

Grantee: North Little Rock, AR

Grant: B-09-CN-AR-0040

April 1, 2016 thru June 30, 2016 Performance Report



Grant Number:
B-09-CN-AR-0040

Obligation Date:

Award Date:
02/11/2010

Grantee Name:
North Little Rock, AR

Contract End Date:
02/11/2013

Review by HUD:
Reviewed and Approved

Grant Award Amount:
\$6,444,347.00

Grant Status:
Active

QPR Contact:
Melissa Ervin

LOCCS Authorized Amount:
\$6,444,347.00

Estimated PI/RL Funds:
\$807,043.97

Total Budget:
\$7,251,390.97

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

The North Little Rock Stable Communities Consortium is comprised of action-oriented entities with a history of successful implementation and community development efforts in housing and economic revitalization for local neighborhoods. A partnership among social enterprising entities including Habitat for Humanity of Pulaski County and Argenta Community Development Corporation, paired with local government agencies, the City of North Little Rock and the North Little Rock Housing Authority, ensures representation of both traditional and non-traditional sectors and creates a coordinated regional action team with a clearly defined geographic focus. The administrative and oversight experience shared by Consortium partners includes counseling, enforcement and maintenance, grant administration, auditing and policy development, and public awareness. Each member understands its responsibility to the success of this endeavor and has committed to share its best efforts in the fiscal and programmatic management for the grant's administration.

The Consortium plans to purchase 30 abandoned or foreclosed houses to rehabilitate/reconstruct and sell or rent to households whose income is below 50% of median income, purchase approximately 6 abandoned or foreclosed houses to rehabilitate and sell or rent to households whose income is no more than 120% of median income, and purchase 16 abandoned or foreclosed houses to reconstruct and sell or rent to households whose income is no more than 120% of median income. We also plan to demolish 37 non-acquired abandoned or foreclosed blighted structures; and purchase and demolish approximately 11 abandoned or foreclosed blighted structures with 4 of the resulting vacant lots to be donated to a non-profit group for use as community gardens, 1 lot to be donated to a public school, and 5 lots to be donated to homeowners in the target area as side lots. Additionally, the consortium will provide gap financing for eligible households purchasing homes.

Target Geography:

NSP2 funds will assist the Consortium in creating safe, quality, and affordable housing in census tracts 30, 26, and 29 within a 3 year period through the advancement of measurable goals. Although the issue of foreclosure is present in the targeted areas, high vacancy rates and abandoned and blighted properties have been identified by community needs assessments and HUD as primary factors influencing the need for coordinated stabilization efforts.

Program Approach:

The Consortium members share a philosophy that with a joint effort, their combined capacity to create large scale impact across local communities will be greater and will offer sustained, long-term progress. The overall goal of the NLRSC Consortium is to transform and stabilize neighborhoods through comprehensive and inclusive strategies that will encourage physical transformations, economic revitalization, and improved quality of life for residents in the targeted Baring Cross and Holt areas. Primary activities proposed are:

- Acquisition and Rehabilitation
- Acquisition and New Construction
- Redevelopment of Blighted Properties
- Green Building Initiatives
- Homeowner Preparedness and Savings
- Code Enforcement Collaboration and Demolition
- Financial Counseling and Debt Management



- Economic Investment and Community-Based Enterprising Opportunities

Consortium Members:

City of North Little Rock/Community Development Agency, 116 Main Street, North Little Rock AR 72114
 Argenta Community Development Corporation, 500 West 13th Street, North Little Rock AR 72114
 Habitat for Humanity, 6700 S University, Little Rock AR 72209
 Housing Authority of North Little Rock, 628 West Broadway, Suite 100, North Little Rock AR 72114

How to Get Additional Information:

City of North Little Rock Community Development Agency, 116 Main Street, North Little Rock AR 72114.
 Melissa Ervin, Director. Phone 501-340-5342. Email:mervin@nlr.ar.gov

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$7,127,568.56
Total Budget	\$4,515.00	\$7,127,568.56
Total Obligated	\$4,515.00	\$7,127,568.56
Total Funds Drawdown	\$4,515.00	\$7,127,568.56
Program Funds Drawdown	\$0.00	\$6,444,347.00
Program Income Drawdown	\$4,515.00	\$683,221.56
Program Income Received	\$0.00	\$807,043.97
Total Funds Expended	\$4,515.00	\$7,127,568.56
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$644,434.70	\$496,704.63
Limit on State Admin	\$0.00	\$496,704.63

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$644,434.70	\$496,704.63

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,611,086.75	\$3,534,981.57

Overall Progress Narrative:

AS OF THE 2ND QUARTER OF 2016, WE HAVE MET OUR NATIONAL OBJECTIVE ON 99 UNITS OUT OF THE



PROJECTED 100 AS DETAILED BELOW:

- 52 UNITS WERE ACQUIRED, REHABILITATED/RECONSTRUCTED AND SOLD OR RENTED
 - 37 END USE DEMOLITIONS WERE COMPLETED ON NON-ACQUIRED PROPERTIES
 - 10 BLIGHTED STRUCTURES WERE ACQUIRED AND DEMOLISHED WITH 4 OF THE RESULTING VACANT LOTS DONATED TO A NONPROFIT FOR USE AS COMMUNITY GARDENS, 1 OF THE VACANT LOTS DONATED TO A PUBLIC SCHOOL, AND 5 OF THE VACANT LOTS DONATED AS SIDE LOTS TO NEIGHBORING HOMEOWNERS IN THE LMMA TARGET AREA.
- ON THE REMAINING 1 PROPERTY WHICH WAS ACQUIRED:
- 1 BLIGHTED UNIT HAS BEEN DEMOLISHED FOR BENEFIT OF THE LMMA AREA

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
ADMIN, ADMINISTRATION	\$0.00	\$496,704.63	\$434,220.78
ELIGIBLE USE A, FINANCING MECHANISMS	\$0.00	\$2,906.99	\$2,906.99
ELIGIBLE USE B, PURCHASE AND REHABILITATE HOMES	\$0.00	\$4,159,664.47	\$3,726,110.23
ELIGIBLE USE B, RECONSTRUCTION, PURCHASE AND	\$0.00	\$2,089,779.10	\$1,931,009.13
ELIGIBLE USE D, DEMOLISH BLIGHTED STRUCTURES	\$0.00	\$378,513.37	\$350,099.87
NSP2 PI WAIVER, NSP2 PROGRAM INCOME WAIVER	\$0.00	\$0.00	\$0.00



Activities

Project # / Title: ELIGIBLE USE B / PURCHASE AND REHABILITATE HOMES

Grantee Activity Number: HAB-REH-SET

Activity Title: HABITAT-SET-ASIDE

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

ELIGIBLE USE B

Projected Start Date:

06/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

HABITAT PI ACCOUNT

Activity Status:

Under Way

Project Title:

PURCHASE AND REHABILITATE HOMES

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

HABITAT FOR HUMANITY

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2016

N/A

To Date

\$1,162,164.09

Total Budget

\$4,515.00

\$1,162,164.09

Total Obligated

\$4,515.00

\$1,162,164.09

Total Funds Drawdown

\$4,515.00

\$1,162,164.09

Program Funds Drawdown

\$0.00

\$1,116,320.98

Program Income Drawdown

\$4,515.00

\$45,843.11

Program Income Received

\$0.00

\$147,847.29

Total Funds Expended

\$4,515.00

\$1,162,164.09

HABITAT FOR HUMANITY

\$4,515.00

\$1,162,164.09

Match Contributed

\$0.00

\$0.00

Activity Description:

REHABILITATION OF HOMES AND RESIDENTIAL PROPERTIES THAT HAVE BEEN ABANDONED OR FORECLOSED UPON, TO BENEFIT LOW INCOME RESIDENTS (50% OF AREA MEDIAN INCOME).

Location Description:

CENSUS TRACTS 30, 26, 29

Activity Progress Narrative:

524 W 18TH: RECONSTRUCTION AND DISPOSITION EXPENSES



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	21/21
#Energy Star Replacement	0	203/203
#Additional Attic/Roof Insulation	0	21/21
#Efficient AC added/replaced	0	21/21
#Replaced thermostats	0	21/21
#Replaced hot water heaters	0	21/21
#Light Fixtures (indoors) replaced	0	257/257
#Light fixtures (outdoors)	0	56/56
#Refrigerators replaced	0	21/21
#Dishwashers replaced	0	21/21
#Low flow toilets	0	42/42
#Low flow showerheads	0	33/33
#Units with bus/rail access	0	21/21
#Units exceeding Energy Star	0	18/18
#Sites re-used	0	21/21
#Units deconstructed	0	21/21
#Units & other green	0	0/0
# ELI Households (0-30% AMI)	0	3/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	21/21
# of Singlefamily Units	0	21/21

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	21/21	0/0	21/21	100.00
# Owner Households	0	0	0	21/21	0/0	21/21	100.00
# Renter Households	0	0	0	0/0	0/0	0/0	0

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	



