Action Plan

Grantee: Arkansas

Grant: B-08-DN-05-0001

LOCCS Authorized Amount: Grant Award Amount: Status:	\$ 19,600,000.00 \$ 19,600,000.00 Submitted - Await for Review
Estimated PI/RL Funds:	\$ 3,460,222.64
Total Budget:	\$ 23,060,222.64

Funding Sources

Funding Source ADFA Program Income Funding Type Program Income

Narratives

Areas of Greatest Need:

The NSP for Arkansas is authorized by the Housing and Economic Recovery Act ("HERA") (Public Law 110-289), which was signed into law by President Bush on July 30, 2008. Originally introduced as HR 3221, HERA Division B, Title III, establishes the NSP grant under the Emergency Assistance for Redevelopment of Abandoned and Foreclosed Homes heading. The NSP is administered by the Department of Housing and Urban Development ("HUD") and is considered a special Community Development Block Grant ("CDBG") allocation. CDBG allocations for Arkansas are administered by statute by the Arkansas Economic Development Commission ("AEDC"). Arkansas is expected to receive \$19,600,000 for the 2009 Program Year, contingent upon application approval by HUD. Arkansas Development Finance Authority ("ADFA") the housing agency for the state of Arkansas, has been designated by AEDC as administrator of NSP funds for the State of Arkansas. This designation is by virtue of a Memorandum of Understanding (MOU) executed by AEDC and ADFA dated October 7, 2008. ADFA will distribute NSP funds for the following "eligible uses": 1. Acquisition of abandoned and foreclosed properties; 2. Rehabilitation of acquired abandoned and foreclosed properties; 3. Demolition of blighted abandoned and foreclosed structures acquired using NSP funds; 4. Reasonable developer's fees related to NSP-assisted housing rehabilitation or construction activities; 5. New construction; 6. Sale of residential properties acquired or acquired/rehabilitated using NSP funds; 7. Rental of residential properties acquired or acquired/rehabilitated using NSP funds; 8.Payment of reasonable down payment and closing cost assistance; 9.Interest rate buy-down for fixed-rate first mortgages for eligible purchasers; 10.General administration and planning activities. 11.Provide mortgage counseling to all purchasers of properties constructed, acquired or acquired/rehabilitated with NSP funds. The NSP funding is available statewide to any unit of local government, nonprofit organization, public housing authority, or private developer. Priority will be given to applicants proposing a project located in an area meeting the criteria established for greatest needs. ADFA anticipates that the amount of funds that can be applied for and approved will vary with population and need of the area. ADFA reserves the right to adjust contracted amounts based upon actual performance and progress to use the funds within the initial 18 months of the program.

Distribution and and Uses of Funds:

AREAS OF GREATEST NEED In determining areas of greatest need, ADFA will rely upon data provided by: 1)Local Initiatives Support Corporation ("LISC") 2)Department of Housing & Urban Development ("HUD") The Needs Score for areas in Arkansas range from 0 to 100, with a median score of 0.90. ADFA has determined a minimum Needs Score of 1.0 to indicate the areas of greatest need. Using LISC's Needs Score by U.S. Postal Service zip code area, ADFA has established the following as areas of greatest need ("Priority Areas"), translated into priority points: Level 1 - USPS zip code areas with INF score 10.0 15 priority pts Level 2 - USPS zip code areas with INF score 3.0 but 9.9 10 priority pts Level 3 - USPS zip code areas with INF score 1.0 but 2.9 5 priority pts In addition, ADFA has designated additional areas of need, to be those 15 counties in Arkansas, identified by HUD, with the highest number of foreclosures ("Priority Counties"). Category A counties with 1000 or more foreclosures: Benton; Pulaski; & Washington 10 priority pts Category B - counties with 500-999 foreclosures: Craighead; Garland; Saline; & Sebastian 7 priority pts Category C - counties with 300-499 foreclosures: Boone; Crawford; Crittenden; Faulkner; Jefferson; Lonoke; Mississippi; & White 5 priority pts DISTRIBUTION & USES OF FUNDS ADFA will distribute NSP funds on a competitive basis. Applicants must submit an application in accordance to established guidelines. Staff will review & score all applications according to Proposed Scoring Criteria. Points will be given to each application based upon: Need; Capacity; Financing; Quality of Plan; Ultimate Neighborhood Stabilization Goals; Time of Performance. Staff will submit their recommendations to ADFA's Board of Directors for final decision. DEFINITIONS & DESCRIPTIONS A structure shall be defined as blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, & public welfare. The Arkansas Code does not provide a definition of a "blighted structure." For purposes of the NSP, "affordable rents" shall be in accordance with the HOME Program Rents & FMRs as delineated in the HOME Investment Partnerships Program. The "affordable rents" are as follows: •Beneficiaries whose total household income is 50% of AMI-Low HOME Rent •Beneficiaries whose total household income is 50%-60% of AMI-High HOME Rent •Beneficiaries whose total household income is 60%-120% of AMI-FMR Any activities undertaken NSP funds must adhere to affordability requirements as follows based on the total amount of NSP funds used for the activity: • 5 years---Under •10 years-- \$15,000-\$40,000 •15 years-- Over \$40,000 •20 years--New construction or acquisition of rental Housing that is rehabilitated or constructed with NSP funds shall, upon completion, meet or exceed all applicable minimum housing code & accessibility standards, as established by ADFA, & all state & local housing, State Model Energy Code, zoning, fire, & building codes, as amended. The ADFA Minimum Design Standards & the ADFA HOME Program General Specifications/Performance Manual describe construction/rehabilitation standards established by the agency. LOW INCOME TARGETING At least 25% of funds must be used for housing individuals & families whose incomes do not exceed 50 percent of area median income. The remaining balance of funds will target households at or below 120% AMI. On 11/14/08 ADFA advertised & posted on their website for public comments. Comments were received from 8 entities. All comments received were included in the submission to HUD on December 1, 2008.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
9999	Restricted Balance	No activities in t	his project	
NSP ACQ/R SF	Acquisition & Rehab (Single	4-NSP ACQ/REHAB (REED PROPERTY) 7-NSP ACQ/REHAB (Ford Properties)	REED PROPERTY GROUP LLC Ford Properties Homes, LLC	
NSP ACQ/RR (B)	Acquistion & Rehab (Rental)	2-NSP ACQ/REHAB (SOUTHCREEK) 9-NSP ACQ/REHAB R (JP TOWER)	ALS MGMT LLC (SOUTH CREEKSIDE APTS) JP TOWER LITTLE ROCK, LLC	
NSP ADMIN	Administration	1-NSP ADMIN	NSP ADMINISTRATION	
NSP DEM (D)	Demolition	No activities in t	his project	
NSP HCN (E)	Housing Counseling	No activities in t	his project	
NSP NCSF (E)	New Construction (Single Family)	5-NSP SFNC (FT. SMITH HA) 6-NSP SFNC (NORTH LITTLE ROCK) 8-NSP SFNC (HABITAT/GREATER JONESBORO)	FT. SMITH HOUSING AUTHORITY NORTH LITTLE ROCK HABITAT FOR HUMANITY - GREATER JONESBORO- STATE ST	
NSP RNC (E)	New Construction (Rental)	3-NSP RNC (MEADOWS)	MEADOWS OF ROGERS SF CITIZEN COMPLEX LP	2
NSPHabitat01	Habitat for Humanity of Central	No activities in t	his project	





Activities

Project # / NSP ACQ/R SF (B) / Acquisition & Rehab (Single Family)

Grantee Activity Number:4-NSP ACQ/REHAB (REED PROPERTY)Activity Title:REED PROPERTY GROUP I LLC

Activity Type:
Rehabilitation/reconstruction of residential structures
Project Number:
NSP ACQ/R SF (B)
Projected Start Date:
04/15/2010
Project Draw Block by HUD:
Not Blocked
Activity Draw Block by HUD:
Not Blocked
Block Drawdown By Grantee:
Not Blocked
National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

# Renter Households	
# of Households	

Proposed Accomplishments

- # of Singlefamily Units
- # of Housing Units

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Location Description:

Activity Status: Under Way Project Title:

Project Title: Acquisition & Rehab (Single Family) Projected End Date: 10/15/2011 Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:	\$ 423,400.00		
Most Impacted and Distressed Budget:	\$ 0.00		
Other Funds:	\$ 0.00		
Total Funds:	\$ 423,400.00		

Program Income Account:

ADFA Program Income

Total		Low	Mod	Low/Mod%
4		2	2	100.00
4		2	2	100.00
	Total			
	8			
	8			

Organization Type	Proposed Budget
State Agency	\$ 423,400.00



Little Rock, AR

Activity Description:

Acquire and rehabilitate four (4) single-family units for rent

Environmental Assessment:	COMPLETED	
Environmental Reviews:	None	
Activity Attributes:	None	

Activity Supporting Documents:

None





7-NSP ACQ/REHAB (Ford Properties) Ford Properties Homes, LLC

Activity Status:

Projected End Date:

Acquisition & Rehab (Single Family)

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

\$ 2,044,705.00

\$ 2,044,705.00

\$ 0.00

\$ 0.00

Under Way Project Title:

03/20/2013

Total Budget:

Other Funds:

Total Funds:

Most Impacted and Distressed Budget:

ADFA Program Income

Program Income Account:

Activity Type:
Rehabilitation/reconstruction of residential structures
Project Number:
NSP ACQ/R SF (B)
Projected Start Date:
08/13/2012
Project Draw Block by HUD:
Not Blocked
Activity Draw Block by HUD:
Not Blocked
Block Drawdown By Grantee:
Not Blocked
National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only
Benefit Report Type: Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	22	6	16	100.00
# of Households	22	6	16	100.00
Proposed Accomplishments	Тс	otal		
# of Singlefamily Units	22			
# of Housing Units	22			

Proposed budgets for organizations carrying out Activity:

Responsible Organization	
ADFA	

Location Description:

Little Rock, AR

Activity Description:

Acquire and rehabilitate twenty-two (22) single-family units for rent.

Organization Type	Proposed Budget
State Agency	\$ 2,044,705.00



Environmental Assessment:	COMPLETED	
Environmental Reviews:	None	
Activity Attributes:	None	

Activity Supporting Documents:	None

Project # / NSP ACQ/RR (B) / Acquistion & Rehab (Rental)



2-NSP ACQ/REHAB (SOUTHCREEK) ALS MGMT LLC (SOUTH CREEKSIDE APTS)

Activity Type:
Rehabilitation/reconstruction of residential structures
Project Number:
NSP ACQ/RR (B)
Projected Start Date:
12/15/2009
Project Draw Block by HUD:
Not Blocked
Activity Draw Block by HUD:
Not Blocked
Block Drawdown By Grantee:
Not Blocked
National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.
Benefit Report Type: Direct (Households)

Activity Status:
Under Way
Project Title:
Acquistion & Rehab (Rental)
Projected End Date:
07/01/2011
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:	\$ 7,748,915.03
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 7,748,915.03

Program Income Account:

ADFA Program Income

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	136	55	81	100.00
# of Households	136	55	81	100.00
Proposed Accomplishments	Tota	al		
# of Multifamily Units	136			
# of Housing Units	136			
# ELI Households (0-30% AMI)				

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
ADFA	State Agency	\$ 6,254,470.70

Location Description:

900 North Leverett, Fayetteville, AR 72701

Activity Description:

Acquisition/Rehab



Environmental Assessment:	COMPLETED	
Environmental Reviews:	None	
Activity Attributes:	None	

Activity Supporting Documents:

None





9-NSP ACQ/REHAB R (JP TOWER) JP TOWER LITTLE ROCK, LLC

Activity Type:
Rehabilitation/reconstruction of residential structures
Project Number:
NSP ACQ/RR (B)
Projected Start Date:
10/01/2018
Project Draw Block by HUD:
Not Blocked
Activity Draw Block by HUD:
Not Blocked
Block Drawdown By Grantee:
Not Blocked
National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only
Benefit Report Type:

Activity Status: Under Way Project Title: Acquistion & Rehab (Rental) Projected End Date: 11/01/2020 Project Draw Block Date by HUD: Activity Draw Block Date by HUD:

Program Income Account: ADFA Program Income

Proposed budgets for organizations carrying out Activity:

Responsible Organization ADFA

Funding Source Name

ADFA Program Income

Location Description:

JESSE POWELL TOWER 1010 WOLFE STREET LITTLE ROCK, AR 72202

Activity Description:

Rehabilitate a multifamily dwelling consisting of 169 units for rent, of which 8 will be NSP-assisted units reserved for low, moderate and middle-income households (LMMH) as defined in HERA - Jesse Powell Tower, Little Rock

Environmental Assessment:	COMPLETED
Environmental Reviews:	None
Activity Attributes:	None

Organization Type	Proposed Budget
State Agency	\$ 0.00
Matching Funds	Funding Amount
No	\$ 650,000.00





Environmental Reviews: None

Activity Supporting Documents:

None

Project # / NSP ADMIN / Administration





1-NSP ADMIN NSP ADMINISTRATION

Activity Type:	Activity Status:		
Administration	Under Way		
Project Number:	Project Title:		
NSP ADMIN	Administration		
Projected Start Date:	Projected End Date:		
03/20/2009	03/20/2013		
Project Draw Block by HUD:	Project Draw Block Date by HUD:		
lot Blocked			
Activity Draw Block by HUD:	Activity Draw Block D	ate by HUD:	
lot Blocked			
Block Drawdown By Grantee:	Total Budget:	\$ 382,735.54	
lot Blocked	Most Impacted and		
lational Objective:	Distressed Budget:	\$ 0.00	
Iot Applicable (for Planning/Administration or Unprogrammed	Other Funds:	\$ 0.00	
Funds only)	Total Funds:	\$ 382,735.54	

Benefit Report Type:

NA

Proposed budgets for organizations carrying out Activity:

Responsible Organization ADFA		Organization Type State Agency	Proposed Budget \$ 382,735.54
Location Description: ADFA ADMINISTRATION			
Activity Description: ADMINISTRATION			
Environmental Assessment:			
Environmental Reviews: None			
Activity Attributes: None			
Activity Supporting Documents:	None		



Project # /

NSP NCSF (E) / New Construction (Single Family)

Grantee Activity Number: Activity Title:

5-NSP SFNC (FT. SMITH HA) FT. SMITH HOUSING AUTHORITY

Activity Type:
Construction of new housing
Project Number:
NSP NCSF (E)
Projected Start Date:
04/01/2010
Project Draw Block by HUD:
Not Blocked
Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Proposed Beneficia

Activity Draw Block Date by HUD:

Projected End Date:

Activity Status:

New Construction (Single Family)

Project Draw Block Date by HUD:

Under Way

10/01/2011

Project Title:

Total Budget:	\$ 1,247,901.49
Most Impacted and	
Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 1,247,901.49

Program Income Account:

ADFA Program Income

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	9		9	100.00
# of Households	9		9	100.00
Proposed Accomplishments		Total		
# of Singlefamily Units		9		
# of Housing Units		9		

Proposed budgets for organizations carrying out Activity:

Responsible Organization

ADFA

Location Description:

Activity Description:

Organization Type	Proposed Budget
State Agency	\$ 1,247,901.49



Environmental Assessment:	COMPLETED	
Environmental Reviews:	None	
Activity Attributes:	None	
Activity Supporting Document	S:	None



6-NSP SFNC (NORTH LITTLE ROCK) NORTH LITTLE ROCK

Activity Type:	Activity Status:	
Construction of new housing	Under Way	
Project Number:	Project Title:	
NSP NCSF (E)	New Construction (Single	e Family)
Projected Start Date:	Projected End Date:	
08/31/2010	03/31/2012	
Project Draw Block by HUD:	Project Draw Block D	ate by HUD:
Not Blocked		
Activity Draw Block by HUD:	Activity Draw Block D	ate by HUD:
Not Blocked		
Block Drawdown By Grantee:	Total Budget:	\$ 1,976,082.94
Not Blocked	Most Impacted and	
National Objective:	Distressed Budget:	\$ 0.00
LMMI: Low, Moderate and Middle Income National Objective for	Other Funds:	\$ 0.00
NSP Only	Total Funds:	\$ 1,976,082.94
Benefit Report Type:	Program Income Acc	ount:
Direct (Households)	ADFA Program Income	

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	13		13	100.00
# of Households	13		13	100.00
Proposed Accomplishments	т	otal		
# of Singlefamily Units	1:	3		
# of Housing Units	1:	3		

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
ADFA	State Agency	\$ 1,976,082.94

Location Description:

Activity Description:



Environmental Assessment:	UNDERWAY
Environmental Reviews:	None
Activity Attributes:	None

Activity Supporting Documents:

None





Grantee Activity Number:

8-NSP SFNC (HABITAT/GREATER JONESBORO)

Activity Title:

HABITAT FOR HUMANITY - GREATER JONESBORO-STATE ST

Activity Type:		Activity Status:		
Construction of new housing		Under Way		
Project Number:		Project Title:		
NSP NCSF (E)		New Construction (Single	e Family)	
Projected Start Date:		Projected End Date:		
01/01/2020		12/31/2020		
Project Draw Block by HUD:		Project Draw Block Date by HUD:		
Not Blocked				
Activity Draw Block by HUD:		Activity Draw Block I	Date by H	IUD:
Not Blocked				
Block Drawdown By Grantee:		Total Budget:	\$ 346,8	302.50
Not Blocked		Most Impacted and		
National Objective:		Distressed Budget:	\$ 0.00	
LMMI: Low, Moderate and Middle Income National Objective for		Other Funds:	\$ 0.00	
NSP Only		Total Funds:	\$ 346,8	302.50
Benefit Report Type:		Program Income Account:		
Direct (Households)		ADFA Program Income		
Proposed Beneficiaries	Total	Low M	lod	Low/Mod

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households	9			0.00
# of Households	9			0.00
Proposed Accomplishments		Total		
# of Singlefamily Units		9		
# of Multifamily Units				
# of Housing Units		9		

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
ADFA	State Agency	\$ 346,802.50

Location Description:

LOTS 145 THROUGH 158 OF COLLEGE PLACE ADDITION TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS (STATE STREET)





Activity Description:

REDEVELOP VACANT PROPERTY ON STATE STREET IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS IN ORDER TO CONSTRUCT A PARK AND PLACE INFRASTRUCTURE FOR THE CONSTRUCTION OF 9 HOME-ASSISTED UNITS

Environmental Assessment:		
Environmental Reviews:	None	
Activity Attributes:	None	
Activity Supporting Document	ts:	None

Project # / NSP RNC (E) / New Construction (Rental)





3-NSP RNC (MEADOWS) MEADOWS OF ROGERS SR CITIZEN COMPLEX LP

Activity Type:

Construction of new housing

Project Number:

NSP RNC (E)

Projected Start Date: 03/05/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries # Renter Households # of Households	Total 51 51	Low 13 13	Mod 38 38	Low/Mod% 100.00 100.00
Proposed Accomplishments		Total		
# of Multifamily Units		51		
# of Housing Units		51		
# ELI Households (0-30% AMI)				

Proposed budgets for organizations carrying out Activity:

Responsible Organization

ADFA

Location Description:

602 SOUTH 20TH STREET, ROGERS, AR 72758

Activity Description:

Activity Status: Under Way **Project Title:** New Construction (Rental) **Projected End Date:** 09/01/2011 Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:	\$ 5,776,260.00
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 5,776,260.00

Program Income Account:

ADFA Program Income

Total		Low	Mod	Low/Mod%
51		13	38	100.00
51		13	38	100.00
	Total			
	51			
	51			

Organization Type	Proposed Budget
State Agency	\$ 5,776,260.00



ACQUISITION/REHAB

Environmental Assessment:	COMPLETED	
Environmental Reviews:	None	
Activity Attributes:	None	
Activity Supporting Documents	:	None

Action Plan Comments:

Reviewer - Please provide a listing of NSP grant awards (to date); location and purpose of the awards (single family; multifamily; housing counseling; etc.); and the total of all funds awarded, with a schedule of when each project will begin.

Reviewer - Estimated PI changed from \$167,621.63 to \$3,092,323.83.

Action Plan History

Version	Date
B-08-DN-05-0001 AP#16	04/08/2021
B-08-DN-05-0001 AP#15	03/26/2021
B-08-DN-05-0001 AP#14	01/08/2021
B-08-DN-05-0001 AP#13	06/01/2018
B-08-DN-05-0001 AP#12	11/21/2017
B-08-DN-05-0001 AP#11	11/20/2017



B-08-DN-05-0001 AP#10	06/23/2015
B-08-DN-05-0001 AP#9	03/17/2014
B-08-DN-05-0001 AP#8	09/11/2013
B-08-DN-05-0001 AP#7	07/17/2013
B-08-DN-05-0001 AP#6	03/18/2013
B-08-DN-05-0001 AP#5	03/12/2013
B-08-DN-05-0001 AP#4	02/11/2013
B-08-DN-05-0001 AP#3	11/16/2012
B-08-DN-05-0001 AP#2	02/03/2011
B-08-DN-05-0001 AP#1	07/22/2010



