1 family dwellings, houses, and when you can find one they are in terrible shape, not economic to live there windows leak air, plumbing is bad, needs new carpet or no carpet etc.

public relations/marketing campaign

Requiring new developments to be neighborhood friendly.

Senior care is sorely lacking in this area with no local support. As one who has had to sell my home to move in to care for my parents versus putting them in a nursing home, there was not reasonable in between place for them. Somewhere that was cost efficient with assistance they need. Finding affordable housing to accommodate them, me and my three kids was impossible. We now own a lemon and are doing our best to make lemonade. At a very high cost to us.

Subsidization for construction costs.

The City must set a clear direction towards understanding of this issue. Affordable housing is not a bad word and could be very important in the development of downtown Fort Smith. Workforce housing is key to growth in many areas in the country to stimulate areas of blight.

The gover4ning powers of the good old boy network in Fort Smith need to proactive and more forward thinking. We are so behind the times/

There is an affordable housing option in Fort Smith for 99.9% of the residents.

Thoughtful consideration of new codes/regulations before just jumping on the bandwagon. Better trained code inspectors, not just old contractors. Shift over-emphasis on appearances of north side homes to the entire city. Reduce the staff of neighborhood services and shift focus from grass police and develop HQS for rental housing. (replace quality with quantity). It is unbelievable that there are so many "developed" areas of town that have no water/sewer lines accessible. Finally

Upgrade your Building Codes to Green Energy Efficient Standards & Contractor Certifications for Bidding on jobs.

We are land locked. We need to demolish and rejuvenate run down properties. Neighbors would be more accepting of residential

**Appendix C. Additional Plan Data**

improvements to low income properties already there.  
 We need money...I just applied for a grant through HUD to get some services available for folks here in Polk county, denied...how are we ever to get started?  
**WILL IMPROVE WITH TIME**  
 Zoning restrictions limit services to lower income residents.  
 It's time to demand that property owners either demolish substandard housing or bring structures up to code. Even if the city fathers must make "important" people angry by demanding basic living standards. Much work is being done by inspectors. Let's talk about it more. In small bits at a time. Educate the public.  
 Lack of other infrastructure: the city's flooding problems. Many of the older neighborhoods could look better and attract better owners/renters if the flooding problems were adequately addressed  
 Nearby services - personally, I can't drive, can't walk a great distance either. In summer and winter, I am trapped without so much as a corner store nearby. I imagine many are also in my situation. The bus routes need to be much shorter. Most will shop as close to home as they can. But when the closest bus route is beside the store, busses are pointless  
 Open Public Discussion / Education  
 Second is available land at reasonable cost so that the bottom line is not adversely impacted. Eminent domain needs to be prudently used.  
 Social Security gives the mentally challenged an SSI check for \$674 per month. This should go first for rent and utilities. This is quite often not the case. If we could have affordable rent that focus' on these individuals, it would eliminate unnecessary homelessness.  
 Start Going Green on Weatherization and Energy Auditing of Homes. Safe, licensed Adult Day Care provides a great environment for Seniors in need.

**Table C.11**  
**What other investment categories are you considering?**  
 City of Fort Smith  
 2010 Housing and Community Development Survey

Comments
10% for homeless people to sleep during the day that work. Acquisition Adult Day Care & Home Health Services Adult Day Services and Family Respite assistance for the elderly beautification, sidewalks codes enforcement & city clean-up education Education Historic District Historic Preservation Homeless Campus HOMELESS CAMPUS Life Skills education PARKS Permanent Supportive Housing for the Homeless regulatory services respite care and adult day care savings Senior Care Supportive housing for the homeless Upkeep

<b>Table C.12</b> <b>What other business activities are you considering?</b> City of Fort Smith 2010 Housing and Community Development Survey
Comments
Assistance with making businesses look more appealing along the Midland corridor. Economic development Assistance to non-profits, which have been the fastest growing segment of the economy for the past four years. folks with felony convictions or other problems need places to work too improve local government attitude to existing business life skills education More jobs for high school level education & College educated graduates. Need for the University of Arkansas at Fort Smith and the City of Fort Smith to form an economic development committee comprised of people who are willing to work on this project and willing to work together for the good of development in the City. These should be people who are willing to set aside their own motives for profit and who will be involved strictly for the betterment of the future of Fort Smith. Small Business Development Plans. The town does not need anymore minimum wage jobs. Why are you asking me to fill this out, we are in MEna?????

<b>Table C.13</b> <b>What other Infrastructure needs are you considering?</b> City of Fort Smith 2010 Housing and Community Development Survey
Comments
Expansion of sidewalks and invest in walking/biking trails that the City currently has a plans for but no funding fluoridation of water supply In Mena reallocate some of the street tax to more needed projects. Sidewalks should not be so close to the street and should be wide enough for pedestrian usage. specifically, drainage on Rogers avenue

<b>Table C.14</b> <b>What other community and public facility needs are you considering?</b> City of Fort Smith 2010 Housing and Community Development Survey
Comments
adult day care and respite care Adult Day care facilities All sports area Bicycle routes. Existing is a joke! Community Gardens Downtown, riverfront, commercial and living development. Family-Oriented Facilities girls softball fields Homeless Shelters is much needed due to national recession. Homelessness Campus In Mena Let's update/upgrade the play grounds we currently have. low income mental health providers non-profit center There is a great need for mass transit system in this area. There is also a need to encourage usage of mass transit. Parks and playgrounds are very important as are health care facilities. youth sports league venues - ball fields, indoor and outdoor

<b>Table C.15</b> <b>What other public and human service needs are you considering?</b> City of Fort Smith 2010 Housing and Community Development Survey
Comments
case management In Mena More crime prevention program for youth More Police Involvement/enforcement. Rehabilitation Services for addicts

<b>Table C.16</b> <b>What other special needs groups are you considering?</b> City of Fort Smith 2010 Housing and Community Development Survey
Comments
Foster Care In Mena we need a lot of help, and can't seem to get anyone to assist us!!! More funding for victims of domestic violence None English speaking citizens Pregnancy Help Home We currently do not have a "no kill shelter" for domestic animals. In all the cities that are considered "pet friendly" and advertise themselves as "pet friendly" there are no-kill shelters and mandatory spay/neuter laws. Also, we do not have overnight shelter for homeless families. Homelessness is a fact of life in this economy and instead of trying to make these people invisible we should be a more caring community and try to provide help for this part of the population.

<b>Table C.17</b> <b>What other services and facilities for special needs groups are you considering?</b> City of Fort Smith 2010 Housing and Community Development Survey
Comments
Children in Foster Care Domestic animals. We currently do not have a "no kill" shelter in Fort Smith and also do not have mandatory spay/neuter laws on the books. funding for domestic violence victims In Mena More public/family involvement, not taxpayer support.

<b>Table C.18</b> <b>Please share with us any comments you may have about housing and community development needs</b> City of Fort Smith 2010 Housing and Community Development Survey
Comments
affordable Better Planning Better quality of rental housing better rental property for low income residents Clean up the city, enforce codes, educate citizens. Don't know the needs education for obtaining and maintaining housing Get the housing authority out of building spec. homes and return to the assistance mission for which it is designed. Great need for elderly/handicapped elderly services and assistance. Have other people on Boards. Helping people to become homeowners allows them to become greater stakeholders in the community and gives them a broader sense of belonging. High need for supportive housing Homeless including foster children that are aging out of Foster Care. If I had money to invest (Question #1), I would clean up and lease every building on Garrison Avenue, and I would help renovate every home in Belle Grove. low cost, easy maintenance, energy efficient make housing that we already have work MEna is in the 1950's as far as any type of community development. we need a lot! More funding available for low income families to become homeowners. The funds always run out before the calendar year. need affordable housing/ programs for mentally ill Need Campus type facility with lead agency Need more perm. supp. and transitional housing Need much more affordable housing than what is being offered at this time. New businesses that pay reasonable salaries. nice rentals are not available for those with lower incomes No comment Only one location for elder care compared to other subpopulations and their needs prioritize homeless services through CDBG Public Service funding. Rental property deterioration Rental property minimum standards. / Homeless due to mental conditions. Seniors and homeless people need more assistance Should be high need Storm Drainage Support for non-profit, women owned and minority owned businesses. The Housing Authority's CDE is a good thing There are many organizations working to improve these needs but the need seems to be larger than the provisions for such. This community needs a revitalization plan with tax credits for families moving into and rehabilitating already existing structures. This

**Appendix C. Additional Plan Data**

needs to be on a planned basis with building codes, landscaping codes, for older areas of this community.  
 Too much public housing, building where not wanted.  
 Transitional and permanent supportive housing, plus low-rent apartment rentals  
 transportation, housing for the disabled especially mentally disabled, transitional housing for those that are waiting to qualify for disabilities. More public friendly facilities such as museums and downtown restoration. Demolition of buildings that are not being used a bad eyesore.  
 Unused riverfront area  
 we have a need for downtown housing for the homeless. not so far away they can not get to it. this is where they are, down town and this is where they need the help at.  
 We have wonderful services here in Fort Smith  
 We need a homeless campus and better quality rentals for low income rentals  
 We need to improve the City of Fort Smith so that people want to move here, we can't just fix things that are broken, such as pot holes and streets.  
 You have great people, need more funds and less regulations to help more people.

**Table C.19**  
**Please share with us any commits about barriers or constraints to these needs**  
 City of Fort Smith  
 2010 Housing and Community Development Survey

Comments
2 year waiting list for housing assistance through HUD Aside from community opinions that we should stay in the 50's, we need money, land, grants. you name it! Attitudes Attitudes and beliefs of city directors and planning commission. They seem to think "new is better" They need to look at the city of Charleston, South Caroling, Savannah. Georgia, where restoration is an art and draws people to the downtown communities. We need more recreational facilities in our downtown than nightclubs and liquor license. We need neighborhoods that are attractive, well planned, well lighted and attractive landscaping. City officials need to admit the problems and attack the root cause. cost Don't make ..... (not completed) Failure of Community leaders & citizens to care, to support the community. funding & Location Funding as with any City government Good old boys - white guys in suits. government interference Guidelines for Rental Property Handicapped accessibility Homeless need priority for Sect. 8 Vouchers Income level is too low - medium income households need assistance too initial cost, public resistance Just not available. No one seems interested. Lack of funds Lack qualified people making decisions Landlord knowledge Low income rentals are substandard and lack of jobs lower salaries don't help with development money Money Need full time person to write grants and manage. Neighborhood activists who don't understand the process NIMBY No comment no education to enable ppl to maintain housing no standards Not glamorous work; the overlooked generation Objections from citizens to redevelop or improve condemned housing to build new homes People and agendas Political will and the lure of Fed. Govt. money Qualified individuals to advise on housing development projects

Appendix C. Additional Plan Data

Regulations and rules that restrict help even though its evident that help is needed.  
 stricter codes for rental property owners  
 Stubbornness of housing management  
 stuck up people who down want to see or help those in need.  
 The "Not In My Neighborhood" sentiment  
 The independent organizations working together to bring more services to the additional need  
 The restriction for low income families to become homeowners could be expanded  
 Time

**Table C.20**  
**Please share with us any comments you may have about housing and community development challenges**

City of Fort Smith  
 2010 Housing and Community Development Survey

**Comments**

????  
 4417 Didier Rd.  
 all these new homes going up for low income family and the payments are so high that only the illagells can afford to buy them. the poor can not afford that amount of the payments.  
 apply for grants available/offer tax breaks  
 Be Fair  
 canvas the entire Fort Smith area - apply/receive more grants  
 Centers and Activities for the Developmentally Disabled  
 Combine resources to eliminate duplicating services.  
 Communicate the good things about living near downtown.  
 Contract with companies that know what they are doing  
 Doing a fine job now!  
 Don't know if there is a better way.  
 economic development and good paying jobs are a must - also stricter enforcement of existing codes on residential properties and a strengthening of these codes  
 economic development/jobs  
 Educate the community and bring more diverse membership to be involved in the committees  
 Education to Architects, Developers, Contractors on the housing and community development challenges that the City of Fort Smith sees and faces would help the Design industry address the needs of the community with a greater sense of unity.  
 Encourage public housing be built only where neighbors want it.  
 Enforce laws and stop sidestepping issues that are controversial. Stop spending funds on projects that are pie "in the sky," never get audited and cost taxpayers money.  
 Focus on long term solutions instead of just meeting immediate needs.  
 Focus revenue toward one goal at a time  
 Form a housing and community development board of community leaders who are interested in revitalizing the city and making it a more attractive place to live and raise families. Have an emphasis on revitalization of neighborhoods with tax credits for owners to upgrade properties. (not landlords) We already have an over-abundance of rental properties that are fast causing neighborhoods to deteriorate because of lack of care. Enforce mandatory standards for ALL housing. Enforce mandatory landscaping ordinances for all businesses and housing. STOP pouring concrete everywhere. When you have a parking lot, also have trees in the parking lots and landscaping. Upgrade the parks system. With the money we are spending there should be some sort of edging and fertilizing and some appearance of upkeep and care. Improve attitude of city leaders and employees. Stop the negative publicity. If necessary, stop public forums at City Directors Meetings. These meetings make our city look and sound illiterate. I agree the City Directors dropped the ball (that is an understatement) on the convention center. However, what we need is a sensible solution, not more name calling and flag waving at these meetings. City Director meetings should be a meeting to conduct the business of the city not a public forum for the mentally ill.  
 Funding & use of city owned land  
 Have a unified and well versed plan communicated to the City.  
 Have training for landlords/owners for better quality rental housing  
 I sure don't know.  
 Keep the team you have doing that they do, get federal government to see the needs.  
 Make it a higher priority  
 Make it a priority.  
 make plan for the future. realistic studies.  
 money and follow thru  
 More Code Enforcement for Rental Properties

Appendix C. Additional Plan Data

---

More funding for PSH and TH  
More funding for transitional and permanent supportive housing  
More public forums  
No comment  
Open forums, look around, listen...  
prioritize homeless services through CDBG Public Service funding.  
Take control of the one center so it can be funded more and moved to a location that would be easier to use and have more services available..  
Talk to the people and ask questions  
teach ppl how to budget there money and lives  
the utilities are outrageous, folks with money issues find themselves not able to afford the utility cost.  
There just are not that many challenges. The city has done a good job over the years on this. Most of the activity now just seems to be make-work.  
To be actively engaged in improving the amenities of the City.  
Work with agencies like the Next Step Day Room  
write a rental property owners management code, have them register as rental property owners and have their property inspected on a yearly basis, this would include inspection inside, for safety, electrical, plumbing etc.



## **APPENDIX D: PUBLIC INVOLVEMENT PROCESS**

---

The public involvement process followed the requirements specified in the Citizen Participation Plan, as noted in Appendix A. However, the following narrative and exhibits provide additional information about the outreach, notification, and public involvement opportunities offered to the citizen of Fort Smith in the development of the *2011-2015 Consolidated Plan for Housing and Community Development*.

### **THE 2010 HOUSING AND COMMUNITY DEVELOPMENT SURVEY**

In keeping with the Citizen Participation Plan, the public was provided significant opportunities to provide input to the initial development of the Consolidated Plan and to its data and needs assessments. For feedback from the community, the CDD elected to use a survey instrument for collecting resident input on needs associated with the Consolidated Plan. The survey comprised a series of questions, in which the respondent was asked to rank the desirability of the particular housing or community development need. The levels of the ranking were listed as “no need,” “low need,” “medium need” or “high need.” Topics included community services, community facilities, infrastructure, neighborhood services, the needs of special populations, housing and economic development needs. Selected questions were then posed under each topic area. The survey was distributed via an e-mail containing a link to a Web-based survey. The survey generated 152 responses.

### **PUBLIC INPUT MEETING**

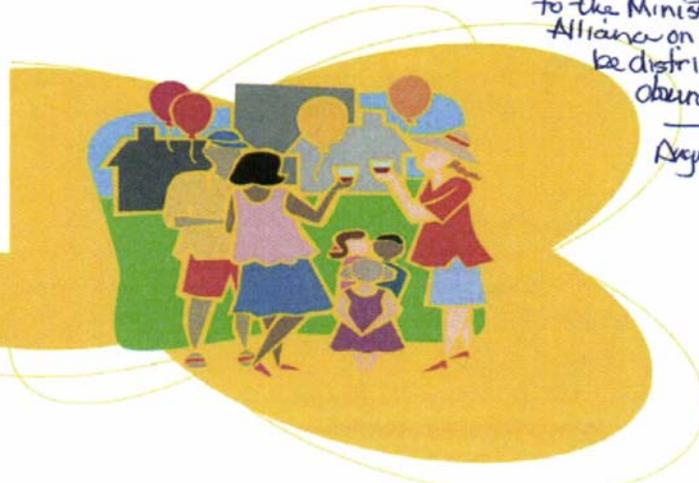
In addition, a public input meeting was held on August 30, 2010 at 6:00 pm at the Elm Grove Community Center. The purpose of this meeting was to present preliminary findings of the Consolidated Plan. Attendees were urged to offer perspective and commentary about identified needs and their opinions about needs that the city should consider. In order to increase awareness of this meeting, 100 stakeholders in the city were attempted to be contacted by phone to inform them of the date, time and importance of the Consolidated Planning process. This outreach communication effort was made two weeks before the public input meeting was held.

### **ADVERTISEMENT DOCUMENTATION**

Documentation of the advertising efforts in relation to community outreach regarding the Consolidated Planning process, including the survey and the public input opportunities, are presented on the following pages.



# Housing & Community Development Survey



*Rev. U.C. Washington will take 15 copies to the Ministerial Alliance on Aug. 8, to be distributed through churches. NJ  
August 5, 2010*

**We want to hear your thoughts and concerns about Housing and Community Development issues in the City of Fort Smith.**

**This survey should take less than 10 minutes and is related to how CDBG and HOME funds will be spent over the next five years in Fort Smith. All comments gathered will be kept anonymous and combined in a single narrative for inclusion in the 5 Year Consolidated Plan Program Years 2011-2015.**

**Take the Fair Housing survey: Go online: [www.surveymonkey.com/s/T3SPQ88](http://www.surveymonkey.com/s/T3SPQ88)**

**Or take the survey by phone call 784-2209**

Online : [www.surveymonkey.com/s/T3SPQ88](http://www.surveymonkey.com/s/T3SPQ88)  
or By Phone: 784-2209

Online : [www.surveymonkey.com/s/T3SPQ88](http://www.surveymonkey.com/s/T3SPQ88)  
or By Phone: 784-2209

Online : [www.surveymonkey.com/s/T3SPQ88](http://www.surveymonkey.com/s/T3SPQ88)

Online : [www.surveymonkey.com/s/T3SPQ88](http://www.surveymonkey.com/s/T3SPQ88)  
or By Phone: 784-2209



## Housing & Community Development Survey

Your input concerning housing and community development issues are essential to ensuring thorough representation of the views held by Fort Smith Citizens. There is an online survey for you to complete at your convenience. It is located at this link:

<http://www.surveymonkey.com/s/T3SPQ88>

If you do not have Internet Access, the survey can be completed by calling:

479.784.2209

This survey should take less than 10 minutes and is related to the type of projects that will be undertaken with Community Development Block Grant (CDBG) and HOME Investment Partnership Act funds over the next five years in Fort Smith. All comments gathered will be kept anonymous and combined in a single narrative for inclusion in the Five Year Consolidated Plan for Program Years 2011-2015.



**Jennings, Matt**

---

**From:** Jennings, Matt  
**Sent:** Thursday, August 05, 2010 10:44 AM  
**To:** 'Lupe Hernandez '  
**Subject:** Advertisement  
**Attachments:** Advertisement for Consolidated Plan Survey 2010 August.doc

Lupe,

Please place the attached notice in a display ad(not classified), if possible in the Friday, August 6, the Sunday, August 15 & Sunday, August 22, 2010 editions of the Times Record. The purchase order number for this advertisement is #4107. Thanks!

Thanks and please let me know if you have any questions.  
Matt

J. Matt Jennings, AICP  
Director of Community Development  
City of Fort Smith  
P. O. Box 1908  
Fort Smith, AR 72902  
Office: 479-784-2209  
Fax: 479-784-2462



**Jennings, Matt**

---

**From:** Jennings, Matt  
**Sent:** Thursday, August 05, 2010 10:59 AM  
**To:** 'Julio Abarjan '  
**Subject:** Advertisement  
**Attachments:** Advertisement for Consolidated Plan Survey 2010 August.doc; Public Hearing Notice 5 Yr Con Plan Input meeting.doc

Julio,

Please place the attached notice for the survey in a display ad(not classified) and the Public Hearing Notice in the legal notices section in the Wednesday, August 11, 2010 edition of the Hispanos Unidos. My understanding is that Jamie Fout of our office spoke with you yesterday by phone and you will translate it for us.

The purchase order number for this advertisement is #4107. Thanks!

Thanks and please let me know if you have any questions.  
Matt

J. Matt Jennings, AICP  
Director of Community Development  
City of Fort Smith  
P. O. Box 1908  
Fort Smith, AR 72902  
Office: 479-784-2209  
Fax: 479-784-2462



**Jennings, Matt**

---

**From:** Jennings, Matt  
**Sent:** Thursday, August 05, 2010 11:06 AM  
**To:** 'Cecil Green (leovy@att.net)'  
**Subject:** Advertisement  
**Attachments:** Advertisement for Consolidated Plan Survey 2010 August.doc; Public Hearing Notice 5 Yr Con Plan Input meeting.doc

Cecil,

Please place the attached notice for the survey in a display ad(not classified) and the Public Hearing Notice(even though it says to publish on 8/16) in the legal notices section in the August 20, 2010 edition of the Lincoln Echo.

The purchase order number for this advertisement is #4107. Please send the invoice and proof of publication to my attention at the post office box below.

Thanks and please let me know if you have any questions.

Matt

P.S. I tried to get by to talk with you at the Awards Ceremony at Golden Living in June but you and both kept getting tied up. I hope all is well and you are staying out of this heat!

M. Matt Jennings, AICP  
Director of Community Development  
City of Fort Smith  
P. O. Box 1908  
Fort Smith, AR 72902  
Office: 479-784-2209  
Fax: 479-784-2462



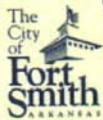
## ***PUBLIC HEARING NOTICE***

### Housing and Community Development

A public hearing will be held on Monday, August 30, 2010 at the Elm Grove Community Center - Oak Room located at 1901 Greenwood Avenue in Martin Luther King Park at 6:00 p.m. The purpose of these public hearings is to receive input on the 5 Year Consolidated Plan for FY 2011-2015. The comments will be used to assist in preparing goals, objectives and strategies for the expenditures of Community Development Block Grant Program(CDBG) and HOME Investment Partnership Act funding.

The meeting location is accessible. Should you have any questions, need interpreter services or other accommodations are needed, please contact Jamie Fout, Community Development Assistant or Matt Jennings, Director of Community Development at 479-784-2209, forty-eight hours in advance of the meeting so that arrangements can be made. The City of Fort Smith is an Equal Opportunity Employer.

Publish in Legal Notices: Monday, August 16, 2010



**Community Development Block Grant Program  
HOME Investment Partnership Program**



August 3, 2010

**2010 HOUSING & COMMUNITY DEVELOPMENT SURVEY ANNOUNCEMENT**

*To our fellow citizens:*

The City of Fort Smith is currently developing a five-year plan for housing and community development. The plan will guide housing and community development policy and actions, such as housing, economic development, public facility and infrastructure investment, over the next several years.

Known as the "Consolidated Plan for Housing and Community Development," the study is required by the U.S. Department of Housing and Urban Development (HUD). The planning process is intended to more comprehensively fulfill three basic goals: to provide decent housing, to expand economic opportunities and to provide a suitable living environment. The plan also depends on the opinions and experiences of people who are knowledgeable about housing and community development in Fort Smith – people like you.

Because we feel that your input is essential to ensuring thorough representation of the views held by people throughout the community, we urge you to complete an online survey. Comments gathered during this survey will be used to create narratives for inclusion in the Consolidated Plan. Your individual comments will remain anonymous and will be compiled with all other responses by an outside vendor.

I realize that you are very busy, but I hope you'll have the time to participate in this important study. It should take less than 10 minutes of your time. As well, please feel free to forward this e-mail and the online survey link to any other people you feel would like to participate in this survey. Please go online and insert the link below. *If you do not have access to the internet, please call us at 784-2209 and we will input the information into the system for you.*

<http://www.surveymonkey.com/s/T3SPQ88>

Thank you for your time and assistance.

Sincerely,

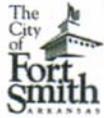
Matt Jennings

623 Garrison Avenue - P.O. Box 1908 - Fort Smith, AR 72902 - 479-784-2209



(OVER)

Mailed to CP List on 8/4/2010



**Community Development Block Grant Program  
HOME Investment Partnership Program**



August 3, 2010

**2010 HOUSING & COMMUNITY DEVELOPMENT SURVEY ANNOUNCEMENT**

*To our fellow citizens:*

The City of Fort Smith is currently developing a five-year plan for housing and community development. The plan will guide housing and community development policy and actions, such as housing, economic development, public facility and infrastructure investment, over the next several years.

Known as the "Consolidated Plan for Housing and Community Development," the study is required by the U.S. Department of Housing and Urban Development (HUD). The planning process is intended to more comprehensively fulfill three basic goals: to provide decent housing, to expand economic opportunities and to provide a suitable living environment. The plan also depends on the opinions and experiences of people who are knowledgeable about housing and community development in Fort Smith – people like you.

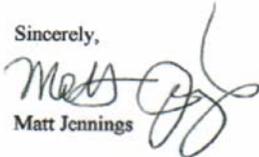
Because we feel that your input is essential to ensuring thorough representation of the views held by people throughout the community, we urge you to complete an online survey. Comments gathered during this survey will be used to create narratives for inclusion in the Consolidated Plan. Your individual comments will remain anonymous and will be compiled with all other responses by an outside vendor.

I realize that you are very busy, but I hope you'll have the time to participate in this important study. It should take less than 10 minutes of your time. As well, please feel free to forward this e-mail and the online survey link to any other people you feel would like to participate in this survey. Please go online and insert the link below. *If you do not have access to the internet, please call us at 784-2209 and we will input the information into the system for you.*

<http://www.surveymonkey.com/s/T3SPQ88>

Thank you for your time and assistance.

Sincerely,



Matt Jennings

623 Garrison Avenue - P.O. Box 1908 - Fort Smith, AR 72902 - 479-784-2209



(COVER)

August 3, 2010

## NOTICE OF REVIEW AND COMMENT

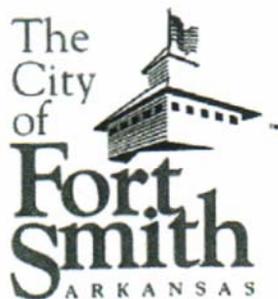
The City of Fort Smith is in the process of preparing the Five Year Consolidated Plan which will guide how CDBG and HOME Investment Partnership Act Funds will be spent on projects during Program Years 2011-2015 .

There is a draft copy of the Citizen Participation Plan online that will be used during this process. Should you desire to review it, go to: [www.fortsmithar.gov](http://www.fortsmithar.gov) and click on Department and Services. At the drop down menu, go to Community Development and the Plan can be found under "Downloadable Community Development Documents". The name of the file is the: *Draft Citizen Participation Plan for the Consolidated Plan for Program Years 2011-2015*.

If you do not have computer access, please call our office at 784-2209 and we will send you a copy out through the mail.

Comments will be accepted on the Citizen Participation Plan up to and during the Review and Comment Period for the Five Year Consolidated Plan (tentatively scheduled for October). Comments on the Draft Citizen Participation Plan can be sent to me via this email address: [miennings@fortsmithar.gov](mailto:miennings@fortsmithar.gov) or in writing, at the address below:

City of Fort Smith  
Community Development Department  
P. O. Box 1908  
Fort Smith, AR 72902



(OVER)

Appendix D. Public Involvement Process

David Harris 2025 South "V" St. Fort Smith, AR 72901	St. Edward Foundation P.O. Box 17000 Fort Smith, AR 72917	Lynn Ellison Fort Smith School Systems 3205 Jenny Lind Road Fort Smith, AR 72901
Jay Burk Fort Smith Fights Aids, Inc. P.O. Box 3552 Fort Smith, AR 72913	Nenya Perry Community Dental Clinic P.O. Box 4069 Fort Smith, AR 72914	Jerry Glidewell Fort Smith Boys/Girls Club 4905 N. "O" St. Fort Smith, AR 72904
Mark Whitmer, E. D. CSCDC P.O. Box 4069 Fort Smith, AR 72914	Ken Pyle, Executive Director Fort Smith Housing Authority 2100 North 31 <sup>st</sup> St. Fort Smith, AR 72904	Roy Thompson BOST P.O. Box 11495 Fort Smith, AR 72917
Gateway House 3900 Armour Fort Smith, AR 72904	Keith Bradley Lincoln Youth Service Center 1422 North 8 <sup>th</sup> St. Fort Smith, AR 72901	Wanda Freeman Times Record PO Box 1359 Fort Smith, AR 72902
KFSM-TV Channel 5 News P.O. Box 360 Fort Smith, AR 72902	KHBS-KHOG TV Channel 40/29 News 2415 N. Albert Pike Fort Smith, AR 72904	KPBI - TV Channel 46 News 510 N Greenwood Ave Fort Smith, AR 72901
Golden Rule Clothes Closet 212 North 3 <sup>rd</sup> Street Fort Smith, AR 72901	Rev. Queen Ottawa Community Action 1927 North 13 <sup>th</sup> Street Fort Smith, AR 72903	Tom Minton United Way Agencies P.O. Box 2300 Fort Smith, AR 72902
Allene Stafford D.S.T., Inc. 1420 North 55 <sup>th</sup> Terr. Fort Smith, AR 72904	Linda Gabriel Next Step Day Room P.O. Box 3814 Fort Smith, AR 72913	Cindy Crawford Hannah House P.O. Box 1672 Fort Smith, AR 72902
Monica McKinney Girls, Inc. 1415 Old Greenwood Rd. Fort Smith, AR 72901	Amy Wilcox Kistler Center 3304 S. "M" St. Fort Smith, AR 72901	Area Agency on Aging 524 Garrison Ave. Fort Smith, AR 72901
April Moore Heart to Heart Pregnancy Center 216A N. Greenwood Ave. Fort Smith, AR 72901	Charles Logan First National Bank P.O. Box 7 Fort Smith, AR 72901	Jane Stewart Howard Elementary 1301 North 8 <sup>th</sup> Street Fort Smith, AR 72901
Ernie Singleton Literacy Council of Western Ark P.O. Box 423 Fort Smith, AR 72902-0423	Clay Roper Childrens' Emergency Shelter 3015 South 14 <sup>th</sup> St. Fort Smith, AR 72901	Jay Poppe Ark. Valley Habitat for Humanity P.O. Box 754 Fort Smith, AR 72901

Reverend Paul Bokker  
St. Paul's Methodist Church  
4100 Grand Ave.  
Fort Smith, AR 72904

Pastor Lorenzo Lee  
Quinn Chapel  
1903 North 13<sup>th</sup>  
Fort Smith, AR 72901

AR Sleepers  
2809 Koller St.  
Fort Smith, AR 72904

Mr. Rick Foti  
Community Services  
Clearinghouse  
P.O. Box 1522

WAPDD  
P.O. Box 2067  
Fort Smith, AR 72902

The Darby Foundation  
P.O. Box 1625  
Fort Smith, AR 72902

Robbin Flippin  
St. John's Sack Lunch Program  
4628 Free Ferry Rd.  
Fort Smith, AR 72903

Jackie Kursh  
710 N. 8<sup>th</sup> St.  
Fort Smith, AR 72901

Gloria Arnold  
3700 Morris Dr.  
Fort Smith, AR 72904

S Chambers  
Fort Smith Housing Authority  
2100 North 31<sup>st</sup> St.  
Fort Smith, AR 72904

Amy Bebout  
St. John's  
1804 Rannoch Tr.  
Fort Smith, AR 72908

Steven Mason  
Accelerated Equity  
1614 South Q  
Fort Smith, AR 72903

Brenda Hook  
Good Samaritan Clinic  
615 North B St.  
Fort Smith, AR 72901

Fort Smith, AR 72902

Juneteenth Planning Commission  
Greg Herschel

Mr. Greg Hershel  
King Solomon CDC  
4400 North "N" St.  
Fort Smith, AR 72904

King Solomon Baptist Church  
c/o George McGill  
801 S. Greenwood Ave.  
Fort Smith, AR 72901

Lori Williams  
Fountain of Youth Adult Daycare  
2409 S. 56<sup>th</sup> St., Suite 121  
Fort Smith, AR 72903

Kenny Rodin  
P.O. Box 6751  
Fort Smith, AR 72906

Rebekah Walton  
3412 North Q  
Fort Smith, AR 72904

Jake Files  
Foster, Files, & Harris LLC  
3203 Waco Street  
Fort Smith, AR 72901

Richard Griffin  
CBID  
P.O. Box 2207  
Fort Smith, AR 72902

Western AR Counsel. & Guidance  
3111 S. 70<sup>th</sup> St.  
Fort Smith, AR 72903

BOST, Inc.  
Kent Jones  
P.O. Box 11495  
Fort Smith, AR 72917

P.O. Box 8083  
Fort Smith, AR 72902

Mary Alink  
Harbor House  
P.O. Box 4207  
Fort Smith, AR 72914

Living Hope  
Gwen Scamardo  
1908 N. Davis  
Lavaca, AR 72941

Alzheimer's Association  
Cheryl Bledsaw  
320 N. Greenwood Ave.  
Fort Smith, AR 72901

Kathryn Howard  
818 Belle Ave.  
Fort Smith, AR 72901

Cindy Crawford  
Tree of Life  
7410 Steep Hill Road  
Fort Smith, AR 72916

Jackie Hamilton  
2713 South 74<sup>th</sup> St.; Ste. 103  
Fort Smith, AR 72903

Cathy Brown  
P. O. Box 7183  
Van Buren, AR 72956

Mr. Robert Miller  
Miller Investments  
11414 Highway 71 S  
Fort Smith, AR 72916

Brandon Woodrome  
P. O. Box 2771  
Fort Smith, AR 72913

Robert Thomas  
3210 Phoenix Ave., Apt. "H"  
Fort Smith, AR 72901

Girl's Shelter of Fort Smith, Inc.  
c/o Mrs. Bridget Nelson  
5109 South 92<sup>nd</sup> Street  
Fort Smith, AR 72903

Alan Harrison  
TriBuilt Construction Group, LLC  
P.O. Box 12021  
Fort Smith, AR 72917

Mr. Denny Flynn, Exec. Dir.  
Kay Rodgers Park  
P. O. Box 4145  
Fort Smith, AR 72914

William B. Loyd  
Abilities Unlimited  
3305 Kibler Road  
Van Buren, AR 72955-5513

Alexandria Altiner  
Lincoln Child Care Center  
1415 North 9<sup>th</sup> St.  
Fort Smith, AR 72901

Executive Director  
The ARC for the River Valley  
2414 South 57<sup>th</sup> St. Suite 101  
Fort Smith, AR 72903

Brian Hilts  
Community Rescue Mission  
310 North "F" Street  
Fort Smith, AR 72904

Karen Hollenbeck  
Saint Boniface Catholic Church  
201 North 19<sup>th</sup> Street  
Fort Smith, AR 72901

Crisis Intervention Center  
Nikki Babb  
5603 South 14<sup>th</sup> Street  
Fort Smith, AR 72901

Rev. U. C. Washington  
Lend-A-Hand  
P.O. Box 811  
Fort Smith, AR 72902

**Jennings, Matt**

**From:** Jennings, Matt  
**Sent:** Tuesday, August 03, 2010 9:47 AM  
**To:** Jennings, Matt  
**Subject:** CDBG and HOME Funding in Fort Smith - Program Years 2011-2015

*Announcement mailed to the attached*

*list.*

*MJ 8/3/2010*

To those of you that completed the recent fair housing survey, thank you!

The next survey is for the Five Year Consolidated Plan. This survey is very important because it will be a factor in the way CDBG and HOME funds will be spent in the City of Fort Smith from 2011-2015.

**2010 HOUSING & COMMUNITY DEVELOPMENT SURVEY E-MAIL ANNOUNCEMENT**

*To our fellow citizens:*

The City of Fort Smith is currently developing a five-year plan for housing and community development. The plan will guide housing and community development policy and actions, such as housing, economic development, public facility and infrastructure investment, over the next several years.

Known as the "Consolidated Plan for Housing and Community Development," the study is required by the U.S. Department of Housing and Urban Development (HUD). The planning process is intended to more comprehensively fulfill three basic goals: to provide decent housing, to expand economic opportunities and to provide a suitable living environment. The plan also depends on the opinions and experiences of people who are knowledgeable about housing and community development in Fort Smith – people like you.

Because we feel that your input is essential to ensuring thorough representation of the views held by people throughout the community, we urge you to complete an online survey. Comments gathered during this survey will be used to create narratives for inclusion in the Consolidated Plan. Your individual comments will remain anonymous and will be compiled with all other responses by an outside vendor.

I realize that you are very busy, but I hope you'll have the time to participate in this important study. It should take less than 10 minutes of your time. As well, please feel free to forward this e-mail and the online survey link to any other people you feel would like to participate in this survey. Please click on the following link and take the survey today!

<http://www.surveymonkey.com/s/T3SPQ88>

Thank you for your time and assistance.

Sincerely,  
Matt

J. Matt Jennings, AICP  
Director of Community Development  
City of Fort Smith  
P. O. Box 1908  
Fort Smith, AR 72902  
Office: 479-784-2209  
Fax: 479-784-2462

Andy Dibble	adibble@mwc-engr.com
Annie Rose Schaberg	arms1@sbcglobal.net
Barry Neal	Bnealaw@aol.com
Becky Ivey	becky.ivey@century21.com
Belinda Baker	bbaker@alliedhomenet.com
Belva Ross	favoronmylife@aol.com
Betty Thomason	betty.thomason@bxs.com
Bill Loyd	bloyd@auivb.org
Bill Thomas	bill.thomas@bxs.com
Billy Anderson	billyfs17@sbcglobal.net
Bob England	bengland58@aol.com
Bradley Martin	realtor@bradleymartin.com
Brenda Harvel	lharvel@msn.com
Brian Floyd	brian@kralicekrealty.com
Butch Snow	james@jamesbutchsnow.com
Calvin Moye	calvin@clavinmoye.com
Calvin Williams	cwilliams@cscdcaa.org
Candyce Lookado	clookado@uafortsmith.edu
Capt. David Overton	info@fortsmithpd.org
Carl Cummings	carl@archplusinc.net
Carl McCawley	carma35@sbcglobal.net
Carol Justice	cjustice@fortsmithha.com
Carolyn Philpot	carolyn_philpot@beall-cpa.com
Carrie Bourlon	carrie.bourlon@century21.com
Cary Smallwood	csmallwood@carringtoncreek.com
Casey Collyar	ccollyar@FWMortgage.net
Cathy Rodriguez	cathyrodriguez44@aol.com
Chris Allen	chris18211@msn.com
Christie Badeaux	cbadeaux@earthlink.net
Ciela Edwards	ciela.edwards@bxs.com
Cindy Ashley	ashleycg1958@sbcglobal.net
Cindy Crawford	cidcraw@yahoo.com
Cindy Remler	cremler@fortsmithar.gov
Coby Logan	clogan@dailywoods.com
Craig Rivaldo	crivaldo@arvest.com
Crystal Pickens	pickec1@yahoo.com
Cynda Alexander	calexander@rauschcoleman.com
Dale White	dale@calvinmoye.com
Darlene Anderson	darlander5@att.net
David Jennings	davej57@msn.com
Debbie Dolan	ddolan@dolanjonesrealty.com
Debbie Martin	debbiem@guaranty-abstract.com
Donna Hyde	dhyde@gatewayhouseinc.org
Dorothy Lawrence	dorothy@sagely.com
Elizabeth King	elizabeth@kingrealtygroup.net
Fred Rausch	frausch@rauschcoleman.com
Gary Wadsworth	garywadsw@coldwellbanker.com

Genia Smith	Gsmith822@aol.com
Glee Cosner	glee1733@cox.net
Glenda Edwards	gmedwards87@cox.net
Glenda Mussett	gmussett@arvest.com
Gwen Lovelace	gwen.lovelace@arkansas.gov
Jacky Fleming	oyvayfsi@aol.com
James Hudson	james-hudson@sbcglobal.net
Jan Lowder	jan@jimmybell.com
Janet Sowers	jsowers@rauschcoleman.com
Janice Justice	janice.justic@arkansas.gov
Javier Verdin	genesis.realtors@sbcglobal.net
Jessica Jones	jessicajonesswilling@yahoo.com
Joan Fox	joan.fox@coldwellbanker.com
Juan Beltran	HeyJuan@rocketmail.com
Julie Ellen	julie_ellen@sbcglobal.net
Kami Burton	kburton@carringtoncreek.com
Karan Spector	kapector@arvest.com
Karl Sutherland	lsutherland@wingfootct.com
Kathleen Haliburton	macolimom@cox.net
Kathy Davern	kathy@jejonesrealestate.com
Keith Meador	keith@kingrealtygroup.net
Kelly Hernandez	kelly.hernandez@bxs.com
Kevin King	kevin@kingrealtygroup.net
Kim Hicks	kim@tnmrealestate.com
Laura Houston	laurah@ronaldragon.com
LeAnn Simms	lsimms@arvest.com
Linda Brixey	superealtor2@aol.com
Linda Fernau	lfernau@carringtoncreek.com
Linsey Yates	linseyyates@ramonaroberts.com
Lori Stephens	lori_rca@hotmail.com
Lorraine Luna	lluna2001@gmail.com
Luther Reed	premiermtginc@sbcglobal.net
Lynn Cole	lcole@benefitbank.com
Martha Bankston	marthabankston@cbankandtrust.com
Martha Rudell	mlrudell30@hotmail.com
Mary Carney	mcarney@arvest.com
Mary Jo Weidman	mjsbu@aol.com
Mary Nguyen	mary@sagely.com
Mary Ray	maryraymaryray@netscape.net
Melanie Moore	melanie@tnmrealestate.com
Melissa Ruby	fitgal479@hotmail.com
Mickey Stamps	birdparbog@yahoo.com
Milissa Debnar	milissadebnar@yahoo.com
Molly Dickerson	mremre@alltel.net
Mont Sagely	mont@sagely.com
Nancy Smith	nancy.smith@bxs.com
Nanette W	nanette@tnmrealestate.com

Neil Parker	neil.parker@century21.com
Norma Hopkins	normahopkins@sbcglobal.net
P.K. Howard	pamela.howard@arkansas.gov
Pat Ross	pat.ross@coldwellbank.com
Patricia Branson	patricia@jejonesrealestate.com
Patsy Jones	pjones@dolanjonesrealty.com
Patti Williams	pwilliams@mylibertybank.com
Paul Brown	paul@tnmrealestate.com
Rachel Crawford	rachelcrawford7222@hotmail.com
Ragon Clements	ragonc@ronaldragon.com
Rebecca Brown	rebecca@jimmybell.com
Renee Gaber	rgaber@raschcoleman.com
Richard Baker	rbaker@regionsmortgage.com
Robin Fagon	rfagon@rauschcoleman.com
Sal Ortiz	sortiz@arvest.com
Shana Hughes	shana.hughes@simmonsfirst.com
Sharla Lau	smlau@coldwellbanker.com
Sharon Lockwood	sharonlockwood@reality.com
Sheila Kelton	skelton@mylibertybank.com
Shelly Blaylock	shellyblaock@hotmail.com
Sherry Mason	sherry@jimmybell.com
Sherry Holden	fortsmith.mortgage@ffbl.com
Sherry Sartain	sherrysartain@yahoo.com
Stacy Johnson	stacy.johnson@bxs.com
Steve Echols	sechols@benefitbank.com
Sue Shields	sueshields@remax.net
Susan Reece	sreece@regionsmortgage.com
Tammy London	tlondon@benefitbank.com
Tammy Morse	tammyfhfm@sbcglobal.net
Ted Neal	tedneal@sbcglobal.net
Theresa Neely	theresa@tnmrealestate.com
Theresa Reeves	hearttoheartpsc@mynewroads.com
Tiffney Tilbury	tiffney.tilbury@century21.com
Tina Smith	tina.smith@century21.com
Todd Basham	tbasham@carringtoncreek.com
Traci Barker	traci_barker@sbcglobal.net
Trish Means	meanst413@sbcglobal.net
Venessa Woosley	vwoosley@appnation.com
Vicki Bush	vicki@ronaldragon.com
Vickie Davis	vickied85@aol.com
Vicky Pettway	vpettwaypremier@sbcglobal.net
Wilma Griffith	wilmagriffithremax@yahoo.com
Yolanda Mullins	ymullinsrealtor@cox.net

Becky Plaxco	bplaxco@fortsmithschools.org
Bruce Singleton	lcwaexdir@sbcglobal.net
Charleene White	lendahandfortsmith@att.net
Charlotte Sheraden	csheraden@warnersmith.com
Darrin Bercher	dbercher@fortsmithha.com
Gregory Boschert	greg.boshert@gmail.com
Herbert Norwood	herbnorwood@sbcglobal.net
Jane Stewart	jstewart@fortsmithschools.org
Jerry Glidewell	jglidewell@fsbgc.org
Keith Bradley	kkab@netzero.net
Ken Savage	ksavage@fortsmithar.gov
Kent Jones	kjones@bost.org
Laurie Burnett	laurie@jjsafetycenter.org
Louise Watts	pgiuffre@att.net
Machelle Fago	mfago@racushcoleman.com
Patti Logan	inherheart@netzero.net
Paula Patterson	motherearthscommunitygarden@yahoo.com
Rev. A.J. Parrish	a.j.parrish@att.net
Terry Chitwood	tchitwood@crisisinterventioncenter.org
Wardell Henley	w.henley@hotmail.com

Peggy Weidman	peggyweidman@gmail.com
Phil Leraris	phlerari@gmail.com
Phil White	phil@generalpallets.com
Pine Meadow	pinemeadowinc@cox-internet.com
R Coleman	rcoleman@mwc-engr.com
Ragon Clements (rclements@ronaldragon.com)	rclements@ronaldragon.com
Ray Gosack	rgosack@fsark.com
rcanumberone@sbcglobal.net	rcanumberone@sbcglobal.net
Rebecca Timmons	rjtf@yahoo.com
Redwine, Kirk (Sgt)	redwine@fortsmithpd.org
Rett Howard	rett@hillfirm.net
Richard Griffin	gccrbg34@swbell.net
Rob Coleman	rob@erc.com
Robert Dewitt	bdewitt43@cs.com
Rodney Ghan	rhghan@rhghan.com
Roger Winton	rogerwinton@cox.net
Ron Brixey	ronbrix@cox-internet.com
Ronnie Hawkins	Ronnie.Hawkins@hawkins-weir.com
Roy Thompson	roythompson@bost.org
Sally Fisher	SFisher@cscdcaa.org
Sam Sicard	samuelticard@fnbfs.com
Sandy Dixon	DixonContracting2000@yahoo.com
Sarah Fowler	sarah.fowler@unitedway.org
Scott Chambers (schambers@fortsmithha.com)	schambers@fortsmithha.com
Sherrri Gard	sgard@fsark.com
Sherry Savage	sherrysavage@cox.net
Stan Snodgrass	ssnodgrass@fsark.com
Steve Griffin	sgriffin@arvest.com
Steve Parke	sparke@fsark.com
Steve Rinke	steverinke@hotmail.com
Sue Robison	BlueRob220@aol.com
Susan Reehl	rsvp@ipa.net
Theresia Pennartz	Pennartz@arkleg.state.ar.us
Tim Risley	tim@risley-associates.com
Tom Monaco	tmonaco@fsark.com
Tracy Long	tlong@baldor.com
Tracy Winchell	TWinchell@fsark.com
Travis Brisendine	travis.brisendine@morrisonshiple.com
Travis Stephens	twsteph22@sbcglobal.net
W Smith	wsmith0418@earthline.net <i>earthlink</i>
Wally Bailey	bailey@FortSmithAR.gov
Walton Maurras	wmaurras@mac.com
Yvonne Keaton Martin	foxynana9@cox.net

A Brown	abrown@mwc-engr.com
Al Prieur	aprieur@cox.net
Alan Harrison	Alan@tribuilt.com
Allene Stafford	allenestaf@cox.net
Amber Breazzeal	tarv1959@sbcglobal.net
Andre Good	adgood@fedex.com
Angela Greenwood	agreenwood@rauschcoleman.com
B U Realty	burealty@cei.net
Bennie Westphal	bbwest54@hotmail.com
Bill Hanna	bhanna@hannaoilandgas.com
Bill Oberste	bill@kralicekrealty.com
Bob Curd (bob.curd@clearinghousefortsmith.com)	bob.curd@clearinghousefortsmith.com
Bobby Aldridge	baldridge@mwc-engr.com
Brandon Woodrome	brandonwoodrome@yahoo.com
Brenda Andrews	bandrews@fsark.com
Brenda Hook	brenda@goodsamaritanclinic.net
Brian De Lung	bdelung@arvest.com
Brian Hilts	mission.director@sbcglobal.net
Carl Cummings	carl@archplusinc.net
Carol Justice	cjustice@fortsmithha.com
Charles Mock	charles.mock@att.net
cheryl.bledsaw@alz.org	cheryl.bledsaw@alz.org
Chris Benjamin	email@chrisbenjamin.com
Chris Chaney	iamfortsmith@yahoo.com
chris driggers	cdriggers@fsark.com
Chuck Fawcett	chuck.fawcett@chuckfawcettrealty.com
Cinda Rusin	cindarusin1@hotmail.com
Cindy Remler	CRemler@fsark.com
Clay Roper	clayroper@sbcglobal.net
Craig Boone	craig@archplusinc.net
Crystal Emberton	CEmberton@fsark.com
D R Hughes	drhughes@earthlink.net
Darlene Hill	dhill@cscdcaa.org
David Smith	dsmith@fsark.com
Deedra Hershel	dgreen@cscdcaa.org
Derek Goodson	dgoodson@uafortsmith.edu
Derrick Joe	derrick-joe@data-tronics.com
Don Chavis	DChavis@fsark.com
Driggers, Chris	cdriggers@FortSmithAR.gov
ed dewitt	edewitt@fsark.com
Elizabeth Momand	emomand@gmail.com
Eric Pendergrass	elp.smcrh@mac.com
Executive Director FSHB	ExecDirector@GreaterFortSmithHomebuilders.com
Fran Hall	franthewarden@aol.com
George Willis	clueless1001@yahoo.com
ghunter@mahgarch.com	ghunter@mahgarch.com
Greg	greg@morrisonshipley.com

Habitat for Humanity	avhfh@mynewroads.com
Hazel Brown	hbrown1409@aol.com
Jacquelyn Wallace	jwallace@cox.net
Jake Files	jake@ffhland.com
James Reddick	jreddick@guestreddick.com
Jeanne Carroll (jcarroll@fortsmithschools.org)	jcarroll@fortsmithschools.org
Jeff Pryor	pmc@ipa.net
Jennifer Canada	jennifer.canada1939@yahoo.com
Jennifer Parks	jennifer.parks@fsm@yahoo.com
Jim Rose	jands5@cox.net
jimmie bell	jbell@fsark.com
Jimmie Deer	jdeer@fsark.com
John Lane	jlane@mynewroads.com
Jonathan Fry	jonathan.fry@homeinstead.com
Karen Phillips	KPhillips@cscdcaa.org
Keith Lau	KeithLau@KingRealtyGroup.net
Kelly Arnold	KArnold@fsark.com
Kerri Norman	kerri@midtown.arcoxml.com
Kevin Lacewell	kevin.lacewell@simmonsfirst.com
Kyle Salyer	Kyle.Salyer@hawkins-weir.com
Larry Combs	ljcombs@ashland.com
Linda Gabriel (LGabe1111@aol.com)	LGabe1111@aol.com
Lori Williams	executivedirector@foyardultdaycare.org
M Koch	mkoch@edmconsultants.com
M Lejong	mlejong@mahgarch.com
M Loibner	mloibner@sbcglobal.net
Manuel Ocasio	manuel.ocasio@bxs.com
Marilyn Maxey	topnana@cox.net
Mark	mark@cobblestonehomes.info
Mark Evans	markevansaia@sbcglobal.net
Mark Spradlin	mcs2177@cox.net
Mark Whitmer	mwhitmer@cscdcaa.org
Mary E Alink	maryealink3@juno.com
Matt Meeker	mmeeker@fsark.com
Melinda Lowrey	mlowrey@fsark.com
Michael Johnson	michael@archplusinc.net
Mike Alsup	MAlsup@fsark.com
Mike Lorenz	Mike@precision-graphix.com
mmckinney.ftsmith@girls-inc.org	mmckinney.ftsmith@girls-inc.org
'mumc1@sbcglobal.net'	mumc1@sbcglobal.net
Neal Morrison	neal.morrison@morrisonshiple.com
Nenya Perry	nperry@cscdcaa.org
Nicki Babb	nbabb@crisisinterventioncenter.org
Pam Weber	pweber5469@aol.com
Pat Mickle	pmickle@mwc-engr.com
Paul	paul@hillfirm.net
pdmac60@yahoo.com	pdmac60@yahoo.com

**Jennings, Matt**

---

Distribution List Name: 2010 City Candidates

CD and Housing  
Survey Link  
Announcement emailed  
8/5/2010  
@ C. 10:15 AM

**Jennings, Matt**

---

**From:** Jennings, Matt  
**Jent:** Tuesday, August 03, 2010 11:39 AM  
**To:** Herbert Norwood; Alsup, Mike; Amber Breazzeal ; April Moore; Becky Plaxco; Bill Loyd ; Brenda Hook; Brian Hilts - Community Rescue Mission; Bruce Singleton ; Calvin Williams - CSCDC, Inc.; Carol Justice; 'Charleene White'; Charlotte Sheraden; Clay Roper - Children's Emergency Shelter; Darrin Bercher; DeeDra Herschel; Elaine Burton; Girls Shelter (girlsshelter2600@yahoo.com); Hanna House c/o Jake Files; Jane Stewart; Jay Poppe; Jerry Glidewell; Julie Ellen - Children's Emergency Shelter; Karen Phillips; Keith Bradley ; Ken Pyle; Kent Jones; Laurie Burnett (laurie@hhsafetycenter.org); Linda Gabriel; Lori Williams; Louise Watts; Machel Fago; Mark Whitmer; Mary Alink; Nanya Perry; Nikki Babb ; Patti Logan ; Paula Patterson - Mother Earth's Community Garden; Ragon Clements; Rev. A. J. Parrish - NSTBG; Rev. U. C. Washington - Lend A Hand; Rick Foti - Community Services Clearinghouse; Roy Thompson - Bost, Inc.; Sally Fisher - CSCDC; Savage, Ken; Scott Chambers - FSHA; Susan Reehl - RSVP; Terry Chitwood - Crisis Intervention Center; Wardell Henley - Northside Town Branch Group  
**Subject:** CDBG and HOME Funding in Fort Smith - Program Years 2011-2015

To those of you that completed the recent fair housing survey, thank you!

The next survey is for the Five Year Consolidated Plan. This survey is very important because it will be a factor in the way CDBG and HOME funds will be spent in the City of Fort Smith from 2011-2015.

**2010 HOUSING & COMMUNITY DEVELOPMENT SURVEY E-MAIL ANNOUNCEMENT**

*To our fellow citizens:*

The City of Fort Smith is currently developing a five-year plan for housing and community development. The plan will guide housing and community development policy and actions, such as housing, economic development, public facility and infrastructure investment, over the next several years.

Known as the "Consolidated Plan for Housing and Community Development," the study is required by the U.S. Department of Housing and Urban Development (HUD). The planning process is intended to more comprehensively fulfill three basic goals: to provide decent housing, to expand economic opportunities and to provide a suitable living environment. The plan also depends on the opinions and experiences of people who are knowledgeable about housing and community development in Fort Smith – people like you.

Because we feel that your input is essential to ensuring thorough representation of the views held by people throughout the community, we urge you to complete an online survey. Comments gathered during this survey will be used to create narratives for inclusion in the Consolidated Plan. Your individual comments will remain anonymous and will be compiled with all other responses by an outside vendor.

I realize that you are very busy, but I hope you'll have the time to participate in this important study. It should take less than 10 minutes of your time. As well, please feel free to forward this e-mail and the online survey link to any other people you feel would like to participate in this survey. Please click on the following link and take the survey today!

<http://www.surveymonkey.com/s/T3SPQ88>

Thank you for your time and assistance.

Sincerely,  
Matt

. Matt Jennings, AICP  
Director of Community Development  
City of Fort Smith  
P. O. Box 1908  
Fort Smith, AR 72902  
Office: 479-784-2209  
Fax: 479-784-2462



ny vehicles, has  
ined forces with SN  
ach, a Korean com-  
any. Together, they  
ill begin creating a  
ew, "greener" motor  
at costs less to  
roduce, lasts longer,  
nd is more energy-  
fficient than those  
sed previously.

This partnership  
ill allow the compa-  
ies to hire 55 more  
eople, as well as  
etain the 70 employ-

cooperation in this  
process.

But economic  
development is only  
possible when  
accompanied by  
ongoing education  
that fosters new  
ideas to fit today's  
complex technology.  
At the Innovation  
Center at the  
University of  
Arkansas, three  
graduate students in  
the Sam Walton

AEDC and Winrock  
International helps  
new technology-  
based companies  
become viable firms  
that create jobs and  
enhance our econo-  
my. With programs  
like these, which  
facilitate economic  
development and  
diversify industry,  
Arkansas will contin-  
ue to develop home-  
grown, eco-friendly,  
energy-efficient tech-

SEPTEMBER 2010

## POLITICS

THE LINCOLN ECHO • PAGE 9

### PUBLIC HEARING NOTICE

#### Housing and Community Development

A public hearing will be held on Monday, August 30, 2010 at the Elm Grove Community Center - Oak Room located at 1901 Greenwood Avenue in Martin Luther King Park at 6:00 p.m. The purpose of these public hearings is to receive input on the 5 Year Consolidated Plan for FY 2011-2015. The comments will be used to assist in preparing goals, objectives and strategies for the expenditures of Community Development Block Grant Program(CDBG) and HOME Investment Partnership Act funding.

The meeting location is accessible. Should you have any questions, need interpreter services or other accommodations are needed, please contact Jamie Fout, Community Development Assistant or Matt Jennings, Director of Community Development at 479-784-2209, forty-eight hours in advance of the meeting so that arrangements can be made.

The City of Fort Smith is an Equal Opportunity Employer.

**PUBLIC HEARING NOTICE**  
 Housing and Community Development

A public hearing will be held on Monday, August 30, 2010 at the Elm Grove Community Center in the Oak Room located at 1901 Greenwood Avenue in Martin Luther King Park at 6:00 p.m. The purpose of this public hearing is to receive input on the 5 Year Consolidated Plan for Program Years 2011-2015. The comments will be used to assist in preparing goals, objectives and strategies for the expenditures of Community Development Block Grant Program (CDBG) and HOME Investment Partnership Act funding.

The meeting location is accessible. Should you have any questions, need interpreter services or other accommodations are needed, please contact Jamie Fout, Community Development Assistant or Matt Jennings, Director of Community Development at 479-784-2209, forty-eight hours in advance of the meeting so that arrangements can be made. The City of Fort Smith is an Equal Opportunity Employer.

The newspaper is circulated in the counties of Crawford, Sebastian in Arkansas.

Cust:  
Ad: 100499177  
CDBG

the Inside Sales Manager of the Times Record, a privilege, and being not less than four pages of five lines and at fixed daily intervals continuously in the for more than a period of twelve months, circulated iness to subscribers and readers generally of all finite price for each copy, or a fixed price per annum, of the publication based upon the news service value subscribers thereto have paid cash for their subscription ized news dealers, over a period of at least six erage of more than forty percent news matter. The

I further certify that the legal notice hereto attached in the matter of:

**#4107 PUBLIC HEARING NOTICE**

Was published in the regular daily issue of said newspaper for consecutive insertions commencing on Monday the 16th day of August 2010 , and concluding on Monday the 16th day of August 2010 for the following dates:

08/16/10

for a total cost of: \$ 115.50

*Radonna Taylor*

Radonna Taylor

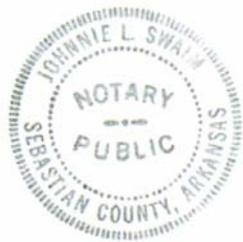
Sworn before me on the 18 day of

August, 2010

*Johnnie L Swain*

Notary Public

My commision expires: 7/1/2013



**Jennings, Matt**

---

**From:** Jennings, Matt  
**ent:** Monday, August 16, 2010 11:03 AM  
**To:** Jennings, Matt  
**Cc:** Waters, Candyce; Smith, David; Fout, Jamie; Dobbs, Scot  
**Subject:** Public Hearing Notice

***PUBLIC HEARING NOTICE***

Housing and Community Development

A public hearing will be held on Monday, August 30, 2010 at the Elm Grove Community Center in the Oak Room located at 1901 Greenwood Avenue in Martin Luther King Park at 6:00 p.m. The purpose of this public hearing is to receive input on the 5 Year Consolidated Plan for FY 2011-2015. The comments will be used to assist in preparing goals, objectives and strategies for the expenditures of Community Development Block Grant Program(CDBG) and HOME Investment Partnership Act funding.

The meeting location is accessible. Should you have any questions, need interpreter services or other accommodations are needed, please contact Jamie Fout, Community Development Coordinator or Matt Jennings, Director of Community Development at 479-784-2209, forty-eight hours in advance of the meeting so that arrangements can be made. The City of Fort Smith is an Equal Opportunity Employer.



Publish in Legal Notices:

EQUAL HOUSING OPPORTUNITY Monday, August 16, 2010

J. Matt Jennings, AICP  
Director of Community Development  
City of Fort Smith  
P. O. Box 1908  
Fort Smith, AR 72902  
Office: 479-784-2209  
Fax: 479-784-2462



This public hearing notice was mailed out to the CP List attached on 8/16/2010



## **PUBLIC HEARING NOTICE**

Housing and Community Development

A public hearing will be held on Monday, August 30, 2010 at the Elm Grove Community Center - Oak Room located at 1901 Greenwood Avenue in Martin Luther King Park at 6:00 p.m. The purpose of these public hearings is to receive input on the 5 Year Consolidated Plan for FY 2011-2015. The comments will be used to assist in preparing goals, objectives and strategies for the expenditures of Community Development Block Grant Program(CDBG) and HOME Investment Partnership Act funding.

The meeting location is accessible. Should you have any questions, need interpreter services or other accommodations are needed, please contact Jamie Fout, Community Development Assistant or Matt Jennings, Director of Community Development at 479-784-2209, forty-eight hours in advance of the meeting so that arrangements can be made. The City of Fort Smith is an Equal Opportunity Employer.



Publish in Legal Notices: Monday, August 16, 2010

Notice also provided in email to the attached distribution lists



- Administration Group
- Board of Directors Group
- Board Inv. Group
- Carolyn Plank
- George Gotsaris
- Patrick R. Jacobs
- Eric Arthur
- Pam Weber
- ~~Philip~~ Philip H. Meyer, Jr.
- Juan Martinez
- Marshall Slope
- Sandy Sanders

Impression à séchage rapide et antibourrage  
Utilisez le gabarit 8160™

www.avery.com  
1-800-GO-AVERY

 **EVERY® 8160™**

David Harris  
25 South "V" St.  
Fort Smith, AR 72901

St. Edward Foundation  
P.O. Box 17000  
Fort Smith, AR 72917

Lynn Ellison  
Fort Smith School Systems  
3205 Jenny Lind Road  
Fort Smith, AR 72901

Jay Burk  
Fort Smith Fights Aids, Inc.  
P.O. Box 3552  
Fort Smith, AR 72913

Nenya Perry  
Community Dental Clinic  
P.O. Box 4069  
Fort Smith, AR 72914

Jerry Glidewell  
Fort Smith Boys/Girls Club  
4905 N. "O" St.  
Fort Smith, AR 72904

Mark Whitmer, E. D.  
CSCDC  
P.O. Box 4069  
Fort Smith, AR 72914

Ken Pyle, Executive Director  
Fort Smith Housing Authority  
2100 North 31<sup>st</sup> St.  
Fort Smith, AR 72904

Roy Thompson  
BOST  
P.O. Box 11495  
Fort Smith, AR 72917

Gateway House  
3900 Armour  
Fort Smith, AR 72904

Keith Bradley  
Lincoln Youth Service Center  
1422 North 8<sup>th</sup> St.  
Fort Smith, AR 72901

Wanda Freeman  
Times Record  
PO Box 1359  
Fort Smith, AR 72902

KFSM-TV  
Channel 5 News  
P.O. Box 360  
Fort Smith, AR 72902

KHBS-KHOG TV  
Channel 40/29 News  
2415 N. Albert Pike  
Fort Smith, AR 72904

KPBI - TV  
Channel 46 News  
510 N Greenwood Ave  
Fort Smith, AR 72901

Golden Rule Clothes Closet  
212 North 3<sup>rd</sup> Street  
Fort Smith, AR 72901

Rev. Queen Ottawa  
Community Action  
1927 North 13<sup>th</sup> Street  
Fort Smith, AR 72903

Tom Minton  
United Way Agencies  
P.O. Box 2300  
Fort Smith, AR 72902

Allene Stafford  
D. S. T., Inc.  
1420 North 55<sup>th</sup> Terr.  
Fort Smith, AR 72904

Linda Gabriel  
Next Step Day Room  
P.O. Box 3814  
Fort Smith, AR 72913

Cindy Crawford  
Hannah House  
P.O. Box 1672  
Fort Smith, AR 72902

Monica McKinney  
Girls, Inc.  
1415 Old Greenwood Rd.  
Fort Smith, AR 72901

Jennifer Kistler  
Kistler Center  
3304 S. "M" St.  
Fort Smith, AR 72901

Area Agency on Aging  
524 Garrison Ave.  
Fort Smith, AR 72901

April Moore  
Heart to Heart Pregnancy Center  
216A N. Greenwood Ave.  
Fort Smith, AR 72901

Charles Logan  
First National Bank  
P.O. Box 7  
Fort Smith, AR 72901

Jane Stewart  
Howard Elementary  
1301 North 8<sup>th</sup> Street  
Fort Smith, AR 72901

Tracie Singleton  
Cooperation Council of Western Ark  
P.O. Box 423  
Fort Smith, AR 72902-0423

Clay Roper  
Childrens' Emergency Shelter  
3015 South 14<sup>th</sup> St.  
Fort Smith, AR 72901

Jay Poppe  
Ark. Valley Habitat for Humanity  
P.O. Box 754  
Fort Smith, AR 72901

 **EVERY® 8160™**

www.avery.com  
1-800-GO-AVERY

Smudge and Jam Free Printing  
Use Avery® TEMPLATE 8160™

Appendix D. Public Involvement Process

Impression à séchage rapide et antibouillage  
Utilisez le gabarit 8160™



www.avery.com  
1-800-GO-AVERY



Reverend Steve Poarch  
St. Paul's Methodist Church  
1100 Grand Ave.  
Fort Smith, AR 72904

Amy Bebout  
St. John's  
1804 Rannoch Tr.  
Fort Smith, AR 72908

Richard Griffin  
CBID  
P.O. Box 2207  
Fort Smith, AR 72902

Pastor Lorenzo Lee  
Quinn Chapel  
1903 North 13<sup>th</sup>  
Fort Smith, AR 72901

Steven Mason  
Accelerated Equity  
1614 South Q  
Fort Smith, AR 72903

Western AR Counsel. & Guidance  
3111 S. 70<sup>th</sup> St.  
Fort Smith, AR 72903

AR Sleepers  
2809 Koller St.  
Fort Smith, AR 72904

Brenda Hook  
Good Samaritan Clinic  
615 North B St.  
Fort Smith, AR 72901

BOST, Inc.  
Kent Jones  
P.O. Box 11495  
Fort Smith, AR 72917

Mr. Rick Foti  
Community Services Clearinghouse  
P.O. Box 1522  
Fort Smith, AR 72902

Juneteenth Planning Commission  
Greg Herschel  
P.O. Box 8083  
Fort Smith, AR 72902

WAPDD  
P.O. Box 2067  
Fort Smith, AR 72902

Mr. Greg Hershel  
King Solomon CDC  
4400 North "N" St.  
Fort Smith, AR 72904

Mary Alink  
Harbor House  
P.O. Box 4207  
Fort Smith, AR 72914

The Darby Foundation  
P.O. Box 1625  
Fort Smith, AR 72902

King Solomon Baptist Church  
c/o George McGill  
801 S. Greenwood Ave.  
Fort Smith, AR 72901

Living Hope  
Gwen Scamardo  
1908 N. Davis  
Lavaca, AR 72941

Robbin Flippin  
St. John's Sack Lunch Program  
4628 Free Ferry Rd.  
Fort Smith, AR 72903

Lori Williams  
Fountain of Youth Adult Daycare  
2409 S. 56<sup>th</sup> St., Suite 121  
Fort Smith, AR 72903

Alzheimer's Association  
Cheryl Bledsaw  
320 N. Greenwood Ave.  
Fort Smith, AR 72901

Jackie Kursh  
710 N. 8<sup>th</sup> St.  
Fort Smith, AR 72901

Kenny Rodin  
P.O. Box 6751  
Fort Smith, AR 72906

Kathryn Howard  
818 Belle Ave.  
Fort Smith, AR 72901

Gloria Arnold  
3700 Morris Dr.  
Fort Smith, AR 72904

Rebekah Walton  
3412 North Q  
Fort Smith, AR 72904

Cindy Crawford  
Tree of Life  
7410 Steep Hill Road  
Fort Smith, AR 72916

Scott Chambers  
Fort Smith Housing Authority  
2100 North 31<sup>st</sup> St.  
Fort Smith, AR 72904

Master Files  
Master, Files, & Harris LLC  
3203 Waco Street  
Fort Smith, AR 72901

Jackie Hamilton  
2713 South 74<sup>th</sup> St.; Ste. 103  
Fort Smith, AR 72903

Cathy Brown  
P. O. Box 7183  
Van Buren, AR 72956



www.avery.com  
1-800-GO-AVERY



Smudge and Jam Free Printing  
TEMPLATE 8160™

Appendix D. Public Involvement Process

Impression à séchage rapide et antibourrage  
Utilisez le gabarit 8160™



www.avery.com  
1-800-GO-AVERY



Alan Harrison  
TriBuilt Construction Group, LLC  
P.O. Box 12021  
Fort Smith, AR 72917

Brian Hilts  
Community Rescue Mission  
310 North "F" Street  
Fort Smith, AR 72904

Mr. Robert Miller  
Miller Investments  
11414 Highway 71 S  
Fort Smith, AR 72916

Mr. Denny Flynn, Exec. Dir.  
Kay Rodgers Park  
P. O. Box 4145  
Fort Smith, AR 72914

Karen Hollenbeck  
Saint Boniface Catholic Church  
201 North 19<sup>th</sup> Street  
Fort Smith, AR 72901

Brandon Woodrome  
P. O. Box 2771  
Fort Smith, AR 72913

William B. Loyd  
Abilities Unlimited  
3305 Kibler Road  
Van Buren, AR 72955-5513

Crisis Intervention Center  
Nikki Babb  
5603 South 14<sup>th</sup> Street  
Fort Smith, AR 72901

Robert Thomas  
3210 Phoenix Ave., Apt. "H"  
Fort Smith, AR 72901

Alexandria Altiner  
Lincoln Child Care Center  
1415 North 9<sup>th</sup> St.  
Fort Smith, AR 72901

Rev. U. C. Washington  
Lend-A-Hand  
P.O. Box 811  
Fort Smith, AR 72902

Girl's Shelter of Fort Smith, Inc.  
c/o Mrs. Bridget Nelson  
5109 South 92<sup>nd</sup> Street  
Fort Smith, AR 72903

Executive Director  
The ARC for the River Valley  
2414 South 57<sup>th</sup> St. Suite 101  
Fort Smith, AR 72903



www.avery.com  
1-800-GO-AVERY



Smudge and Jam Free Printing  
Use Avery® TEMPLATE 8160™

**Jennings, Matt**

---

Distribution List Name: CDBG & HOME List 2010

**Members:**

Alsup, Mike	MAlsup@FortSmithAR.gov
Amber Breazzeal	tarv1959@sbcglobal.net
April Moore	hearttoheartpsc@mynewroads.com
Becky Plaxco	bplaxco@fortsmithschools.org
Bill Loyd	bloyd@auivb.org
Brenda Hook	brenda@goodsamaritanclinic.net
Brian Hilts	Mission.Director@sbcglobal.net
Bruce Singleton	lcwaexdir@sbcglobal.net
Calvin Williams - CSCDC, Inc.	cwilliams@cscdcca.org
Carol Justice	cjustice@fortsmithha.com
Charleene White	lendahandfortsmith@att.net
Charlotte Sheraden	csheraden@warnersmith.com
Clay Roper - Children's Emergency Shelter	clayroper@sbcglobal.net
Darrin Bercher	dbercher@fortsmithha.com
DeeDra Herschel	DLGreen@cscdcca.org
Elaine Burton	eburton@fortsmithha.com
Girls Shelter (girlsshelter2600@yahoo.com)	girlsshelter2600@yahoo.com
Hanna House c/o Jake Files	jake@ffhland.com
Herbert Norwood	herbnorwood@sbcglobal.net
Jane Stewart	jstewart@fortsmithschools.org
Jay Poppe	avhfh@mynewroads.com
Jerry Glidewell	jglidewell@fsbgc.org
Julie Ellen - Children's Emergency Shelter	julie_ellen@sbcglobal.net
Karen Phillips	kphillips@csodcca.org
Keith Bradley	kkab@netzero.net
Ken Pyle	kpyle@fortsmithha.com
Kent Jones	kjones@bost.org
Laurie Burnett (laurie@hhsafetycenter.org)	laurie@hhsafetycenter.org
Linda Gabriel	lgabe1111@aol.com
Lori Williams	executivedirector@foyardultdaycare.org
Louise Watts	pgluffre@att.net
Machelle Fago	mfogo@rauschcoleman.com
Mark Whitmer	mwhitmer@cscdcca.org
Mary Alink	harborhousefs@hotmail.com
Nenya Perry	nperry@cscdcca.org
Nikki Babb	nbabb@crisisinterventioncenter.org
Patti Logan	inherheart@netzero.net
Paula Patterson - Mother Earth's Community Garden	motherearthcommunitygarden@yahoo.com
Ragon Clements	rclements@ronaldragon.com
Rev. A. J. Parrish	a.j.parish@att.net
Rev. U. C. Washington	mumc1@sbcglobal.net
Rick Foti	rick.foti@csclearinghouse.org
Roy Thompson	rthompson@bost.org
Sally Fisher	sfisher@cscdcca.org
Savage, Ken	ksavage@FortSmithAR.gov
Scott Chambers	SChambers@fortsmithha.com
Susan Reehl	rsvp@ipa.net
Terry Chitwood - Crisis Intervention Center	tchitwood@crisisinterventioncenter.org
Tom Minton	tom.minton@unitedway.org
Wardell Henley - Northside Town Branch Group	w.henley@hotmail.com

THURSDAY, SEPT. 30, 2010

**UNRECORDED NOTICE OF DEFAULT AND INTENTION TO SELL**  
**PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION.**  
 YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY WHICH THEN EXISTS AND AN ACTION FOR COLLECTION MAY BE BROUGHT AGAINST YOU.  
 TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR SUCH PURPOSE.  
 WHEREAS, on March 24, 2006, Phillip L. Woodard executed a mortgage conveying certain property therein described to Citicredit Mortgage Company, Inc.; and  
 WHEREAS, said mortgage was duly recorded April 3, 2006, as Instrument No. 20060903796 in the real estate records of Crawford County, Arkansas; and  
 WHEREAS, default has occurred in the payment of said indebtedness and the same is now, therefore, wholly due, and the owner and holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness; and  
 WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy.  
 NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that an agent of Wilson & Associates, P.L.L.C., as Attorney-in-Fact, by virtue of the power, duty, and authority vested in and imposed upon said Attorney-in-Fact will, on October 28, 2010, at or about 10:45 A.M. at the Crawford County Courthouse in Van Buren, Arkansas, offer for sale certain property hereinafter described to the highest bidder for cash, free from the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the mortgage, said property being real estate situated in Crawford County, Arkansas, and being more particularly described as follows:  
 All that parcel of land in Crawford County, State of Arkansas, as more fully described in Deed Book 89-4, Page 499, Being known and designated as Lot 248, Rickey Phase V, filed in Plat Book 89-4, Page 499, recorded 02/22/1989.  
 Lot 248 Rickey Addition Phase V, and Addition to the City of Van Buren, Arkansas, According to plat Filed February 26, 1987.  
 More commonly known as: 3806 James Court, Van Buren, Arkansas 72556  
 UNLIKE JUDICIAL FORECLOSURE SALES, THIS STATUTORY FORECLOSURE SALE WILL BE HELD AT THE FRONT DOOR OF THE CRAWFORD COUNTY COURTHOUSE OR, IF THERE IS NO AREA COMMONLY KNOWN AS THE FRONT DOOR, THEN THE SALE WILL BE HELD AT THE PLACE AT SAID VENUE WHERE FORECLOSURE SALES ARE CUSTOMARILY ADVERTISED AND CONDUCTED.  
 This sale is subject to all matters shown on any applicable recorded plat; any unpaid

NOTICE OF DEFAULT AND INTENTION TO SELL  
 PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION.  
 YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY WHICH THEN EXISTS AND AN ACTION FOR COLLECTION MAY BE BROUGHT AGAINST YOU.  
 TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR SUCH PURPOSE.  
 WHEREAS, on March 24, 2006, Phillip L. Woodard executed a mortgage conveying certain property therein described to Citicredit Mortgage Company, Inc.; and  
 WHEREAS, said mortgage was duly recorded April 3, 2006, as Instrument No. 20060903796 in the real estate records of Crawford County, Arkansas; and  
 WHEREAS, default has occurred in the payment of said indebtedness and the same is now, therefore, wholly due, and the owner and holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness; and  
 WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy.  
 NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that an agent of Wilson & Associates, P.L.L.C., as Attorney-in-Fact, by virtue of the power, duty, and authority vested in and imposed upon said Attorney-in-Fact will, on October 28, 2010, at or about 10:45 A.M. at the Crawford County Courthouse in Van Buren, Arkansas, offer for sale certain property hereinafter described to the highest bidder for cash, free from the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the mortgage, said property being real estate situated in Crawford County, Arkansas, and being more particularly described as follows:  
 All that parcel of land in Crawford County, State of Arkansas, as more fully described in Deed Book 89-4, Page 499, Being known and designated as Lot 248, Rickey Phase V, filed in Plat Book 89-4, Page 499, recorded 02/22/1989.  
 Lot 248 Rickey Addition Phase V, and Addition to the City of Van Buren, Arkansas, According to plat Filed February 26, 1987.  
 More commonly known as: 3806 James Court, Van Buren, Arkansas 72556  
 UNLIKE JUDICIAL FORECLOSURE SALES, THIS STATUTORY FORECLOSURE SALE WILL BE HELD AT THE FRONT DOOR OF THE CRAWFORD COUNTY COURTHOUSE OR, IF THERE IS NO AREA COMMONLY KNOWN AS THE FRONT DOOR, THEN THE SALE WILL BE HELD AT THE PLACE AT SAID VENUE WHERE FORECLOSURE SALES ARE CUSTOMARILY ADVERTISED AND CONDUCTED.  
 This sale is subject to all matters shown on any applicable recorded plat; any unpaid

NOTICE OF DEFAULT AND INTENTION TO SELL  
 PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION.  
 YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY WHICH THEN EXISTS AND AN ACTION FOR COLLECTION MAY BE BROUGHT AGAINST YOU.  
 TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR SUCH PURPOSE.  
 WHEREAS, on March 24, 2006, Phillip L. Woodard executed a mortgage conveying certain property therein described to Citicredit Mortgage Company, Inc.; and  
 WHEREAS, said mortgage was duly recorded April 3, 2006, as Instrument No. 20060903796 in the real estate records of Crawford County, Arkansas; and  
 WHEREAS, default has occurred in the payment of said indebtedness and the same is now, therefore, wholly due, and the owner and holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness; and  
 WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy.  
 NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that an agent of Wilson & Associates, P.L.L.C., as Attorney-in-Fact, by virtue of the power, duty, and authority vested in and imposed upon said Attorney-in-Fact will, on October 28, 2010, at or about 10:45 A.M. at the Crawford County Courthouse in Van Buren, Arkansas, offer for sale certain property hereinafter described to the highest bidder for cash, free from the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the mortgage, said property being real estate situated in Crawford County, Arkansas, and being more particularly described as follows:  
 All that parcel of land in Crawford County, State of Arkansas, as more fully described in Deed Book 89-4, Page 499, Being known and designated as Lot 248, Rickey Phase V, filed in Plat Book 89-4, Page 499, recorded 02/22/1989.  
 Lot 248 Rickey Addition Phase V, and Addition to the City of Van Buren, Arkansas, According to plat Filed February 26, 1987.  
 More commonly known as: 3806 James Court, Van Buren, Arkansas 72556  
 UNLIKE JUDICIAL FORECLOSURE SALES, THIS STATUTORY FORECLOSURE SALE WILL BE HELD AT THE FRONT DOOR OF THE CRAWFORD COUNTY COURTHOUSE OR, IF THERE IS NO AREA COMMONLY KNOWN AS THE FRONT DOOR, THEN THE SALE WILL BE HELD AT THE PLACE AT SAID VENUE WHERE FORECLOSURE SALES ARE CUSTOMARILY ADVERTISED AND CONDUCTED.  
 This sale is subject to all matters shown on any applicable recorded plat; any unpaid

THURSDAY, SEPT. 30, 2010

**PUBLIC REVIEW / HEARING NOTICE**  
**Five Year Consolidated Plan**  
 A public review presentation of the Draft Five Year Consolidated Plan for Housing and Community Development covering Program Years 2011-2015 will be held on Wednesday, October 13, 2010 at the Elm Grove Community Center - Oak Room located at 1901 Greenwood Avenue in Martin Luther King Park, at 5:30 p.m. At the conclusion of the presentation a public hearing will be held to receive input on the draft Consolidated Plan. The comments will be used to prepare the final report. At the close of the public hearing, the Community Development Advisory Committee will meet and prepare a recommendation to the Fort Smith Board of Directors concerning the Consolidated Plan.  
 The meeting location is accessible. Should you have any questions, need interpreter services or other accommodations are needed, please contact Jamie Fout, Community Development Coordinator or Matt Jennings, Director of Community Development at 479-784-2209, forty-eight hours in advance of the meeting so that arrangements can be made.  
**REVIEW AND COMMENT NOTICE**  
**Five Year Consolidated Plan**  
 The Draft Five Year Consolidated Plan for Housing and Community Development for Program Years 2011-2015 will be available on October 1, 2010 for review by any interested party at the Fort Smith Library, all Library Branches, the City Planning and Community Development Department, Room 331 and the City Clerk's Office, Room 303 at the Stephens Building located at 623 Garrison Avenue, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Additionally, the consolidated plan will be accessible in a portable document file (pdf) by going to [www.FortSmithAR.gov](http://www.FortSmithAR.gov), in the left column go to the box titled "Government", then to "City Departments" and click on "Community Development". The consolidated plan will be available in the "Documents" tab under "Misc. Community Development Documents."  
 Information presented in the Consolidated Plan will be submitted to the U. S. Department of Housing and Urban Development (HUD) Little Rock Field Office on or about May 15, 2011.  
 Written comments concerning the Consolidated Plan will be submitted to: Matt Jennings or Jamie Fout, Community Development Department, City of Fort Smith, P. O. Box 1908, Fort Smith, AR 72902 no later than 4:00 p. m. on Monday, November 1, 2010. Written comments received by that date will be submitted with the Consolidated Plan to HUD.

**MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL**  
**YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION.**  
 IF YOUR PROPERTY IS SOLD, YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY WHICH THEN EXISTS AND AN ACTION FOR COLLECTION MAY BE BROUGHT AGAINST YOU.  
 THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR SUCH PURPOSE.  
 WHEREAS, on March 24, 2006, Phillip L. Woodard executed a mortgage conveying certain property therein described to Citicredit Mortgage Company, Inc.; and  
 WHEREAS, said mortgage was duly recorded April 3, 2006, as Instrument No. 20060903796 in the real estate records of Crawford County, Arkansas; and  
 WHEREAS, default has occurred in the payment of said indebtedness and the same is now, therefore, wholly due, and the owner and holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness; and  
 WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy.  
 NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that an agent of Wilson & Associates, P.L.L.C., as Attorney-in-Fact, by virtue of the power, duty, and authority vested in and imposed upon said Attorney-in-Fact will, on October 28, 2010, at or about 10:45 A.M. at the Crawford County Courthouse in Van Buren, Arkansas, offer for sale certain property hereinafter described to the highest bidder for cash, free from the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the mortgage, said property being real estate situated in Crawford County, Arkansas, and being more particularly described as follows:  
 All that parcel of land in Crawford County, State of Arkansas, as more fully described in Deed Book 89-4, Page 499, Being known and designated as Lot 248, Rickey Phase V, filed in Plat Book 89-4, Page 499, recorded 02/22/1989.  
 Lot 248 Rickey Addition Phase V, and Addition to the City of Van Buren, Arkansas, According to plat Filed February 26, 1987.  
 More commonly known as: 3806 James Court, Van Buren, Arkansas 72556  
 UNLIKE JUDICIAL FORECLOSURE SALES, THIS STATUTORY FORECLOSURE SALE WILL BE HELD AT THE FRONT DOOR OF THE CRAWFORD COUNTY COURTHOUSE OR, IF THERE IS NO AREA COMMONLY KNOWN AS THE FRONT DOOR, THEN THE SALE WILL BE HELD AT THE PLACE AT SAID VENUE WHERE FORECLOSURE SALES ARE CUSTOMARILY ADVERTISED AND CONDUCTED.  
 This sale is subject to all matters shown on any applicable recorded plat; any unpaid

CLASS

**IN THE CIRCUIT COURT OF SEBASTIAN COUNTY, ARKANSAS**  
**CITIMORTGAGE, INC., PLAINTIFF**  
 vs.  
 No. CV 2010-495-G  
**TENANTS OF 13935 LAKE SPUR ROAD AR (IF ANY); LIBBY R. WAGNER; F/MORE; ROBERT D. WAGNER; AND S GAGE SERVICES, INC., DEFENDANTS**  
**WARNING ORDER**  
 TO THE DEFENDANT(S): Libby R. Wagner, Elmore and Robert D. Wagner  
 On August 6, 2010, a complaint was filed by Citimortgage, Inc. in the Circuit Court of Sebastian County, Arkansas, for the partition of real property in the principal case, together with accrued interest, fees, costs and late charges, above-mentioned real property is described as follows:  
 Lot 5-D and Lot 10-D of Block No. 4, Lot 7-E of Block 5 all in the East Forty Subd recorded at Plat No. 240 in Sebastian County, Greenwood, Arkansas less and roads and rights of way.  
 You are hereby warned to appear and answer or other responsive pleading against you for the relief sought in this Warning Order.  
 Your failure to file a written answer within thirty (30) days from the first publication of this Warning Order may result in a default judgment being entered against you for the relief sought.  
 WITNESS my hand and seal as Clerk of Court of Sebastian County, Arkansas on September, 2010.  
 Cindy Gilmer, Sebastian County Circuit Clerk  
 By: Deputy Clerk  
**SUBMITTED BY:**  
**WILSON & ASSOCIATES, P.L.L.C.**  
 1521 Merrill Drive, Suite D-220  
 Little Rock, Arkansas 72211  
 (501)219-9385  
 By: Maria Neumann Yorder (2006278)  
 Attorney for Plaintiff

**MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL**  
**YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION.**  
 IF YOUR PROPERTY IS SOLD, YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY WHICH THEN EXISTS AND AN ACTION FOR COLLECTION MAY BE BROUGHT AGAINST YOU.  
 THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR SUCH PURPOSE.  
 WHEREAS, on November 20, 2006, Paul certain property therein described to Mortgage Electronic Registration Systems Inc. and Americredit Mortgage Company's success and Assigns; and  
 WHEREAS, said mortgage was duly recorded 7204049 in the real estate records of Sebastian County, Arkansas; and  
 WHEREAS, default has occurred in the payment of said indebtedness and the same is now, therefore, wholly due, and the owner and holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness; and  
 WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy.  
 NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that an agent of Wilson & Associates, P.L.L.C., as Attorney-in-Fact, by virtue of the power, duty, and authority vested in and imposed upon said Attorney-in-Fact will, on October 28, 2010, at or about 10:45 A.M. at the Sebastian County Courthouse in Fort Smith, Arkansas, offer for sale certain property hereinafter described to the highest bidder for cash, free from the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the mortgage, said property being real estate situated in Sebastian County, Arkansas, and being more particularly described as follows:  
 Lot 32 Canopy Oaks II, Lots 23 through 24, more commonly known as: 9001 Canopy Oaks II, Fort Smith, Arkansas 72556

ATTENDANCE SHEET  
 Five Year Consolidated Plan 2011-2015  
 Elm Grove Community Center  
 October 13, 2010; 5:30 p.m.

Name	Address	email
George W. Willis, Sr.	512 <del>North</del> Lane, FS, 72904	elueless1001@yahoo.com
Kay Goyack	POB 1908	rgoyack@fortsmith.gov
Vivian Keaton-Martin	1906 N. 47 <sup>th</sup> 72904	fvivian9@aol.net
WARDell Henley	110 <del>North</del> 7 <sup>th</sup> 72904	w.henley@hotmail.com
Kim Phyllis	C-500	
Linda Gabriel	N 500	
Don Wad	2125 30 <sup>th</sup> Street N 72901	hdell@co.subnet.com - ca. ca.s
Genia Smith	2141 Smith W F Smith N 72911	gsmith822@aol.com
Karen Mathison	4115 Gasaway Way FS 72903	kmathison@yahoo.com
Jack Moffett	Boost	jmoффett@host.org
Becky Dunning	9808 Kingsley Pl FS	vjffs@yahoo.com
Candace Good		

ATTENDANCE SHEET  
 Five Year Consolidated Plan 2011-2015  
 Elm Grove Community Center  
 October 13, 2010; 5:30 p.m.

Name	Address	email
Hector	6711 Riverside Dr.	
Sonya Morale	510 North 2nd Street	
Judy Lopez	218 S. 17th St.	

Cust:  
Ad: 100511137  
CDBG

**REVIEW AND COMMENT NOTICE**  
Five Year Consolidated Plan

The Draft Five Year Consolidated Plan for Housing and Community Development for Program Years 2011-2015 is available for review by any interested party at the Fort Smith Library, all Library Branches, the City Planning and Community Development Department, Room 331 and the City Clerk's Office, Room 303 at the Stephens Building located at 623 Garrison Avenue, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Additionally, the draft consolidated plan will be accessible in a portable document file (pdf) by going to [www.fortsmithar.gov](http://www.fortsmithar.gov), in the left column go to the box titled "Government", then to "City Departments" and click on "Community Development". The consolidated plan will be available in the "Documents" tab under "Misc. Community Development Documents."

Information presented in the Consolidated Plan will be submitted to the U. S. Department of Housing and Urban Development (HUD) Little Rock Field Office on or about May 15, 2011.

Written comments concerning the Consolidated Plan will be submitted to: Matt Jennings or Jamie Foul, Community Development Department, City of Fort Smith, P. O. Box 1908, Fort Smith, AR 72902 no later than 4:00 p. m. on Monday, November 1, 2010. Written comments received by that date will be submitted with the Consolidated Plan to HUD.



PRO  
STA  
COU  
I, Rad  
daily  
column  
City o  
and di  
classes  
it cont  
to the  
months  
news  
Sebast

ne Inside Sales Manager of the Times Record, a privilege, and being not less than four pages of five news and at fixed daily intervals continuously in the for more than a period of twelve months, circulated news to subscribers and readers generally of all finite price for each copy, or a fixed price per annum, of the publication based upon the news service value subscribers thereto have paid cash for their subscription ed news dealers, over a period of at least six page of more than forty percent news matter. The rd, Franklin, Johnson, Logan, Polk, Scott and

I further certify that the legal notice hereto attached in the matter of:

**#4107 REVIEW AND COMMENT**

Was published in the regular daily issue of said newspaper for consecutive insertions commencing on Sunday the 17th day of October 2010 , and concluding on Sunday the 17th day of October 2010 for the following dates:

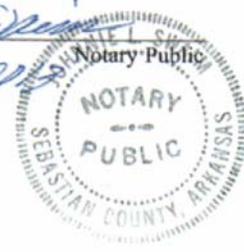
10/17/10

for a total cost of: \$ 161.16

*Radonna Taylor*  
\_\_\_\_\_  
Radonna Taylor

Sworn before me on the 19 day of October, 2010

*Johnnie S. Curran*  
\_\_\_\_\_  
My commission expires: 1-11-2011



Cust:  
Ad: 100507978  
CDBG

**PUBLIC REVIEW / HEARING NOTICE**  
Five Year Consolidated Plan

A public review presentation of the Draft Five Year Consolidated Plan for Housing and Community Development covering Program Years 2011-2015 will be held on Wednesday, October 13, 2010 at the Elm Grove Community Center - Oak Room located at 1901 Greenwood Avenue in Martin Luther King Park at 5:30 p.m. At the conclusion of the presentation a public hearing will be held to receive input on the draft Consolidated Plan. The comments will be used to prepare the final report. At the close of the public hearing, the Community Development Advisory Committee will meet and prepare a recommendation to the Fort Smith Board of Directors concerning the Consolidated Plan.

The meeting location is accessible. Should you have any questions, need interpreter services or other accommodations are needed, please contact Jamie Fout, Community Development Coordinator or Matt Jennings, Director of Community Development at 479-784-2209, forty-eight hours in advance of the meeting so that arrangements can be made.

**REVIEW AND COMMENT NOTICE**  
Five Year Consolidated Plan

The Draft Five Year Consolidated Plan for Housing and Community Development for Program Years 2011-2015 will be available on October 1, 2010 for review by any interested party at the Fort Smith Library, all Library Branches, the City Planning and Community Development Department, Room 331 and the City Clerk's Office, Room 303 at the Stephens Building located at 623 Garrison Avenue, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Additionally, the consolidated plan will be accessible in a portable document file (pdf) by going to [www.FortSmithAR.gov](http://www.FortSmithAR.gov), in the left column go to the box titled "Government", then to "City Departments" and click on "Community Development". The consolidated plan will be available in the "Documents" tab under "Misc. Community Development Documents."

Information presented in the Consolidated Plan will be submitted to the U. S. Department of Housing and Urban Development (HUD) Little Rock Field Office on or about May 15, 2011.

Written comments concerning the Consolidated Plan will be submitted to: Matt Jennings or Jamie Fout, Community Development Department, City of Fort Smith, P. O. Box 1508, Fort Smith, AR 72902 no later than 4:00 p. m. on Monday, November 1, 2010. Written comments received by that date will be submitted with the Consolidated Plan to HUD.



the Inside Sales Manager of the Times Record, a privilege, and being not less than four pages of five business and at fixed daily intervals continuously in the paper, for more than a period of twelve months, circulated to subscribers and readers generally of all classes, at a definite price for each copy, or a fixed price per annum, the value of the publication based upon the news service value of the publication to subscribers thereto have paid cash for their subscription through authorized news dealers, over a period of at least six months, an average of more than forty percent news matter. The names of the publishers, Ford, Franklin, Johnson, Logan, Polk, Scott and

hereto attached in the matter of:

**PUBLIC REVIEW / HEARING**

of said newspaper for consecutive insertions of September 2010, and concluding on September 2010 for the following dates:

Thursday the 30th day of September

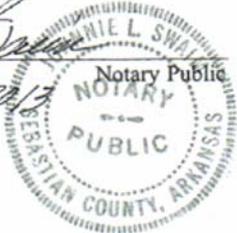
09/30/10

for a total cost of: \$ 299.25

*Radonna Taylor*  
\_\_\_\_\_  
Radonna Taylor

Sworn before me on the 4 day of October, 2010

*Johanne L. Swain*  
\_\_\_\_\_  
My commission expires: 1-11-2013



## **APPENDIX E: GLOSSARY**

---

**Accessibility** All new construction of covered multifamily buildings must include certain features of accessible and adaptable design. Units covered are all those in buildings with four or more units and one or more elevators, and all ground floor units in buildings without elevators.

**Action Plan** The Action Plan includes the following: An application for federal funds under HUD's formula grant programs (CDBG, ESG, HOME); Identification of federal and other resources expected to be used to address the priority needs and specific objectives in the strategic plan; Activities to be undertaken including the following; Activities to address Homeless and other special needs (persons with mental, physical or developmental disabilities, battered and abused spouses, victims of domestic violence, etc.); Activities to address other Actions (affordable housing, lead-based paint hazards, poverty reduction, public housing improvements, etc); and lastly; A description of the areas targeted given the rationale for the priorities for allocating investment geographically.

**Affordable Housing** That housing within the community which is decent and safe, either newly constructed or rehabilitated, that is occupied by and affordable to households whose income is very low, low, or moderate. Such housing may be ownership or rental, single family or multi-family, short-term or permanent. Achieving affordable housing often requires financial assistance from various public and private sources and agencies.

**Agency** Any department, agency, commission, authority, administration, board, or other independent establishment in the executive branch of the government, including any corporation wholly or partly owned by the United States that is an independent instrumentality of the United States, not including the municipal government of the District of Columbia.

**Brownsfield Economic Development Initiative (BEDI) Grant Program** BEDI is designed to help cities redevelop abandoned, idled, or underutilized industrial and commercial properties and facilities where expansion or redevelopment is complicated by real or perceived environmental contamination e.g., brownfields. BEDI accomplishes this by providing funding to local governments to be used in conjunction with Section 108 loan guarantees to finance redevelopment of brownfields sites. BEDI-funded projects must meet one of the CDBG program's national objectives.

**Certification** A written assertion based on supporting evidence that must be kept available for inspection by HUD, by the Inspector General of HUD, and by the public. The assertion shall be deemed to be accurate unless HUD determines otherwise, after inspecting the evidence and providing due notice and opportunity for comment.

**Community Development Block Grant Program (CDBG)** A Community Development Block Grant is a federal grant to states, counties or cities. It is used for housing and

community development including housing construction and rehabilitation, economic development, and public services which benefit low- and moderate- income people. Grant funds can also be used to fund activities which eliminate slums and blight or meet urgent needs. CDBG-R refers funds granted through the American Recovery and Reinvestment Act of 2009.

**Community and Housing Development Organization (CHDO)** A federally defined type of nonprofit housing provider that must receive a minimum of 15 percent of all Federal HOME Investment Partnership funds. The primary difference between CHDO and other nonprofits is the level of low-income residents' participation on the Board of Directors.

**Comprehensive Grant Program (CGP)** HUD grant program via an annual formula to large public housing authorities to modernize public housing units.

**Consolidated Annual Performance and Evaluation Performance Report (CAPER)** The CAPER allows HUD, local officials, and the public to evaluate the grantees' overall performance, including whether activities and strategies undertaken during the preceding year actually made an impact on the goals and needs identified in the Consolidated Plan.

**Consolidated Plan** The Consolidated Plan services four separate, but integrated functions. The Consolidated Plan is: a planning document for the jurisdiction which builds on a participatory process with County residents; an application for federal funds under HUD's formula grant programs which are: CDBG, HOME, ESG, HOPWA; a three-year strategy to be followed in carrying out HUD programs; and lastly, an action plan describing individuals activities to be implemented.

**Cost Burden** The extent to which gross housing costs, including utility costs, exceeds 30 percent of gross income, based on data available from the U.S. Census Bureau.

**Economic Development Initiative (EDI) Grant Program** EDI is designed to enable local governments to enhance both the security of loans guaranteed through HUD's Section 108 Loan Guarantee Program and the feasibility of the economic development and revitalization projects that Section 108 guarantees finance. EDI accomplishes this by providing grants to local governments to be used in conjunction with Section 108 loan guarantees. A locality may use the grant to provide additional security for the loan (for example, as a loss reserve), thereby reducing the exposure of its CDBG funds (which by law must be pledged as security for the loan guarantees). A locality may also use the EDI grant to pay for costs associated with the project, thereby enhancing the feasibility of the 108-assisted portion of the project. EDI-funded projects must meet one of the CDBG program's national objectives.

**Elderly:** The CDBG low- and moderate-income limited clientele national objective at 570.208(a)(2)(i)(A) includes the elderly as a presumptive group. However, the CDBG

regulations do not define the term "elderly". Therefore, a grantee can use its own definition of elderly for non-housing activities. As such, the County defines elderly as 55 years of age or older. With regard to housing activities, the Consolidated Plan requires identification of housing needs for various groups, including the elderly, which is defined as 62 years of age or older at 24 CFR 91.5 and 24 CFR 5.100. Because of this, housing activities to be counted toward meeting a Consolidated Plan goal of housing for the elderly must use the definition in 24 CFR 5.100, 62 years or older.

**Emergency Solutions Grant (ESG)** Formerly the Emergency Shelter Grant Program, the ESG is a federally funded program designed to help, improve and maintain the quality of existing emergency shelters for the homeless. ESG helps emergency shelters meet the costs of operating emergency shelters and of providing certain essential social services to homeless individuals so that these persons have access to a safe and sanitary shelter, and to the supportive services and other kinds of assistance they need to improve their situations. The program is also intended to prevent the increase of homelessness through the funding of preventive programs and activities.

**Emergency Shelter** Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

**Entitlement** An underlying formula governing the allocation of Block Grant funds to eligible recipients. Entitlement grants are provided to larger urban cities (i.e. population greater than 50,000) and larger urban counties (greater than 200,000).

**Federal National Mortgage Association (Fannie Mae)** A federally chartered, stockholder owned corporation which supports the secondary market for both conventional mortgages and mortgages insured by the FHA and guaranteed by VA.

**Financing** Functions necessary to provide the financial resources to fund government operations and federal assistance including the functions of taxation, fee and revenue generation, public debt, deposit funds, and intra governmental collections.

**First-time Homebuyer** An individual or family who has not owned a home during the three-year period preceding the assisted purchase of a home that must be occupied as the principal residence of the homebuyer. Any individual who is a displaced homemaker or a single parent may not be excluded from consideration as a first-time homebuyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

**Fiscal Year** Any yearly accounting period, regardless of its relationship to a calendar year.

**Full Time Equivalent (FTE)** One FTE is 2,080 hours of paid employment. The number of FTEs is derived by summing the total number of hours (for which included categories of employees) are paid by the appropriate categories of employees and dividing by 2,080 hours (one work-year). Appropriate categories include, but are not limited to, overtime hours, hours for full-time permanent employees, temporary employees, and intermittent employees who may not have been paid for an entire reporting period.

**Grant** A federal grant may be defined as a form of assistance authorized by statute in which a federal agency (grantor) transfers something of value to a party (the grantee) usually, but not always, outside the federal government, for a purpose, undertaking, or activity of the grantee which the government has chosen to assist, to be carried out without substantial involvement on the part of the federal government. The “thing of value” is usually money, but may, depending on the program legislation, also include property or services. The grantee, again depending on the program legislation, may be a state or local government, a nonprofit organization, or a private individual or business entity.

**HOME** The Home Investment Partnership Program, which is authorized by Title II of the National Affordable Housing Act. This federally funded program is designed to expand the housing, for very low-income people. And, to make new construction, rehabilitation, substantial rehabilitation, and acquisition of such housing feasible, through partnerships among the federal government, states and units of general local government, private industry, and nonprofit organizations able to utilize effectively all available resources.

**HOME Funds** Funds made available under the HOME Program through allocations and reallocations, plus all repayments and interest or other return on the investment of these funds.

**Homeless Family** Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

**Homeless Individual** An unaccompanied youth (18 years or younger) or an adult (18 years or older) without children who is homeless (not imprisoned or otherwise detained pursuant to an Act of Congress or a State law), including the following:

- 1) An individual who lacks a fixed, regular, and adequate nighttime residence; and
- 2) An individual who has a primary nighttime residence that is:
  - i) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - ii) An institution that provides a temporary residence for individuals intended to be institutionalized; or
  - iii) A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

**Homeless Subpopulation** Include but are not limited to the following categories of homeless persons: severely mentally ill only, alcohol/drug addicted only, severely mentally ill and alcohol/drug addicted, fleeing domestic violence, youth and persons with HIV/AIDS.

**HOPWA** Housing Opportunities for People With AIDS is a federal program designed to provide States and localities with resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons with acquired immunodeficiency syndrome (AIDS) or related diseases and their families. The program authorizes entitlement grants and competitively awarded grants for housing assistance and services.

**Household** Household means all the persons who occupy a housing unit. The occupants may be single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

**HUD** Created as part of President Lyndon B. Johnson's War on Poverty, the Department of Housing and Urban Development (HUD) was established as a Cabinet Department by the Department of Housing and Urban Development Act (42 U.S.C. 3532-3537), effective November 9, 1965. It consolidated a number of other older federal agencies. The Department of Housing and Urban Development is the Federal agency responsible for national policy and programs that: address America's housing needs; improve and develop the Nation's communities; and enforce fair housing laws. HUD's mission is helping create a decent home and suitable living environment for all Americans. It has given America's cities a strong national voice at the Cabinet level.

**HUD Income Levels** Income levels serve as eligibility criteria for households participating in federally funded programs.

**Extremely Low-income** Family whose income is between 0 and 30 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 30 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

**Low-income** Low-income families whose income does not exceed 50 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 50 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

**Middle Income** Family whose is between 80 percent and 95 percent of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

**Moderate-income** Family whose income does not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

**Jurisdiction** A State or unit of general local government.

**Large Family** Family of five or more persons.

**Lead-based paint hazards** Any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated pain that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency.

**Letter of Credit** Line of credit to a grant recipient established at a time of approval of application.

**Liability** Assets owed for items received, services received, assets acquired, construction performed (regardless of whether invoices have been received), an amount received but not yet earned, or other expenses incurred.

**Neighborhood Stabilization Program (NSP)** Created to aid communities affected by foreclosure and abandonment through purchase and redevelopment. NSP1 refers to grants to state and local governments given on a formula basis and authorized under Division B, Title III of the Housing and Economic Recovery Act of 2008. NSP2 refers to funds allocated to states, local governments, nonprofits and consortiums on a competitive basis through funds authorized from the American Recovery and Reinvestment Act of 2009.

**Overcrowded** For purposes of describing relative housing needs, a housing unit containing more than one person per room, as defined by U.S. Census Bureau, for which the Census Bureau makes data available.

**Person with a Disability** A person who is determined to:

- 1) Have a physical, mental or emotional impairment that:
  - i) Is expected to be of long-continued and indefinite duration;
  - ii) Substantially impedes his or her ability to live independently; and
  - iii) Is of such a nature that the ability could be improved by more suitable housing conditions;

Or

- 2) Have a developmental disability, as defined in section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6007); or
- 3) Be the surviving member or members of any family that had been living in an assisted unit with the deceased member of the family who had a disability at the time of his or her death.

**Private Non-profit Organization** A secular or religious organization described in section 501 (c) of the Internal Revenue Code of 1988 which: (a) is exempt from taxation under subtitle A of the Code; (b) has an accounting system and a voluntary board; and (c) practices nondiscrimination in the provision of assistance.

**Program** An organized set of activities directed toward a common purpose or goal that an agency undertakes or proposes to carry out its responsibilities.

**Program Income** Program income is the gross income received by the recipient and its subrecipients\* directly generated from the use of CDBG funds. For those program income-generating activities that are only partially assisted with CDBG funds, such income is prorated to reflect percentage of CDBG funds that were used. Reference 24 CFR 570.500(a).

Examples: (Note: This list is NOT exclusive and therefore other types of funds may also constitute CDBG program income.)

- proceeds from the disposition by sale or long-term lease (15 years or more) of real property purchased or improved with CDBG funds.
- proceeds from the disposition of equipment bought with CDBG funds.
- gross income from the use or rental of real property that has been constructed or improved with CDBG funds and that is owned (in whole or in part) by the recipient or subrecipient. Costs incidental to the generation of the income are deducted from the gross income.
- payments of principal and interest on loans made using CDBG funds.
- proceeds from the sale of loans made with CDBG funds.
- proceeds from the sale of obligations secured by loans made with CDBG funds.
- any interest earned on funds held in a revolving fund account.
- any interest earned on program income pending its disposition.
- funds collected through special assessments that are made against properties owned and occupied by non-low and moderate- income households where the assessments have been made to recover some or all of the CDBG portion of a public improvement.

Reference: 570.500(a)(1)

Program income does not include the following examples:

- interest earned on grant advances from the U.S. Treasury. Any interest earned on grant advances is required to be returned to the U.S. Treasury.
- proceeds from fund-raising activities carried out by subrecipients that are receiving CDBG assistance to implement eligible activities.
- funds collected through special assessments that have been made to recover the non-CDBG portion of a public improvement.
- proceeds from the disposition by the grantee of real property that has been acquired or improved with CDBG funds when the disposition occurs after grant closeout for entitlement grantees.
- proceeds from the disposition of real property that has been acquired or improved with CDBG funds where the disposition occurs within a five year period (or more if so determined by the grantee) after the expiration of the agreement between the grantee and subrecipient for that specific agreement where the CDBG funds were provided for the acquisition or improvement of the subject property.

Note: This list is not all-inclusive.

*\*Subrecipient means a public or private nonprofit agency, authority, or organization or an authorized for-profit entity receiving CDBG funds from the recipient or another subrecipient to undertake activities eligible for such assistance. The term excludes an entity receiving CDBG funds from the recipient unless the grantee explicitly designates it as a subrecipient. The term includes a public agency designated by a unit of general local government to receive a loan guarantee, but does not include contractors providing supplies, equipment, construction, or services subject to the procurement requirements as applicable.*

**Project** A planned undertaking of something to be accomplished, produced, or constructed, having a finite beginning and finite end. Examples are a construction project or a research and development project.

**Rehabilitation** Labor, materials, tools, and other costs of improving buildings, including repair directed toward an accumulation of deferred maintenance; replacement of principal fixtures and components of existing buildings; installation of security devices; and improvement through alterations or incidental additions to, or enhancement of, existing buildings, including improvements to increase the efficient use of energy in buildings, and structural changes necessary to make the structure accessible for persons with physical handicaps.

Rehabilitation also includes the conversion of a building to an emergency shelter for the homeless, where the cost of conversion and any rehabilitation costs do not exceed 75 percent of the value of the building before conversion. Rehabilitation must meet local government safety and sanitation standards.

For projects of 15 or more units where rehabilitation costs are 75 percent or more of the replacement cost of the building, that project must meet the accessibility requirement of Section 504 of the Rehabilitation Act of 1973; or where rehabilitation costs are less than 75 percent of the replacement cost of the building, that project must meet the requirements of 24 CFR 8.23b.

**Rental Assistance** Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance. Otherwise known as the Section 8 Rental Assistance Payments Program and variations thereof.

**Renovation** Rehabilitation that involves costs of 95 percent or less of the value of the building before rehabilitation.

**Request for Proposals (RFP)** A RFP is the instrument used to solicit proposals/offers for proposed contracts using the negotiated procurement method.

**Section 108 Loan Guarantee Program** The Section 108 Loan Guarantee Program involves a federal guarantee on local debt allowed under Section 108 of the Housing and Community Development Act of 1974, as amended. This section of the Act allows public entities, such as Sebastian County, to issue promissory notes through HUD to raise money for eligible large-scale community and economic development activities. HUD guarantees these notes, which are sold on the private market in return for a grantee's pledge of its future CDBG funds and other security for the purpose of debt repayment. Section 108 activities must satisfy CDBG eligibility and national objective criteria as well as Section 108 regulations and guidelines.

**Senior** A person who is at least 55 years of age. For senior housing activities, a senior is a person who is at least 62 years of age. (Seniors and "elderly" are terms that are often interchangeable.)

**Shelter Plus Care** A federally funded McKinney Act Program designed to provide affordable housing opportunities to individuals with mental and/or physical disabilities.

**SRO** (Single Room Occupancy) A unit for occupancy by one person, which need not but may contain food preparation or sanitary facilities, or both.

**State** Any State of the United States and the Commonwealth of Puerto Rico.

**Subsidy** Generally, a payment or benefit made where the benefit exceeds the cost to the beneficiary.

**Substantial Rehabilitation** Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

**Supportive Housing** Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

**Supportive Housing Program (SHP)** The Supportive Housing Program promotes the development of supportive housing and supportive services, including innovative approaches that assist homeless persons in the transition from homelessness and enable them to live as independently as possible. SHP funds may be used to provide transitional housing, permanent housing for persons with disabilities, innovative supportive housing, supportive services, or safe havens for the homeless.

**Transitional Housing** Is designed to provide housing and appropriate supportive services to persons, including (but not limited to) deinstitutionalized individuals with disabilities, homeless individuals with disabilities, and homeless families with children. Also, it is housing with a purpose of facilitating the movement of individuals and families to independent living within a time period that is set by the County or City or project owner before occupancy.



---

---

## MEMORANDUM

---

---

**TO:** Ray Gosack, Acting City Administrator  
**FROM:** Tracy Winchell, Economic Development Coordinator  
**DATE:** 11/5/2010  
**CC:** Kara Bushkuhl, Finance Director

---

### OUTSIDE AGENCY FUNDING 2011 RECOMMENDATIONS

#### Preliminary Report to Mayor & Board of Directors

Attached is the document outlining the Outside Agency Panel's recommendations for investing \$202,700 in 2011.

The bulk of the report is comprised of the worksheets used to prepare for each meeting, and ultimately became a final record of the panel's rationale behind the allocations in each category.

Most of the 9 panel members plan to be present at Tuesday's study session. Staff will present a brief summary of the report. Staff and panel members will be pleased to respond to questions from the mayor and board.

**DRAFT REPORT**  
to the  
**MAYOR & BOARD OF DIRECTORS**  
of the  
**City of Fort Smith, Arkansas**

---

*Submitted November 6, 2010*

**Task Force Members**

*Core Panelists*

Madeline Martinez  
Barbara Peterson  
Peggy Weidman

*Arts & Humanities Specialists*

Elizabeth Momand  
Jeromy Price

*Recreation*

Derrick Joe  
Steve Rinke

*Social & Community Services*

Jonathan Fry  
Sherry Savage

**City of Fort Smith Staff**

Christy Deuster, Finance  
Tracy Winchell, Economic Development

THIS PAGE INTENTIONALLY LEFT BLANK

## Overview of 2011 process

In mid-September, the mayor and members of the board of directors were provided a spreadsheet summary detailing applications received, by category, and amounts requested, and totals available for each category.

In previous budget cycles, \$227,700 has been made available from the general fund but, with budget constraints, the total amount available has been reduced to \$202,700.

## By the numbers

- 28 applications received      \$461,391 requested      \$202,700 available
  - 5 Recreation      \$122,919 requested      \$ 36,196 available
  - 8 Arts & Humanities      \$ 80,064 requested      \$ 57,914 available
  - 15 Social/Community Services      \$258,408 requested      \$108,589 available

## Time investment

Meeting and preparation times were considerably less for this funding cycle than from the 2010 cycle, although the 4 hour mandatory workshop and preparation for all applying organizations required a significant time commitment. Both staff and citizen panelists learned from the first funding cycle. In short, we were able to do more, and communicate more effectively with applicants, by investing time on the front end of the process. These factors helped with efficiency and communication. A post-workshop survey indicated the applicants benefitted from the workshop.

1. Asking applicants to provide multiple copies
2. Predetermining panel meeting schedules well in advance
3. Staff & panelists developing a familiarity with the application & fine-tuning the process

	Prep hours	Meeting hours	Workshop	Totals
Core panel	20	25	8	53
Arts & Humanities Specialists	4	10	0	14
Recreation Specialists	8	10	0	18
Social/Community Services Specialists	5	3	8	16
<b>Citizen Totals</b>	<b>37</b>	<b>48</b>	<b>16</b>	<b>101</b>
Staff Totals	20	22	8	50
<b>Grand Totals</b>	<b>57</b>	<b>70</b>	<b>24</b>	<b>151</b>

## Outside Agency Review Panel Recommendations | 2011

---

The following spreadsheets were used to help each panel during each of the five review sessions.

Each category has specific board-approved goals and objectives because each service category fills a different community need. While each panel has worked to allocate funds consistently, fairly, and objectively, it is also noted that each category may require slightly different rationale for determining eligibility and assigning an appropriate contract amount. Therefore, each spreadsheet does provide – below the list and totals – a brief explanation of the panel's approach.

In addition, a series of appendices are attached to this report, detailing board-approved policies during the past three years as this process developed.

In the event that the mayor or members of the board have questions about this written report, panelists will be attending the study session dedicated for discussion of these recommendations and the board meeting during which these recommendations will be formally considered.

Overview  
**2011 Outside Agency Applications**  
**28 Total Applications**

Agency	Amount Requested	Allocation % based on # apps in ea category	\$ Allocation	Requested	Awarded	Difference
<b>RECREATION</b>						
5 Applications	\$122,919.69	17.86%	\$ 36,196			
1st Tee	\$ 10,000.00			\$ 10,000	\$ 9,208	\$ (792)
Bost Inc.	30,919.69			New applicant in rec category		
Fort Smith Boys & Girls Clubs	44,000.00			\$ 43,500	\$ 40,052	\$ (3,448)
Girls Inc.	20,000.00			\$ 20,000	\$ 18,417	\$ (1,583)
Lincoln Youth Service	18,000.00			\$ 18,000	\$ 16,572	\$ (1,428)
<b>Total</b>	<b>122,919.69</b>			<b>\$ 91,500</b>	<b>\$ 84,249</b>	<b>\$ (7,251)</b>
<b>ARTS &amp; HUMANITIES</b>						
8 Applications	\$80,064.00	28.57%	\$ 57,914			
Fort Smith Chorale	6,000.00			\$ 6,500	\$ 6,298	\$ (202)
Fort Smith Heritage Foundation	10,000.00			\$ 4,500	\$ 4,360	\$ (140)
Fort Smith Little Theater	6,782.00			\$ 7,000	\$ 6,782	\$ (218)
Fort Smith Museum of History	20,000.00			\$ 20,000	\$ 19,378	\$ (622)
Fort Smith Regional Art Museum	6,782.00			\$ 7,000	\$ 6,782	\$ (218)
Fort Smith Symphony	14,500.00			\$ 15,000	\$ 14,534	\$ (466)
Second Street Live	10,000.00			\$ 15,000	\$ 10,173	\$ (4,827)
Western Arkansas Ballet	6,000.00			No funds awarded in 2009		
<b>Total</b>	<b>80,064.00</b>			<b>\$ 75,000</b>	<b>\$ 68,307</b>	<b>\$ (6,693)</b>

Allocation %  
based on # apps  
in ea category

Agency	Amount Requested	Allocation % based on # apps in ea category	\$ Allocation	Requested	2010 History Awarded	Difference
<b>SOCIAL &amp; COMMUNITY SERVICES</b>						
15 Applications	\$258,408.00	53.57%	\$ 108,589			
Alzheimers Association	5,000.00			\$5,000	\$1,500	-\$3,500
Bost Inc.	49,160.00			No funds awarded in 2009		
Children's Emergency Shelter	30,000.00			\$10,000	\$5,411	-\$4,589
Community Dental Clinic	6,800.00			\$20,000	\$6,822	-\$13,178
Community Service Clearinghouse	25,000.00			\$25,000	\$8,528	-\$16,473
Crisis Intervention Center	15,000.00			\$15,000	\$8,117	-\$6,884
Don Reynolds Cancer Support House	10,000.00			New applicant		
Fountain of Youth Adult Day Care	17,330.00			\$17,330	\$9,268	-\$8,062
Girls Shelter	8,000.00			\$9,060	\$4,530	-\$4,530
Hannah House	7,500.00			\$7,500	\$4,058	-\$3,442
Kistler Center	7,018.00			\$7,500	\$4,058	-\$3,442
Lincoln Childcare	12,600.00			\$12,600	\$6,818	-\$5,782
Mission Deaf Connection	30,000.00			New applicant		
Next Step Day Room	20,000.00			\$26,000	\$8,528	-\$17,473
River Valley Regional Food Bank	15,000.00			\$15,000	\$5,117	-\$9,884
	<u>258,408.00</u>			\$169,990	\$72,753	-\$97,237
<b>Grand Total All Requests</b>	<b>\$461,391.69</b>					
28 Applications			\$ 202,700	\$ 336,490	\$ 225,309	\$ (111,181)

## Recreation Worksheet

Requesting Agency	Amount Requested	Use	Concerns/Addtl. Funding?	Reduction/Reasoning	Allocation	2011 Grant \$
1st Tee	\$ 10,000	Utilities	receives funding from national organization.	This program is an important part of the community. This proposed amount, while reduced, isn't a drastic reduction from 2010 levels.	0.15	\$ 5,429
Bost Inc.	\$ 30,920	Upgrade of existing playground equipment	2 apps - 2 categories. Sets a precedence for future funding cycles. Each organization should stick to one category.	2 different apps in 2 different categories, upgrade of an existing playground for 55 clients who would use 200+ times per year. Bost receives federal funds - in excess of \$20 million. Medicaid: "DJ WE CAN'T MEET THEIR NEED. Money for an enhancement is not as critical for them as for other organizations that provide recreational opportunities to a broader group of citizens."	0.00	\$ -
Fort Smith Boys & Girls Clubs	\$ 44,000	Utilities	receives significant funding from national organization.	This organization serves many youth in 4 locations with a wide range of recreational programs that impact many areas of youth and community development. The panel regrets that the recreation category has fewer total funds available in 2011 than was awarded to this organization in 2010. This is a tough decision. As well-regarded as this organization is for its service in the youth recreation arena, the panel notes this organization has built in staff, membership, and volunteers for fund-raising drives. Other organizations in this category also have some means for funding activities, but not nearly the depth that this organization possesses.	0.20	\$ 7,239
Girls Inc.	\$ 20,000	Utilities	receives some funding from other sources, United Way, a national organizational structure, and other sources.	This organization is heavily dependent on local funding, serves a large number of girls, provides a broad range of programs, and the panel believes it's important to provide some assistance for utilities.	0.30	\$ 10,859
Lincoln Youth Service	\$ 18,000	Utilities	local funding is critical for maintaining services.	Survival is an issue. 75% of funding is from city, at approximately \$21,000 per year. This organization provides services to youth who are otherwise very difficult to reach. The citizens served through this program would otherwise fall through the cracks. In addition, the program is operated with extraordinary efficiency through a network of committed volunteers.	0.35	\$ 12,669
<b>Total Requested</b>	<b>\$ 122,920</b>					
					<b>1.00</b>	<b>\$36,196</b>
<b>Total to Allocate</b>	<b>\$ 36,196</b>					
<b>Amount over</b>	<b>\$ 86,724</b>					
<b>% over</b>	<b>42%</b>					

The recreation panel decided that, with only 5 applications in this category, it would be appropriate to simply allocate percentages of available funds to each organization deemed eligible for funding. Therefore, the factors under the "allocation" column will all add up to 1 (100%). Specific rationale is detailed under "reduction/reasoning."

## Arts & Humanities

Requesting Agency	Amount Requested	Use	Concerns/Addtl. Funding?	Reduction/Reasoning	Allocation	2011 Grant \$
Fort Smith Chorale	6,000	offset cost of music and musicians		concerts per year, the expenses are low. Performance-related requests to be funded at 80%.	0.8	\$4,800
Fort Smith Heritage Foundation	10,000	General operational support	applauds the initiative for a new project - an outdoor classroom, to enhance free services and programs, which includes gazebo, sidewalks, side gardens, Interns. However, with reductions in funding and percentage allocations, panel is more concerned with helping organizations maintain services. Cost benefit ratio is rather high. Request for new construction is admirable, but "doors open" projects or funds take priority in 2011.	Both organizations requesting operational support will receive 50% of the funding requested. Clayton House especially needs assistance with utilities.	0.5	5,000.00
Fort Smith Little Theater	6,782	utilities		all volunteer organization. Low overhead, high impact. Most costs are for utilities and other fixed overhead. Will fund at 92.15% of request.	0.9215	\$6,250
Fort Smith Museum of History	20,000	general operational support		Both organizations requesting operational support will receive 50% of the funding requested.	0.5	10,000.00
Fort Smith Regional Art Museum	6,782	utilities	payroll expenses are 48% of the organization's budget. A concern.	Utilities overhead. Currently may be less due to remodel. This is a sustainability request for the art museum's future. Capital campaign requires some operational support. Will fund at 92.15% of request.	0.9215	\$6,250
Fort Smith Symphony	14,500	\$22k auditorium rental costs and earthquake	rental of theatre is 22k and requested funding only partially offsets the requests.	private support for the symphony is probably higher than any other organization applying for funds. However, expenses are high, with traveling musicians. Earthquake is an excellent program, and the scope of this request doesn't even offset the annual rental of the convention center. Performance-related requests to be funded at 80%.	0.8	\$11,600
Second Street Live	10,000	utilities	Application asks for \$10k. Reporting shows the facilities expects to use all of its 2010 request on utilities.	Second Street Live has created buzz not just in Fort Smith, but also larger metro areas and is bringing guests from out of town for performances. The first year of operation estimates the facility will require between \$9k and \$10k in utilities costs. "Doors open" request.	0.9215	\$9,215
Western Arkansas Ballet	6,000	nutcracker and reduced ticket prices	One show per year mentioned at reduced costs for certain audiences. Still, tickets are \$10 per person.	As a performance-oriented request, the panel wishes to assist in offsetting the cost of the venue. Performance-related requests to be funded at 80%	0.8	\$4,800
<b>Total Requested</b>	<b>\$ 80,064</b>					<b>\$57,934</b>
<p><b>Rankings according to 3 criteria:</b></p> <ol style="list-style-type: none"> <li>keeping doors open - utilities support is first priority</li> <li>availability of other funding sources</li> <li>enhancement versus need</li> </ol>						
<b>Total to Allocate</b>	<b>\$ 57,914</b>					
<b>Amount over</b>	<b>\$ 22,150</b>					<b>\$57,914.23</b>
<b>% over</b>	<b>261%</b>					

## Social/Community Services Worksheet

Requesting Agency	Amount Requested	Use	Concerns/Addtl. Funding?	Reduction/Reasoning	2011 Grant \$
River Valley Regional Food Bank	\$15,000.00	Elec cost for freezer/refrig units	These funds keep the refrigerator/freezer units running	Since 40% of this organization's service area is inside Fort Smith, we recommend funding at 40%.	\$6,000
Reynolds Cancer Support House	\$10,000.00	Improve/expand cancer support,		Funded at 53.9% of request.	\$5,390
Mission Deaf Connection Center	\$30,000.00	Start-up funds for center to connect the deaf community	Start-up, no history.	These funds are not designed to be used for start-up ventures. Did not meet minimum criteria.	\$0
Lincoln Childcare Center	\$12,600.00	Cont. of Quality-rating program for kids		Funded at 53.9% of request.	\$6,791
Community Dental Clinic	\$6,800.00	To compensate vol. dentists	Compensating volunteer dentists, while understandable, doesn't seem to present a need as great as many other applicants have presented.	Funded at 53.9% of request.	\$3,665
Hannah House	\$7,500.00	Utilities and insurance	2010 grant was just over \$4000.	Based on pg 18 of request, utilities + telephone = \$4,668.	\$4,668
Crisis Intervention Center	\$15,000.00	Utilities	Total utility cost in 2009 was \$40,000	Moved to much bigger facility, serving more victims.	\$15,000
Girls Shelter	\$8,000.00	Utilities	Request is LESS than 2010 utilities	This contributes to keeping lights on and doors open.	\$8,000
Kistler Center	\$7,018.00	Tech improvmts	Purch of new comp, software, licenses	New computers are \$4500 of the request. This is also in line with 2010 grant.	\$4,500
Children's Emergency Shelter	\$30,000.00	To cover antcptd budget shortfall		Funded at 53.9% of request.	\$16,170
Alzheimer's Association	\$5,000.00	Utilities	Non-duplicated service. Only agency providing this type of service.	Ask is less than 1/3 of utilities/gen occupancy expenses.	\$5,000
Next Step Day Room	\$20,000.00	Case Mgmt Services		Funded at 53.9% of request.	\$10,780
Bost, Inc.	\$49,160.00	Music Sensory Studio Project	ENHANCE current therapeutic services	City funds have already decreased for OAF allocations. Even more of a need to make grants to agencies with more dire needs.	\$0
Fountain of Youth	\$17,330.00	Utilities and office supplies		Utility bills only again this year. Same as 2010.	\$9,268
Community Services Clearinghouse	\$25,000.00	10% of their annual food cost	Their utility costs total \$9268.	Funded at 53.9% of request.	\$13,475
<b>Total Requested</b>	<b>\$258,408.00</b>				
<b>Total to Allocate</b>	<b>\$108,589.00</b>				
<b>Amount over</b>	<b>\$149,819.00</b>				
Priority was given to organizations deemed to be making requests for keeping doors open and providing essential services, i.e. utilities, insurance, communications, general occupancy					<b>\$108,707.60</b>
Remaining requests totaled \$104,400, with only \$56,153 remaining to disburse. Therefore, each of these Tier II requests were funded at 53.9% of the requests.					<b>\$118.60</b>

## APPENDIX A

### OVERALL PROGRAM PURPOSE AND GOALS

The purpose of partnering with local service agencies is to enable and assist non-profit organizations providing specialized services to citizens. These services are deemed by the City of Fort Smith Board of Directors to be either necessary or beneficial to the economic, social or cultural well-being of Fort Smith, its citizens and guests of the community.

**Contracts** should allow the agency to accomplish at least one of these objectives:

1. **Improving, expanding, or enhancing citizen services**
2. **Achieving an important step in the organization's business model**
3. **Meeting an unexpected demand for services or facilities construction or repair**

*Beyond these overarching goals for the entire program, it is recommended that the board of directors adopt a set of similar criteria for each category, providing more specific parameters by which each committee recommends award of contracts to applicants.*

#### ***Arts & Humanities Purpose and Goals***

**Contracts** should encompass at least one of the following objectives:

1. Recruitment and retention of knowledge-based workers
2. Recruitment and retention of health care professionals
3. Increasing accessibility of arts & humanities programs to the entire community, including non-traditional populations

#### ***Recreation Purpose and Goals***

**Contracts** should encompass at least one of the following objectives:

1. Enhancing an organization's ability to serve youth recreation leagues for current and future generations
2. Expanding a facility to accommodate larger regional events
3. Providing permanent facilities enhancements for recreational programs for all ages

#### ***Social & Community Services Purpose and Goals***

**Contracts** should encompass at least one of the following objectives:

1. Improving an organization's ability to provide niche services for citizens with special needs
2. Expanding an organization's ability to train local service agency employees, volunteers, and board members to better fulfill service and self-sustainably objectives

## OAF MEETING SCHEDULE

Date	Meeting	Attendees	TIME	LOCATION
September 16	<ul style="list-style-type: none"> <li>OAF full panel meets to review apps</li> </ul>	Full Panel/Staff	2:00pm – 4:00pm	Elm Grove Community Center – OAK ROOM
September 17	<ul style="list-style-type: none"> <li>Staff notifies applicants of any discrepancies or missing documents – provides time to correct</li> </ul>	Staff/Applicants	N/A	N/A
September 20	<ul style="list-style-type: none"> <li>Report to Board of Directors the number of applications submitted in each category and compute dollar allocations as predetermined by simple formula</li> </ul>	Staff	N/A	N/A
September 23	<ul style="list-style-type: none"> <li>OAF Recreation Review I</li> </ul>	<b>CANCELLED</b>		Elm Grove Community Center – OAK ROOM
September 30	<ul style="list-style-type: none"> <li>OAF Recreation Review II</li> </ul>	Recreation Panel/Staff	10:00am – 11:30am	Elm Grove Community Center – OAK ROOM
October 7	<ul style="list-style-type: none"> <li>OAF Arts &amp; Humanities Review</li> </ul>	A&H Panel/Staff	10:00am – 11:30am	Elm Grove Community Center – OAK ROOM
October 14	<ul style="list-style-type: none"> <li>OAF Arts &amp; Humanities Review II</li> </ul>	A&H Panel/Staff	10:00am – 11:30am	Elm Grove Community Center – OAK ROOM
October 21	<ul style="list-style-type: none"> <li>OAF Social/Community Services Review I</li> </ul>	<b>CANCELLED</b>		Elm Grove Community Center – OAK ROOM
October 28	<ul style="list-style-type: none"> <li>OAF Social/Community Services Review II</li> </ul>	SCS Panel/Staff	2:00pm – 4:00pm	Elm Grove Community Center – OAK ROOM
November 4	<ul style="list-style-type: none"> <li>OAF full panel final review</li> </ul>	Full Panel/Staff	10:00am - noon	Elm Grove Community Center – OAK ROOM
November 9	<ul style="list-style-type: none"> <li>Board Study Session to Review Final Recommendations</li> </ul>	Full Panel/Staff/Board	N/A	N/A
November 16	<ul style="list-style-type: none"> <li>Board of Directors Vote on 2011 Panel Recommendations</li> </ul>	Full Panel/Staff/Board	N/A	N/A