

Grantee: Arkansas

Grant: B-08-DN-05-0001

July 1, 2015 thru September 30, 2015 Performance Report



Grant Number:

B-08-DN-05-0001

Obligation Date:**Award Date:****Grantee Name:**

Arkansas

Contract End Date:

03/20/2013

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$19,600,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$19,600,000.00

Estimated PI/RL Funds:

\$167,621.63

Total Budget:

\$19,767,621.63

Disasters:

Declaration Number

No Disasters Found

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 fu

Distribution and and Uses of Funds:

nds 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:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$19,600,000.00
Total Budget	\$0.00	\$19,600,000.00
Total Obligated	\$0.00	\$19,600,000.00
Total Funds Drawdown	\$0.00	\$19,520,392.67
Program Funds Drawdown	\$0.00	\$18,448,292.52
Program Income Drawdown	\$0.00	\$1,072,100.15
Program Income Received	\$0.00	\$1,083,365.78
Total Funds Expended	\$0.00	\$19,518,132.38
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,940,000.00	\$0.00
Limit on Admin/Planning	\$1,960,000.00	\$303,128.21
Limit on Admin	\$0.00	\$303,128.21
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$4,941,905.41	\$13,525,175.03

Overall Progress Narrative:

WE ARE CURRENTLY WORKING TOWARD A SOLUTION TO MEET A NATIONAL OBJECTIVE FORTHREE REMAINING LOTS, 7412 WOODSON ROAD, 108 DEER RUN DR AND 2618 DR. MLK JR BLVD IN LITTLE ROCK.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP ACQ/R SF (B), Acquisition & Rehab (Single Family)	\$0.00	\$2,468,105.00	\$1,735,209.03
NSP ACQ/RR (B), Acquisition & Rehab (Rental)	\$0.00	\$7,748,915.03	\$7,748,915.03
NSP ADMIN, Administration	\$0.00	\$303,128.21	\$285,144.87
NSP NCSF (E), New Construction (Single Family)	\$0.00	\$3,303,591.76	\$2,982,263.89
NSP RNC (E), New Construction (Rental)	\$0.00	\$5,776,260.00	\$5,696,759.70

Activities

Project # / Title: 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 Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP ACQ/R SF (B)

Projected Start Date:

04/15/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition & Rehab (Single Family)

Projected End Date:

10/15/2011

Completed Activity Actual End Date:

Responsible Organization:

ADFA

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2015

N/A

To Date

\$423,400.00

Total Budget

\$0.00

\$423,400.00

Total Obligated

\$0.00

\$423,400.00

Total Funds Drawdown

\$0.00

\$423,400.00

Program Funds Drawdown

\$0.00

\$423,400.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$423,400.00

 ADFA

\$0.00

\$423,400.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

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

Location Description:

Little Rock, AR

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/8
# of Singlefamily Units	0	4/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/2	3/2	4/4	100.00
# Renter Households	0	0	0	1/2	3/2	4/4	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 7-NSP ACQ/REHAB (Ford Properties)

Activity Title: Ford Properties Homes, LLC

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP ACQ/R SF (B)

Project Title:

Acquisition & Rehab (Single Family)

Projected Start Date:

08/13/2012

Projected End Date:

03/20/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

ADFA

Overall

	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$2,044,705.00
Total Budget	\$0.00	\$2,044,705.00
Total Obligated	\$0.00	\$2,044,705.00
Total Funds Drawdown	\$0.00	\$2,044,705.00
Program Funds Drawdown	\$0.00	\$1,311,809.03
Program Income Drawdown	\$0.00	\$732,895.97
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,044,705.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Little Rock, AR

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	22/22
# of Singlefamily Units	0	22/22



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	13/6	9/16	22/22	100.00
# Renter Households	0	0	0	13/6	9/16	22/22	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: NSP ACQ/RR (B) / Acquisition & Rehab (Rental)

Grantee Activity Number:	2-NSP ACQ/REHAB (SOUTHCREEK)
Activity Title:	ALS MGMT LLC (SOUTH CREEKSIDE APTS)

Activity Category: Rehabilitation/reconstruction of residential structures	Activity Status: Under Way
Project Number: NSP ACQ/RR (B)	Project Title: Acquisition & Rehab (Rental)
Projected Start Date: 12/15/2009	Projected End Date: 07/01/2011
Benefit Type: Direct (HouseHold)	Completed Activity Actual End Date:
National Objective: NSP Only - LH - 25% Set-Aside	Responsible Organization: ADFA

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$7,748,915.03
Total Budget	\$0.00	\$7,748,915.03
Total Obligated	\$0.00	\$7,748,915.03
Total Funds Drawdown	\$0.00	\$7,748,915.03
Program Funds Drawdown	\$0.00	\$7,748,915.03
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$7,748,915.03



Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/Rehab

Location Description:

900 North Leverett, Fayetteville, AR 72701

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	136/136
# of Multifamily Units	0	136/136

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	55/55	81/81	136/136	100.00
# Renter Households	0	0	0	55/55	81/81	136/136	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Address Support Information

Address: 900 N LEVERETT, FAYETTEVILLE, Arkansas 72701

Property Status:	Affordability Start Date:	Affordability End Date:
Completed	12/18/2009	12/18/1944

Description of Affordability Strategy:

Recapture

Activity Type for End Use:	Projected Disposition Date:	Actual Disposition Date:
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Rehabilitation/reconstruction of residential

National Objective for End Use:	Date National Objective is met:	Deadline Date:
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NSP Only - LH - 25% Set-Aside

Description of End Use:

Acquisition and rehabilitation of one hundred thirty-six (136) multi-family units. All one hundred thirty-six (136) units will be NSP-assisted units and will be reserved and leased to eligible tenants.



Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: NSP NCSF (E) / New Construction (Single Family)

Grantee Activity Number: 5-NSP SFNC (FT. SMITH HA)

Activity Title: FT. SMITH HOUSING AUTHORITY

Activity Category:

Construction of new housing

Project Number:

NSP NCSF (E)

Projected Start Date:

04/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

New Construction (Single Family)

Projected End Date:

10/01/2011

Completed Activity Actual End Date:

Responsible Organization:

ADFA

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,247,901.49
Total Budget	\$0.00	\$1,247,901.49
Total Obligated	\$0.00	\$1,312,339.00
Total Funds Drawdown	\$0.00	\$1,247,901.49
Program Funds Drawdown	\$0.00	\$1,123,264.89
Program Income Drawdown	\$0.00	\$124,636.60
Program Income Received	\$0.00	\$448,418.61
Total Funds Expended	\$0.00	\$1,247,901.49
ADFA	\$0.00	\$1,247,901.49
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:



Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		1		9/9
# of Singlefamily Units		1		9/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	1	1	2/0	7/9	9/9	100.00
# Owner Households	0	1	1	2/0	7/9	9/9	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 6-NSP SFNC (NORTH LITTLE ROCK)

Activity Title: NORTH LITTLE ROCK

Activity Category:

Construction of new housing

Project Number:

NSP NCSF (E)

Projected Start Date:

08/31/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

New Construction (Single Family)

Projected End Date:

03/31/2012

Completed Activity Actual End Date:

Responsible Organization:

ADFA

Overall	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,976,082.94
Total Budget	\$0.00	\$1,976,082.94
Total Obligated	\$0.00	\$1,991,252.76
Total Funds Drawdown	\$0.00	\$1,976,082.94
Program Funds Drawdown	\$0.00	\$1,858,999.00
Program Income Drawdown	\$0.00	\$117,083.94
Program Income Received	\$0.00	\$634,947.17
Total Funds Expended	\$0.00	\$1,976,082.94
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	13/13
# of Singlefamily Units	0	13/13



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	3/0	10/13	13/13	100.00
# Owner Households	0	0	0	3/0	10/13	13/13	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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

Grantee Activity Number:	3-NSP RNC (MEADOWS)
Activity Title:	MEADOWS OF ROGERS SR CITIZEN COMPLEX LP

Activity Category:

Construction of new housing

Project Number:

NSP RNC (E)

Projected Start Date:

03/05/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

New Construction (Rental)

Projected End Date:

09/01/2011

Completed Activity Actual End Date:

Responsible Organization:

ADFA

Overall

	Jul 1 thru Sep 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$5,776,260.00
Total Budget	\$0.00	\$5,776,260.00
Total Obligated	\$0.00	\$5,776,260.00
Total Funds Drawdown	\$0.00	\$5,776,260.00
Program Funds Drawdown	\$0.00	\$5,696,759.70
Program Income Drawdown	\$0.00	\$79,500.30
Program Income Received	\$0.00	\$0.00



Total Funds Expended	\$0.00	\$5,776,260.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

ACQUISITION/REHAB

Location Description:

602 SOUTH 20TH STREET, ROGERS, AR 72758

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	51/51
# of Multifamily Units	0	51/51

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	13/13	38/38	51/51	100.00
# Renter Households	0	0	0	13/13	38/38	51/51	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

