
CITY OF CONWAY 2026-2030 CONSOLIDATED PLAN



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Director: Shawanna Rodgers

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, with revisions for preparing a Consolidated Plan and guiding the use of CDBG and HOME funding based on applications to the U.S. Department of HUD. The major sections of the Consolidated Plan include a Housing Market Analysis, Housing and Homeless Needs Assessment, 5-year Strategic Plan, a 1-year Action Plan, and Consultation and Citizen Participation, with accompanying documentation relating to public comment.

The Strategic Plan addresses specific needs that were identified in the data analysis, with specific goals and program targets for each category designated for funding. The Action Plan is a subset of the Strategic Plan, addressing funding options for the next fiscal year. The Consolidated Plan can be used by organizations in the community as a guide for identifying activities through which they can help the jurisdiction reach their housing and community development goals. The Consolidated Plan also serves as the baseline for measuring program effectiveness, as reported in the Consolidated Annual Performance and Evaluation Report (CAPER) required by HUD for each fiscal year's funding allocation.

The City of Conway has previously received grant awards through the United States Department of Housing and Urban Development (HUD) as an Entitlement City. An Entitlement City is a designation provided by HUD indicating certain conditions exist that warrant an allocation of funding from the federal government. The federal awards obtained by the City of Conway from HUD have made a significant impact in low-wealth communities by providing decent housing, a suitable living environment, and expanded economic opportunities for the city's low- and moderate-income residents. Past efforts have included, but are not limited to, collaboration with organizations such as the Community Action Program of Central Arkansas to provide shelter for unhoused residents; support from Bethlehem House in delivering transitional housing; transportation services through Independent Living Services (ILS); and the revitalization of the Pine Street neighborhood. Building on these initiatives, and in continued partnership with additional agencies, the city will work to achieve the goals outlined in this Consolidated Plan through the strategic use of federal funding.

The FY2026 allocation is as follows:

2. Summary of the objectives and outcomes identified in the Plan

The City of Conway has developed its strategic plan based on an analysis of the data presented in this plan and an extensive community participation process. Through these efforts, the city has identified five Priority Needs and three goals to address those needs. The priority needs will be addressed through

the following three primary goals: 1.) Administration 2.) Community Facilities 3.) Public Services. The five Priority Needs for the next five years are as follows:

- 1) Repair and maintain streets and sidewalks
- 2) Enhance the capacity of the city's drainage and stormwater runoff systems
- 3) Increase the supply of affordable, suitable housing
- 4) Housing Rehabilitation for the preservation of the current housing stock
- 5) Provision of additional community facilities and public services for low-to-moderate income persons/area
- 6) Economic Development

3. Evaluation of past performance

Previous activities implemented met the goals established in the latest Consolidated Plan. Under this Consolidated Plan, the city has been working to improve affordable housing, and this year, we will focus on community facilities, housing rehabilitation, and public services.

The City of Conway's Community Development Department has completed the following projects that have become a staple in our local community for our low-moderate residents. We have completed the renovation of the L-shaped building that has now become the Conway Emergency Shelter to provide a safe space for the unhoused residents of the City of Conway. We have also completed the infrastructure improvements for the Pine Street Revitalization and partnered with Creason Development to add 44 townhomes and single-family homes, with 36 of the homes being income-based to ensure affordability. We have partnered with Summerwood Inc. Development for the development of 12 cottage homes; all 12 homes are complete and currently owner-occupied. The improvements under this 5-year plan included: utility improvements, sidewalk and drainage improvements, and land acquisition. The consolidated plan objectives for affordable housing have been met.

We have also completed 5th Avenue Park Improvements. 5th Avenue Park is located in a low-moderate area within the city. In Partnership with city agencies such as our Parks and Recreation Department, we were able to leverage funding and add sidewalk paths throughout the park, an additional lighted pavilion, and a splash pad full of colorful features and water structures that bring the park to life for families in the neighborhood and across the city to enjoy. In order to maintain timeliness, the partnerships with City agencies are imperative and will continue to be a focal point. This helps not only to leverage funding but also allows us to complete projects and remain within the timeliness guidelines for those projects.

The Conway Emergency Shelter is another project completed with Community Development Block Grant (CDBG) funding. Through this initiative, the city renovated an L-shaped office building into a fully functional emergency shelter. The facility includes 36 bed spaces, along with additional capacity for overflow. The shelter provides a safe and supportive environment for individuals experiencing homelessness in the City of Conway, offering essential services such as meals, showers, laundry, and case management. These resources are designed to help residents stabilize their circumstances and begin a path toward long-term self-sufficiency.

Transportation remains a significant need among local nonprofit agencies and will continue to be a priority for the city. Addressing this gap has been a major initiative, and in a critical step forward, the city has implemented a micro transit system over the past two years to expand public transportation options in Conway. The system is continuously being evaluated and refined to better meet the community's growing transportation needs. By supporting local service providers with transportation access, the city helps create opportunities for their clients that might otherwise be out of reach.

4. Summary of citizen participation process and consultation process

The City of Conway considers the involvement of its low- and moderate-income residents to be essential to the development and implementation of its Five-Year Consolidated Plan and its Annual Action Plans.

As noted in PR-10, Consultation, a publicized Public Engagement meeting was held in person on April 14th, 2026. The session was a part of a concerted effort to obtain as much public input as possible in the preparation of the Plan. The hearing was advertised in the local newspaper, on social media, and on the city's website. The input received at these meetings helped identify specific community needs and priorities, which were considered in the development of the City's goals and programs.

The Community Development Department also conducted a Community Assessment Survey to gain additional insight from community members.

5. Summary of public comments

The Citizen Participation Plan is included in the appendixes of this document. Comments to initial public survey questions prior to development of the plans are also included in the appendixes.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were rejected.

7. Summary

The City of Conway remains a committed partner with HUD in improving the lives of our low- to moderate-income residents. We will continue to consider community calls and feedback from

supporting agencies to identify the most effective ways to support the well-being and livelihood of our citizens.

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The Process

PR-05 Lead & Responsible Agencies - 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	CONWAY	Community Development Department

Table 1 – Responsible Agencies

Narrative

The Community Development Director is responsible for administering the programs covered in the Annual Action Plan. This includes the development, implementation, monitoring, and activities reporting. The CDBG Director uses non-profits, city staff, and citizens for their insight and expertise on housing and service projects. The Planning Department, Transportation Department, and Public Works Department assist with infrastructure and construction projects. The CDBG Director also conducts meetings and public hearings to encourage public comments and to receive citizen views to establish priorities.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Conway is the lead agency that oversees the Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Conway established a Homelessness Task Force to address issues related to homelessness within the community. In 2016, the City partnered with the Conway Housing Authority to develop the 2016–2020 Consolidated Plan. Through this collaboration, a strategy was developed to improve the availability of affordable housing and establish an emergency shelter for the city. Expanding affordable housing became a major initiative, resulting in the addition of 44 homes and the development of 12 cottage-style homes to support that effort.

In 2019, the City purchased a vacant office building and rehabilitated it into Conway's first emergency shelter, which opened on December 21, 2024. The shelter not only houses our homeless neighbors but they provide case management components to promote strategies for the homeless to reach a place of sustainability.

In 2020 and 2021, the City worked diligently with landlords to provide assistance to low- and moderate-income residents. During the global pandemic, these efforts helped cover rent and utility payments for qualifying households whose employment and financial stability were significantly impacted.

More recently, in 2025, the City provided a letter of support for the Conway Housing Authority's application for additional housing vouchers through the Tenant-Based Rental Assistance Program. They were awarded 100 additional vouchers upon their application request.

The City of Conway also collaborates with the City's Crisis Response Team, which includes a licensed counselor. This team assists with service calls and provides support when mental health challenges arise throughout the community.

The City aims to include all residents, especially low- to moderate-income (LMI) individuals, whether presumed or not, in the development of the Consolidated Plan. Public hearings were held to encourage community input and participation, and a community needs assessment survey was made available to residents to gather additional feedback and insight.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Conway is located in Faulkner County, Arkansas. The area is part of a five-county region—Cleburne, Conway, Faulkner, Perry, and Van Buren Counties—that make up the Toad Suck Coalition Continuum of Care. When the state consolidated continuums between 2010 and the present, the Toad Suck Coalition became part of the larger Balance of State Continuum of Care and continues to remain an active participant.

Nonprofit members of the Toad Suck Coalition Continuum of Care continue to meet regularly to address a variety of social needs, including affordable housing, homelessness, and services for special needs populations. The City of Conway’s Community Development Director participates in these monthly meetings to stay informed about ongoing needs and challenges within the city.

Through its Community Development Block Grant (CDBG) Program, the City of Conway has made—and continues to make—significant investments in transportation for several nonprofit organizations serving individuals experiencing homelessness, as well as in facilities for nonprofits that provide housing and services for adults with developmental delays.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Conway does not receive ESG funds. The only ESG grant in Faulkner County is administered through the state and is currently overseen by the Community Action Program of Central Arkansas (CAPCA). CAPCA is a member of the Continuum of Care and serves as an active nonprofit partner with the United Way of Central Arkansas and the City of Conway. CAPCA also currently oversees the operations of the city’s Emergency Shelter.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	HOUSING AUTHORITY OF CITY OF CONWAY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director provided PHA requirements and detailed guidance on the state of public housing, the barriers to public housing, and the future of public housing.

Identify any Agency Types not consulted and provide rationale for not consulting

The City reached out to agencies identified through the years as impacting CDBG investments.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Community Action Program of Central Arkansas	The City works with the agencies in the Continuum of Care to address homelessness and other community needs.
Conway 2025	Conway Area Chamber of Commerce	Improvements to streets include roundabouts to replace stoplights at intersections where space is sufficient. The Chamber also conducted a Housing Survey that identified the need for workforce housing within the city which is an identified affordable housing need.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Conway’s staff and elected officials are actively involved in the planning of the City’s Consolidated Plan and play a key role in formulating projects and integrating the City’s goals and objectives into program development.

The City of Conway’s Community Development Director and Project Manager are members of the Arkansas Community Development Association (ACDA). ACDA is comprised of entitlement cities and

state agencies that provide the City with additional opportunities to coordinate with local and state governments in the implementation of its Consolidated Plan.

Narrative

N/A

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PR-15 Citizen Participation - 91.105, 91.115, 91.200 (c) and 91.300(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City of Conway follows its established citizen participation process to inform the public and take appropriate actions to encourage residents to participate in the development of the City’s Consolidated Plan, Action Plan, any Substantial Amendments, the CAPER, and the Citizen Participation Plan. This outreach includes clients of local nonprofit agencies, minorities, persons with disabilities, low- to moderate-income individuals and families, residents living in slum and blighted areas, and residents in areas where CDBG funds are proposed to be used.

The City recognizes that increased outreach efforts enhance public input into the planning, development, performance, implementation, and modification of the Consolidated Plan. This process also allows the City to receive requests each year and better address the needs of the community.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Initial ad was put out to announce the opening of applications and funding availability. The ad ran for 30 days and stated that organizations applying for CDBG funding were required to attend the meeting. The first meeting was held at 12 p.m. on January 8th and the 2nd meeting was held on at 5:00 p.m. on January 21st.	No comments were received.	No comments were omitted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	These meetings were held on January 8th & January 21st as a public information meeting to inform and answer questions for those intending on applying for 2026 CDBG funding	No comments were received.	No comments were omitted.	
3	Newspaper Ad	Non-targeted/broad community	An initial ad was placed to announce the comment period for the 5-year Consolidated Plan. The comment period was open from April 1st through May 2nd to gain public input.	No comments were received.	No comments were omitted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	This meeting was held on April 14th as a public hearing to solicit community residents' assistance and input for the Community Development Block Grant (CDBG) 5-year Consolidated Plan.	No comments were received.	No comments were omitted.	

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

In preparing the 5-year Consolidated Plan, the Community Development Department engaged a wide range of agencies that serve low-moderate income populations. A community needs assessment survey was also made available to gather public input. Using the prioritized results from these efforts, the City evaluates the availability of other funding sources to address identified needs, as well as the capacity of CDBG funds to support these initiatives within federal regulations.

We work closely with agencies that provide services to low- and moderate-income individuals. Through these partnerships, the city is able to identify gaps in services and assess the specific needs of special population groups.

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NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2020	Most Recent Year: 2024	% Change
Population	66,775	70,711	6%
Households	24,790	27,099	9%
Median Income	\$47,999.00	\$63,004.00	31%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

U.S. Census Bureau

Data Source Comments:

Income Distribution Overview

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,900	3,525	4,570	2,235	10,555
Small Family Households	1,135	1,040	1,240	920	5,790
Large Family Households	60	340	190	125	630
Household contains at least one person 62-74 years of age	530	245	760	400	1,800
Household contains at least one person age 75 or older	445	470	440	235	765
Households with one or more children 6 years old or younger	475	650	565	235	1,765

Table 6 - Total Households Table

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	25	80	135	60	300	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	4	0	0	4	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	40	50	15	0	105	0	10	0	60	70
Housing cost burden greater than 50% of income (and none of the above problems)	1,995	515	35	0	2,545	655	145	65	4	869
Housing cost burden greater than 30% of income (and none of the above problems)	265	1,785	1,255	45	3,350	75	105	445	130	755

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	560	0	0	0	560	25	0	0	0	25

Table 7 – Housing Problems Table

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source

Comments:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,060	650	185	60	2,955	655	155	65	65	940
Having none of four housing problems	1,055	2,395	2,950	1,250	7,650	130	325	1,370	860	2,685
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source

Comments:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	740	765	230	1,735	279	59	170	508
Large Related	50	130	135	315	0	19	20	39
Elderly	430	305	120	855	310	160	180	650
Other	1,100	1,215	825	3,140	140	25	140	305
Total need by income	2,320	2,415	1,310	6,045	729	263	510	1,502

Table 9 – Cost Burden > 30%

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source

Comments:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	180	180	275	55	0	330
Large Related	0	0	0	0	0	4	0	4
Elderly	400	60	0	460	260	90	15	365
Other	0	1,015	300	1,315	120	0	0	120
Total need by income	400	1,075	480	1,955	655	149	15	819

Table 10 – Cost Burden > 50%

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source

Comments:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	40	35	15	4	94	0	10	0	40	50
Multiple, unrelated family households	0	15	0	0	15	0	0	0	20	20
Other, non-family households	0	4	0	0	4	0	0	0	0	0
Total need by income	40	54	15	4	113	0	10	0	60	70

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:
2018 - 2022 CHAS
Data Source
Comments:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:
2018 - 2022 CHAS
Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

In Conway, there are approximately 27,099 households. Data from the Comprehensive Housing Affordability Strategy (CHAS) indicate that about 16% of households are cost-burdened, spending more than 30% of their income on housing.

Unfortunately, lower-income households are more likely to experience one or more housing problems. The most significant housing challenge is cost burden, with many households paying 30% or even 50% of their income toward housing costs.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Conway is home to one of five Human Development Centers in Arkansas. These centers provide a comprehensive array of services and support to individuals who, due to developmental disabilities, are incapable of managing their affairs and require special care, training, and treatment in a sheltered residential setting. To be admitted, an individual must typically be 18 years of age or older; however, exceptions are made for those who have significant medical or behavioral challenges. Individuals must have a developmental disability attributable to intellectual disabilities, cerebral palsy, epilepsy, or autism, etc.

Because of this major facility, Conway supports a network of nonprofit organizations that provide services and housing for adults with disabilities who do not require the same level of care as Human Development Center residents. The city partners with several of these nonprofit agencies to enhance transportation options and improve living environments for adults with disabilities.

What are the most common housing problems?

Cost burden is the most significant housing challenge in Conway. As expected, it disproportionately affects lower-income households and impacts renters more than homeowners. No other housing issue approaches the scale of the cost burden problem. Despite modest wage growth, rising inflation continues to strain household budgets, making this challenge persistent not only in Conway but across the United States.

Likewise, the availability of affordable housing remains a rising challenge. With recent legislation, we are looking to see how it aids in the current housing crisis nationwide.

Are any populations/household types more affected than others by these problems?

While cost burden affects households across all income levels, other housing problems are more pronounced among those earning between 30% and 50% of the median income, rather than among the lowest-income groups. Renters are also more likely than homeowners to experience housing-related challenges.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income households at imminent risk of homelessness often experience a recent job loss, reduced work hours, or a medical emergency. These events can quickly deplete any savings and significantly reduce or eliminate household income. The reality that you can be one paycheck away from being homeless is a harsh reality many citizens face.

Such households may also lack support from friends or family, who may be facing similar economic challenges. Limited education or job skills, combined with barriers such as medical conditions or lack of transportation, can further hinder their ability to secure stable, better-paying employment.

Households facing the termination of re-housing assistance often encounter similar challenges. Achieving long-term housing stability typically requires access to full-time employment, affordable childcare, affordable housing, and reliable transportation. In addition, access to healthcare, life skills training, and educational or vocational opportunities—including GED programs and English as a Second Language (ESL) instruction—can be critical in supporting long-term self-sufficiency.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

According to The Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH), persons are considered “at-risk of homelessness” if their household income is less than 30 percent of the area’s median income, they have insufficient resources available to attain stable housing, and move frequently due to economic reasons. Applying this definition to Conway, renter households earning less than 30 percent of the median income and paying more than 30 percent of their monthly income on rent would be at risk of homelessness if faced with a sudden life-changing event.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Our Continuum of Care has not identified a specific housing characteristic that is directly linked to instability or an increased risk of homelessness. Instead, the factors most commonly associated with homelessness include job loss, unexpected healthcare expenses, rising utility costs, and transportation expenses. Mental health challenges are also increasingly prevalent among the homeless population.

Discussion

The City of Conway is committed to partnering with agencies and financial institutions to educate our citizens in providing affordable housing. As homelessness and LMI census tracks increase, a housing strategy from the city becomes a more important priority. We remain dedicated to collaborating with community partners to address housing needs and to support individuals and households who are homeless or at risk of homelessness.

NA-15 Disproportionately Greater Need: Housing Problems - 91.205(b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The U.S. Census Bureau does not currently provide an estimate of housing units specifically for the City of Conway. However, the City's Planning and Permits Department reports that there are _____ housing units within the city. Additionally, Area Median Income data disaggregated by race prepopulated from below.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,055	845	0
White	2,065	745	0
Black / African American	765	45	0
Asian	30	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	140	30	0
0	0	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,700	835	0
White	1,730	395	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	735	270	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	210	30	0
0	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,950	2,620	0
White	1,380	1,985	0
Black / African American	405	540	0
Asian	65	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	90	0
0	0	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	300	1,935	0
White	245	1,590	0
Black / African American	25	250	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	14	70	0
0	0	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

The Community Development Department is currently working with multiple agencies to address areas of poverty and improve housing options

NA-20 Disproportionately Greater Need: Severe Housing Problems: 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Extremely low-income citizens have disproportionately greater problems with housing stock than low-income or median-income citizens.

The four severe housing problems are: lacking complete kitchen facilities, lacking complete plumbing facilities, more than 1 person per room and cost burden over 50%. . Additionally, Area Median Income data disaggregated by race is not currently available.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,715	1,185	0
White	1,830	980	0
Black / African American	665	140	0
Asian	30	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	130	40	0
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	805	2,720	0
White	450	1,670	0
Black / African American	320	690	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	214	0
Other	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:
2018 - 2022 CHAS
Data Source Comments:

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	250	4,320	0
White	220	3,140	0
Black / African American	15	925	0
Asian	20	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	110	0
Other	0	0	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:
2018 - 2022 CHAS
Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	125	2,110	0
White	110	1,725	0
Black / African American	0	275	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	14	70	0
Other	0	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Across all demographics, moderate-income households experience fewer housing problems, while low-income households are more likely to face housing challenges. Lower-income households are disproportionately affected by housing problems, which is a trend that is consistent across other housing data.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing cost burden & the availability of affordable housing are currently the most frequently cited housing challenges in Conway. The availability of affordable housing remains a challenge in a city that has experienced rapid growth and suburban development over the past three decades. With the cost of living increasing and the supply of affordable housing at a minimum, the city continues to seek opportunities and partnerships to increase the affordable housing supply.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	16,210	4,470	3,524	585
White	12,765	3,120	2,305	515
Black / African American	2,355	955	975	35
Asian	190	55	40	25
American Indian, Alaska Native	35	0	0	0
Pacific Islander	0	0	0	0
Hispanic	430	229	140	10

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

Discussion

The number of households experiencing cost burden is significant across all income levels. To support Conway residents, the city will continue partnering with local agencies to coordinate efforts addressing transportation needs, employment opportunities, and access to rental and homeownership options, as well as financial literacy and housing rehabilitation for homeowners. Ongoing engagement, collaboration, and strategic planning with community partners remain a top priority for the City of Conway.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Households in the lowest income bracket (0–30% of median income) experience the greatest gap in cost burden. Notably, households in the low-income range (30–50% of median income) are more affected by other housing problems, which may be associated with slightly higher rates of homeownership and a reduced tendency to share housing with additional contributing adults.

If they have needs not identified above, what are those needs?

Transportation plays a significant role in housing choice. The City of Conway continues to address gaps in public transportation that can force lower-income households to either incur higher housing costs near employment centers or incur increased transportation expenses by living in more affordable housing located farther away. To improve mobility, the City has implemented a micro transit system and is currently conducting a study to evaluate the potential incorporation of a fixed-route transit system. Additionally, the City is allocating grant funds in the amount of \$_____ as part of the 2026 Public Service goal to support transportation assistance and services for low- to moderate-income residents.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Conway did not have census tracts with more than 50 percent of minorities and therefore no census tracts met the RCAP-ECAO criteria.

NA-35 Public Housing - 91.205 (b)

Introduction

Conway Housing Authority is the public housing agency for Conway. Data below came from that office.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	150	322	0	264	26	0	32

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:
CHA Conway Housing Authority
Data Source Comments:

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	16,412	16,939	0	16,939	12,175	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay	0	0	3	4	0	4	0	0
Average Household size	0	0	2	1	0	1	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	52	128	0	122	6	0
# of Disabled Families	0	0	39	116	0	105	11	0
# of Families requesting accessibility features	0	0	12	324	0	323	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:
CHA Conway Housing Authority
Data Source Comments:

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	68	162	0	127	16	0	19
Black/African American	0	0	72	152	0	129	10	0	13
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	10	8	0	8	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
CHA Conway Housing Authority
Data Source Comments:

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	10	8	0	8	0	0	0
Not Hispanic	0	0	140	314	0	256	26	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:
CHA Conway Housing Authority
Data Source Comments:

DRAFT

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Supportive service is the primary need for people living in properties of Conway Housing Authority (CHA). Removing the need for housing assistance should be the goal of supportive services.

Many tenants and applicants on the waiting list for units also require assistance with transportation and healthcare access. This includes help navigating medical appointments and obtaining reliable transportation options, which are vital to improving their quality of life and maintaining independence. Additionally, affordable childcare and employment support remain important needs that, if addressed, could contribute to greater self-sufficiency among residents.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

While the broader population faces challenges related to housing affordability, these issues are significantly more acute for public housing residents and voucher holders. Although many households contend with rising housing costs and limited housing inventory, individuals seeking or residing in public housing often encounter additional barriers, including disabilities, fixed incomes, and limited access to supportive services. These factors make it more difficult to secure and maintain stable, accessible housing.

Moreover, waiting lists for public housing and units reveal a level of unmet need that is far less common among the general population. Demand for supportive services—such as accessible transportation and healthcare coordination—is disproportionately higher among these groups, underscoring the importance of targeted interventions and sustained investment in affordable and special needs housing solutions. Expanding the supply of affordable housing units will help reduce waiting lists and move applicants into stable living situations. Addressing these immediate needs will require increased funding and resources to better support low-income residents of Faulkner County.

How do these needs compare to the housing needs of the population at large

Compared to the general population, public housing tenants and voucher holders experience a higher prevalence of barriers, including physical disabilities, limited access to transportation, fewer employment opportunities, and extended wait times for affordable housing. While the broader community also faces challenges related to affordability and housing shortages, these issues are often more severe for vulnerable populations due to a lack of resources tailored to their specific needs. Addressing these challenges will require a coordinated effort among local agencies and community partners to expand supportive services and improve access to affordable, accessible housing options.

The continued growth and urbanization of Conway further underscore the need for inclusive planning that prioritizes low-income residents and individuals with special needs. As demand for accessible units and supportive services increases, strategic investments and collaborative initiatives will be essential to ensuring that all residents have the opportunity to achieve housing stability and greater independence.

Discussion

The need for affordable housing in the City of Conway and the surrounding Faulkner County—whose population is comparable to that of the city—is significant. As Conway continues to evolve into a more urbanized community, it is attracting lower-income residents seeking access to essential services, higher-quality schools, and expanded employment opportunities. In response, the City has initiated discussions with the Housing Authority and several homeless service providers to develop a comprehensive housing analysis and long-term strategy. This effort is expected to take shape over the next five years and will rely heavily on private-sector partnerships to support the development of affordable housing.

In summary, addressing the needs of public housing and Section 8 tenants and applicants—particularly those requiring accessible units—will require a multifaceted approach. This includes not only increasing the supply of affordable and accessible housing, but also expanding supportive services such as transportation assistance, healthcare navigation, and employment resources. Strong collaboration among local agencies, service providers, and policymakers will be critical to closing existing gaps and fostering a more inclusive community. As Conway continues to grow, prioritizing these efforts will be essential to promoting stability and independence for its most vulnerable residents.

NA-40 Homeless Needs Assessment - 91.205 (c)

Introduction:

Homeless data will be imputed once figures for the most recent assessment are received.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction

The City of Conway has a long history of supporting individuals with special needs. The presence of one of the state's five human development centers for people with developmental disabilities sparked a passion for several community organizations to support. Many non-profit organizations emerged to provide housing, employment services, and transportation for those able to live semi-independently. This has been a great benefit to the City of Conway and our developmental delayed citizens.

Describe the characteristics of special needs populations in your community:

As the largest city in Faulkner County, Conway offers a strong network of nonprofit partnerships that support individuals with developmental delays. Independent Living Services serves adults by promoting independence and life skills, while Milestones focuses on providing support and resources for children within the community. In addition, the city is home to the Arkansas Human Development Center, which serves a significant number of individuals with developmental delays across the state.

What are the housing and supportive service needs of these populations and how are these needs determined?

Independent Living Services (ILS) provides housing and day services for approximately developmentally delayed adults. ILS provides job training, job opportunities, and transportation. Milestones Services, Inc. is a Day School that provides preschool and transportation for developmentally delayed children. The City of Conway traditionally favors transportation above other public service programs and has provided funds for these two agency programs.

ILS and Milestones Services, Inc. are funded by Medicaid, HUD, and other state and federal agencies. These agencies along with the organizations determine the amount of services provided.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Conway Housing Authority administers HOPWA funds for both Faulkner County and the City of Conway. These agencies are responsible for determining how funds are allocated within the community. Currently, funding concerns are centered on the agencies themselves, as they have experienced recent funding cuts and are facing uncertainty regarding future funding levels.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their

unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The City of Conway does not currently administer HOME or TBRA funds.

Discussion:

The City of Conway continues to seek opportunities to partner with nonprofit organizations to provide services, housing, and employment for all residents. While the City has implemented a public transit system over the past three years, transportation to several local agencies remains a challenge. The City is committed to expanding public services and strengthening its public service opportunities to meet community needs.

DRAFT

NA-50 Non-Housing Community Development Needs - 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Conway Community Development Department has made substantial investments in public facilities and improvements that primarily benefit low- to moderate-income (LMI) residents over the past five years. Most recently, the City remodeled an L-shaped building and into what is now an emergency shelter facility, which is currently operated by the Community Action Program of Central Arkansas (CAPCA), expanding access to critical services for vulnerable populations.

In partnership with the Parks and Recreation Department, the City has also completed significant improvements to 5th Avenue Park, located within an LMI area. Enhancements to parks in LMI neighborhoods—such as 5th Avenue Park and the ongoing Airport Park project—have been prioritized to ensure access to quality recreational amenities and to bring these facilities to a standard consistent with parks located in non-LMI areas.

In prior years, the City has collaborated with numerous nonprofit organizations to support public facility improvements and community services. These include the Boys and Girls Club, Faulkner County Council on Aging Senior Wellness Center, Bethlehem House Homeless Shelter, Soul Food Café Food Distribution Warehouse, and HAVEN House Shelter for abused girls, among others. These investments align with HUD objectives by supporting public services, improving community infrastructure, and enhancing the quality of life for LMI residents.

The City of Conway remains committed to advancing community development goals through strategic partnerships, targeted investments, and ongoing efforts to address the needs of low- to moderate-income neighborhoods

How were these needs determined?

The City of Conway utilizes public surveys as well as non-profit feedback from what they are seeing at their agencies. The city's Community Development Director is an active participant in the local Continuum of Care and the Housing and Economic Mobility Committee and continues to work closely with the local United Way and City Leaders.

Describe the jurisdiction's need for Public Improvements:

The need for public improvements in the City of Conway exist, particularly in low- to moderate-income (LMI) areas. Priority needs include sidewalks to improve transportation access, as well as street, sewer, and water infrastructure upgrades. These improvements support HUD National Objectives by enhancing accessibility, preserving existing housing stock, and promoting reinvestment in established neighborhoods.

At the inception of its CDBG program, the City of Conway focused primarily on infrastructure improvements—specifically streets and drainage—in its lowest-income neighborhoods. Over the past 20 years, the City has strategically shifted its investments toward economic development, public services, and public facilities in order to address a broader range of community development needs that have been identified through the Community Assessment Survey.

As the LMI population continues to grow and available CDBG funding not being enough, the City is prioritizing decision-making and ongoing stakeholder engagement to identify the most impactful uses of limited resources. The City remains committed to leveraging partnerships and aligning investments with HUD priorities to maximize benefit to LMI residents and address evolving community needs.

How were these needs determined?

The needs determined for the City of Conway were determined by the Community Assessment Survey. Through the survey, the following top 3 needs have been identified:

1. Housing
2. Economic Development
3. Community Services

Describe the jurisdiction's need for Public Services:

The City of Conway has implemented a micro transit system to enhance public transportation within the community. Despite this advancement, a significant need for transportation services remains, particularly among local service agencies and the populations they serve. CDBG funding continues to be utilized to support transportation assistance for nonprofit partners. At the same time, the City is actively exploring additional priority public service opportunities to address evolving community needs.

How were these needs determined?

Transportation is still identified as a need within the City of Conway. Current Transit Studies show that there is an ongoing need for public transportation. The Community Needs Assessment survey identified additional priority needs such as housing, economic development, community services as an ongoing community need as well. The CDBG office works closely with nonprofits and the United Way to stay abreast of current community needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The 2020–2024 American Community Survey reports that Conway has approximately 29,900 occupied housing units. Of these, about 45.4% are owner-occupied with a median home value estimated at \$195,000. For homeowners with a mortgage, the median monthly housing cost is approximately \$1,350. The median gross rent for rental units is around \$900.

DRAFT

MA-10 Housing Market Analysis: Number of Housing Units - 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	15,695	57%
1-unit, attached structure	495	2%
2-4 units	2,830	10%
5-19 units	5,835	21%
20 or more units	1,370	5%
Mobile Home, boat, RV, van, etc	1,255	5%
Total	27,480	100%

Table 26 – Residential Properties by Unit Number

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	160	1%
1 bedroom	40	0%	1,945	15%
2 bedrooms	690	6%	7,030	54%
3 or more bedrooms	10,950	94%	3,970	30%
Total	11,680	100%	13,105	100%

Table 27 – Unit Size by Tenure

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Conway Housing Authority provides tax credit and Section 8 housing to 486 families, 80% of whom are elderly. Independent Living Services offers housing to approximately 150 adults with developmental and intellectual disabilities. While the City has other multi-unit facilities serving the physically challenged and elderly, the Community Development Office is not familiar with their funding sources or day-to-day operations.

Old Conway Village has affordable units available to low-income families and remains at capacity. Community Action Program of Central Arkansas manages a weatherization program with priority given to elderly and single-parent homeowners.

The Community Action Program of Central Arkansas manages a weatherization program that prioritizes elderly and single-parent homeowners. Additionally, a regional planning authority invests HOME funds into housing reconstruction throughout the city, the county, and five neighboring counties. To date, no homes have been reconstructed within the city itself.

The Arkansas Development Finance Authority (ADFA) offers a range of programs and services designed to promote economic growth and community development across the state. Key initiatives include:

- Affordable Housing: ADFA administers programs to develop and rehabilitate affordable housing for low-income families.
- Low-Income Housing Tax Credit (LIHTC): The authority manages the LIHTC program, which encourages private investment in affordable rental housing.

These are some of the organizations that the city is aware of; however, the City is not familiar with the internal operations of the mentioned organizations.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Conway Housing Authority does not expect to lose any Sec. 8 contracts at this point.

Does the availability of housing units meet the needs of the population?

The City recognizes a growing need for affordable housing. However, the housing needs are keeping up yet the affordability of housing is still a growing need not just in the city of Conway but nationwide. This becomes a challenge in ensuring our low-moderate income and extremely low income residents have affordable places to live.

Describe the need for specific types of housing:

The City of Conway has a clear need for more affordable housing, including units with lower price per square foot and reduced rents for families. There is also a need for transitional housing to support families moving out of homelessness or public housing. While the city has an abundance of housing for college students and middle- to higher-income families, options become limited as household incomes approach or fall below the median.

Current development patterns tend to favor subdivisions and neighborhoods designed for a single income bracket, rather than incorporating diverse housing types or increased density that could stabilize

neighborhoods. As a result, low- to moderate-income families are often concentrated in specific areas, which are then perceived as having lower-quality schools and public resources.

Over the past two decades, Conway has experienced significant suburban expansion alongside rapid population growth. Its median age is 28.9, several years younger than the 37.6-year median age of the Little Rock–North Little Rock–Conway Metropolitan Area. Low crime rates, strong schools, and a growing technology and energy sector have attracted higher-income families, fueling the development of larger, uniform suburban neighborhoods.

Discussion

Fortunately, the City of Conway does not face significant concentrations of high crime or widespread slum and blight. Surveys indicate that homes in need of repair are often purchased by investors seeking to flip properties, which can drive up housing costs. The City has made substantial investments in the older Pine Street neighborhood near the city core to stabilize housing, attract a broader range of residents, and encourage private development.

As the availability of affordable single-family lots continues to decline, the City should prioritize investments in public infrastructure—such as sewer and water systems, sidewalks, alleyways, and streets—alongside housing rehabilitation programs. These efforts will help low- and moderate-income residents achieve and maintain homeownership while promoting neighborhood stability. MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Conway's median home value in 2022 is estimated at \$179,000, with current interest rates at over 6% as such, monthly homeowner costs are higher and continue to rise.

Monthly rental costs are closer in comparison. Conway's average monthly rental housing costs are \$825 compared to \$826 (county), \$845 (MSA peers).

Cost of Housing

	Base Year: 2018	Most Recent Year: 2022	% Change
Median Home Value	160,400	179,400	12%
Median Contract Rent	584	654	12%

Table 28 – Cost of Housing

Rent Paid	Number	%
Less than \$500	2,535	19.3%
\$500-999	9,125	69.6%
\$1,000-1,499	1,300	9.9%
\$1,500-1,999	110	0.8%

Rent Paid	Number	%
\$2,000 or more	44	0.3%
Total	13,114	100.0%

Table 29 - Rent Paid

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,040	No Data
50% HAMFI	4,650	725
80% HAMFI	10,310	2,440
100% HAMFI	No Data	3,535
Total	16,000	6,700

Table 30 – Housing Affordability

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 31 – Monthly Rent

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

Is there sufficient housing for households at all income levels?

While there is a substantial supply of housing for moderate- and higher-income residents, affordability for low- and moderate-income households remains a critical need. Housing exists, but the primary challenge is making it affordable.

How is affordability of housing likely to change considering changes to home values and/or rents?

The median cost to purchase a home in the city is approximately \$230,000. As housing costs continue to rise while wages fail to keep pace, affordability will remain a significant challenge for low- and moderate-income (LMI) residents in both the housing and rental markets.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

We are not aware of any HOME developments in the city. Public Housing and Section 8 rents are dramatically lower than median, but the wait lists are years long on each. This reinforces the need for more affordable units.

Discussion

Given the city's annual allocation of federal funds, we believe it is more effective to invest in public infrastructure, site clearance, housing rehabilitation, education, economic development, and public-private partnerships to stimulate development in areas of the city with lower land values.

DRAFT

MA-20 Housing Market Analysis: Condition of Housing - 91.210(a)

Introduction

"Conditions" use the same definition as housing problems in the Needs Assessment section of this report.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Property owners are permitted to bring their properties up to code, except when a structure is deemed structurally unsafe under the International Building Code. The City does not inspect the interiors of homes unless an external violation of the nuisance ordinance—such as a tree through the roof—warrants further investigation.

To support residents, the City of Conway will launch a housing rehabilitation program to assist low- and moderate-income households with emergency and safety-related home repairs. Additionally, the local Community Action Program of Central Arkansas (CAPCA) provides weatherization services through the Department of Energy, including insulation, windows, doors, and other energy-efficiency improvements.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,970	17%	6,085	46%
With two selected Conditions	35	0%	230	2%
With three selected Conditions	0	0%	85	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,665	83%	6,715	51%
Total	11,670	100%	13,115	100%

Table 32 - Condition of Units

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,650	40%	5,295	40%
1980-1999	4,679	40%	4,915	37%
1950-1979	1,905	16%	2,635	20%
Before 1950	440	4%	270	2%
Total	11,674	100%	13,115	99%

Table 33 – Year Unit Built

Alternate Data Source Name:
2018 - 2022 CHAS
Data Source Comments:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,345	20%	2,905	22%
Housing Units build before 1980 with children present	3,060	26%	1,745	13%

Table 34 – Risk of Lead-Based Paint

Alternate Data Source Name:
2018 - 2022 CHAS
Data Source Comments:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Alternate Data Source Name:
2018 - 2022 CHAS
Data Source Comments:

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

With rising costs due to inflation, insurance, and out-of-pocket expenses, the financial burden on homeowners is particularly significant for low- and moderate-income residents. The Community Needs Assessment Survey identified a clear need to help reduce these costs through a housing rehabilitation program.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

As noted in The American Healthy Homes Survey (AHHS) report from HUD, The incidence of Lead Based Paint increases with the age of the housing, reaching 86% for homes built before 1940. This number decreases to 52 percent in homes built in 1978, the year LBP was banned from residential use. Applying these percentages broadly yields an estimated 2,561 units with lead-based paint potential.

Discussion

The State of 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 under Regulation 25, Lead-Based Paint Activities. Contractors involved in abatement must comply with the requirements outlined in Regulation 25.

Although Arkansas no longer tracks lead levels in children, the state addresses cases in which children have elevated lead levels. When a child's blood lead level reaches 20 µg/dL, the Department of Health conducts an environmental investigation of the child's home to identify the source of lead exposure.

The Arkansas Department of Environmental Quality (ADEQ) protects the air, water, and land from pollution. Its asbestos and lead-based paint branch provides information to residents about the causes, effects, and signs of lead poisoning. ADEQ also offers community outreach and education services upon request.

The City of Conway benefits from a generally young housing stock, so the hazards of lead-based paint and childhood lead poisoning are relatively new concerns. With the launch of home rehabilitation programs through the Community Development Department, the City's strategy for addressing lead-based paint includes:

- Educating household members,
- Incorporating lead-based paint regulations into contracts,
- Prohibiting the use of lead-based paint in new construction or rehabilitation,
- Assuming all structures built before 1978 may contain lead-based paint,
- Requiring all surfaces to be covered with materials such as hardboard, plywood, drywall, or plaster prior to any repair or repainting.

MA-25 Public And Assisted Housing - 91.210(b)

Introduction

Conway Housing Authority administers public housing and Sec. 8 vouchers. The executive director, Catherine Lamberg, has developed and is developing programs to transition clients from public housing to affordable. CHA is a valued partner with the City of Conway. Conway is the largest portability HA in the state, meaning that individuals and families enrolled with other HAs move to Conway and continue their vouchers with the original agency.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			154	386		318	29	0	39
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Alternate Data Source Name:
CHA Conway Housing Authority
Data Source Comments:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Conway Housing Authority owns and manages two Public Housing Developments.

Currently, the Conway Housing Authority maintains a total of 154 public housing units, with some accessible units available. Both public housing developments are actively participating in an approved Public Housing Agency Plan, ensuring compliance with federal requirements and ongoing oversight. The properties are regularly reviewed to confirm that maintenance standards are upheld and living conditions remain safe and satisfactory for residents. The most recent HUD REAC Inspection provided a passing score but highlighted the aged conditions of the properties. The 154 Public Housing units in the two developments are well managed and maintained, however, they are aging and require consideration of rehabilitation and refreshing of the units.

DRAFT

Public Housing Condition

Public Housing Development	Average Inspection Score
1	99

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The restoration and revitalization of CHA's property are at the core of the mission. Within five years, CHA will turn the 22-acre family site into a mixed income neighborhood where no one knows that public housing is a factor. Funds from beyond Housing and Urban Development must be in place for such a lofty vision. CHA is partnered with Arkansas Regional Commission, a nonprofit 501c3, to ensure the viability of the vision.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Conway Housing Authority is assessing the needs of each one of its properties. CHA will also provide direction and encouragement to the people who have the ability to move their situation into that of self-sufficiency. Through building or rebuilding relationships with community partners, such as the City of Conway and CAPCA, CHA can help in the growth of the city, along with a continuous growth in housing opportunities for our low-moderate income residents.

Discussion:

CHA's Executive Director administers a voluntary escrow plan for those seeking to improve their finances and move out of public housing. They have had 30 families graduate with 5-year goals, escrow, and a down payment for affordable rental housing.

CHA has sought other funding from the state pass-through of HOME and vouchers turned down by other cities. The CHA has received an additional 100 Tenant-Based Rental Assistance vouchers for residents. This agency will be fundamental in developing a housing strategy for Conway.

MA-30 Homeless Facilities and Services - 91.210(c)

Introduction

Homeless data will be imputed once figures for the most recent assessment are received.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 38 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

DRAFT

MA-35 Special Needs Facilities and Services - 91.210(d)

Introduction

The American Community Survey of 2019 estimates that 6,893 Conway residents are over the age of 65, an increase of 49% since the 2010 ACS. The largest increases were in the ranges of 70 to 74 (72% increase) and those 60 to 64 (70% increase). Of note, HUD classifies those over 75 as "extra elderly." Approximately 4.6% of the city's population is over the age of 60.

Further, the ACS estimates that 12.2% of Conway's population has one or more disabilities.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The Conway Housing Authority operates two elderly units for fixed-income seniors. Several independent-living and assisted-living facilities operate within the city. Faulkner County Senior Citizens provides meals, transportation, socialization, and wellness programs with the goal of keeping seniors in their homes and out of nursing facilities. CDBG has provided funds to purchase a new senior center, allowing a great expansion of services and increasing the number served. CDBG continues to provide transportation funds for the senior program to aid in decreasing federal funds used to care for seniors full-time.

The City of Conway is home to two substance abuse recovery centers located just outside the city limits—one serving men and the other serving women.

In the men's program, Phase I consists of a 6–12 month in-house detoxification and recovery process. During Phase II, participants transition into apartments within Conway and are provided with re-entry employment opportunities to support long-term stability.

A women's substance abuse recovery program has also been established just outside the city limits. The City is not involved in the day-to-day operations of either facility

Little Rock City administers the HOPWA funds for Conway. Once a year the Little Rock CDBG staff hold a public hearing in Conway for these funds. The director of the agency that provides services through HOPWA, including housing, visited with the Conway director. Referrals for HIV/AIDS services will be made to Little Rock.

The Conway Housing Authority provides support and guidance to help clients transition from public housing to homeownership. CHA has been an integral partner in the development of this plan and will continue to play a key role in shaping the City's housing strategy in the coming years.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City of Conway has a longstanding commitment to serving individuals with disabilities, supported in part by the presence of one of the State's five human development centers. This institutional foundation has contributed to the growth of a network of nonprofit organizations that provide housing, employment services, and transportation for individuals with developmental disabilities who are able to live with varying levels of independence.

Independent Living Services (ILS) provides housing assistance to approximately 149 individuals with developmental disabilities. In addition, ILS and Milestones Services, Inc. offer workforce training, employment opportunities, and transportation services for adults with developmental disabilities. The Day School further supports this population by providing preschool education and transportation for children with developmental delays.

Consistent with identified community needs and priorities, the City of Conway has historically prioritized transportation as a key public service activity. Over the past two program years, the City has allocated Community Development Block Grant (CDBG) funds to support transportation services provided by these agencies, recognizing their critical role in facilitating access to housing, employment, and supportive services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Transportation remains a high priority for the City of Conway, with the full allocation of available public service funds dedicated to this activity in accordance with CDBG program guidelines. These investments support essential mobility services that enable access to housing, employment, education, and supportive services for low- and moderate-income populations and individuals with special needs. The city also seeks to partner with an agency to address food insecurities to benefit low- to moderate-income families.

Agencies currently receiving CDBG funding for transportation services include:

- Independent Living Services – serving adults with developmental and intellectual disabilities
- Milestones Services, Inc. – serving adults with developmental disabilities and preschool-aged children with developmental delays
- Faulkner County Council on Aging – serving senior citizens

- Community Action Program of Central Arkansas – supporting individuals experiencing homelessness through shelter services
- Faulkner County Boys and Girls Club – serving school-aged children

These partnerships enhance the City’s ability to address unmet transportation needs among vulnerable populations and support overall community stability and self-sufficiency.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Transportation remains a high priority for the City of Conway, with the allocation of available public service funds dedicated to this activity in accordance with CDBG program guidelines. These investments support essential mobility services that enable access to housing, employment, education, and supportive services for low- and moderate-income populations and individuals with special needs.

Agencies currently receiving CDBG funding for transportation services include:

- Independent Living Services – serving adults with developmental and intellectual disabilities
- Milestones Services, Inc. – serving adults with developmental disabilities and preschool-aged children with developmental delays
- Faulkner County Council on Aging – serving senior citizens
- Faulkner County Boys and Girls Club – serving school-aged children

These partnerships enhance the City’s ability to address unmet transportation needs among vulnerable populations and support overall community stability and self-sufficiency.

MA-40 Barriers to Affordable Housing - 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

The City of Conway's most recent Analysis of Impediments to Fair Housing Choice, conducted by an independent planning firm, determined that the State of Arkansas's fair housing regulations are substantially equivalent to the federal Fair Housing Act. The State benefits from a strong regulatory and enforcement framework through the Arkansas Fair Housing Commission, to which the City refers all fair housing-related inquiries and complaints.

The Analysis of Impediments identified a lack of public education and awareness as the primary impediment associated with public policies. In response, the City recognizes the importance of expanding fair housing outreach and education efforts. However, funding for such activities would be derived from the public services allocation, which is currently fully committed to transportation services in alignment with identified community needs and priorities.

DRAFT

MA-45 Non-Housing Community Development Assets - 91.215 (f)

Introduction

According to the Conway Development Corporation, as of 2018 the largest employers in the City of Conway include the University of Central Arkansas (1,500 employees), Acxiom (1,450 employees), the Conway Human Development Center (1,320 employees), and the Conway Public School District (1,150 employees).

The majority of Conway residents are employed within the city, and most county residents do not commute outside of Faulkner County during daytime hours. It should be noted that data related to employment and workforce patterns was available at the city level only through 2017.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	161	187	1	1	0
Arts, Entertainment, Accommodations	3,278	4,056	16	15	-1
Construction	1,088	1,619	5	6	1
Education and Health Care Services	4,997	6,489	24	24	0
Finance, Insurance, and Real Estate	1,419	1,352	7	5	-2
Information	266	175	1	1	0
Manufacturing	1,821	3,067	9	11	2
Other Services	644	601	3	2	-1
Professional, Scientific, Management Services	2,417	3,545	12	13	1
Public Administration	0	0	0	0	0
Retail Trade	3,113	5,085	15	19	4
Transportation and Warehousing	801	457	4	2	-2
Wholesale Trade	881	618	4	2	-2
Total	20,886	27,251	--	--	--

Table 39 - Business Activity

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

DRAFT

Labor Force

Total Population in the Civilian Labor Force	34,340
Civilian Employed Population 16 years and over	33,220
Unemployment Rate	3.28
Unemployment Rate for Ages 16-24	11.60
Unemployment Rate for Ages 25-65	1.62

Table 40 - Labor Force

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	9,500
Farming, fisheries and forestry occupations	1,155
Service	3,855
Sales and office	7,470
Construction, extraction, maintenance and repair	1,660
Production, transportation and material moving	1,595

Table 41 – Occupations by Sector

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	21,312	67%
30-59 Minutes	9,278	29%
60 or More Minutes	1,049	3%
Total	31,639	100%

Table 42 - Travel Time

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	855	40	650

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	4,895	205	2,650
Some college or Associate's degree	6,775	135	1,870
Bachelor's degree or higher	11,375	135	1,820

Table 43 - Educational Attainment by Employment Status

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	55	45	110	405	255
9th to 12th grade, no diploma	374	190	245	555	425
High school graduate, GED, or alternative	2,740	2,625	2,170	2,980	2,260
Some college, no degree	8,170	2,750	1,355	2,385	1,425
Associate's degree	845	860	510	915	305
Bachelor's degree	1,950	2,655	2,405	2,980	1,290
Graduate or professional degree	130	1,510	1,690	2,090	1,245

Table 44 - Educational Attainment by Age

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	27,413
High school graduate (includes equivalency)	26,823
Some college or Associate's degree	101,358
Bachelor's degree	51,773
Graduate or professional degree	66,098

Table 45 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

2018 - 2022 CHAS

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sectors in Conway are education and healthcare, followed by retail trade; arts, entertainment, and accommodations; and professional, scientific, and management services. The University of Central Arkansas is one of the City's primary employers. Conway is also home to Hendrix College, a nationally recognized liberal arts institution, and Central Baptist College, a smaller, faith-based institution.

The healthcare sector is a key component of the local economy. Conway Regional Health System is a major employer, and Baptist Health System operates as the City's second hospital. This sector is projected to experience continued growth over the next five years.

Retail trade constitutes another significant employment sector. Conway functions as a regional commercial hub for Faulkner County and portions of five to six surrounding counties to the north, northeast, and northwest. The nearby metropolitan area of Little Rock also influences regional economic activity.

The arts, entertainment, and accommodations sector accounts for a notable share of local employment. The City's parks, recreational programs, and numerous hotels and motels support tourism, college-related activities, regional sports events, and visitors from surrounding areas, further contributing to economic vitality.

Describe the workforce and infrastructure needs of the business community:

With an increasing number of technology companies locating in downtown Conway and a thriving retail and entertainment district, there is a projected growing need for downtown housing that is both more walkable and affordable, particularly for younger employees. Infrastructure improvements, including sidewalks, drainage systems, and street enhancements, are needed to support this development and improve overall accessibility. With the city growing and industries still coming into the City of Conway the need for additional workforce housing is viable in the City of Conway.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

With an increasing number of technology companies locating in downtown Conway and a thriving retail and entertainment district, there is a projected growing need for downtown housing that is both walkable and affordable, particularly for younger employees. Infrastructure improvements, including sidewalks, drainage systems, and street enhancements, are needed to support this development and enhance overall accessibility.

As the City continues to grow and new industries establish operations in Conway, the demand for additional workforce housing is expected to increase, highlighting the importance of strategically planning for affordable and accessible housing options within the community.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

With three colleges, Conway benefits from a well-educated workforce that supports key employment sectors, including education, healthcare, technology, and other professional field

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Conway is part of the Central Arkansas Planning and Development District, the lead organization responsible for the region's Comprehensive Economic Development Strategy (CEDS).

"Increase Affordable Housing" was identified as a priority on the CEDS Economic Development priority list. A shortage of affordable housing outside of more densely populated urban areas presents a barrier for new businesses and industries seeking to locate in the region. This strategy is intended to support communities in understanding the importance of affordable housing and the need to expand its availability.

The Pine Street project and the Markham Street projects both contribute to downtown revitalization by providing affordable housing options. Pine Street supports the existing downtown area, while the Markham Street project fosters additional economic growth and housing opportunities.

Economic development strategies and planning for the City of Conway are overseen by the Conway Development Corporation and the Conway Chamber of Commerce, both of which work closely with the City to implement regional and local economic initiatives.

Discussion

N/A

DRAFT

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

There are no identified geographic areas of concentrated housing problems within the City of Conway. The City's most pronounced housing challenges are cost burden and the overall need for affordable housing. These issues are distributed across all income levels and demographic groups, underscoring the City's ongoing commitment to working with community stakeholders to develop strategies that expand affordable housing opportunities for all residents.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The City of Conway's population is approximately 72% White and 28% minority, with the largest minority group being African American (17%). Racial and ethnic concentrations within the City are defined by varying thresholds.

- **African American Concentration:** Areas with more than 20% African American residents are generally bounded by Donaghey Avenue to the west, Tyler/Winfield/Siebenmorgan to the north, and Dave Ward Drive to the south. Near Interstate 40, this concentration extends north to Lower Ridge Road, south beyond the city limits, and east beyond the city boundaries.
- **Hispanic Concentration:** Areas with 5.1–20% Hispanic residents largely overlap the African American concentration, with boundaries extending from Donaghey Avenue to the west, Bruce Street and Sixth Street to the north, and Dave Ward Drive to the south. At I-40, this area expands north to Oak Street/Highway 64 and extends beyond the city limits to the east and south. A second Hispanic concentration exists north of Dave Ward Drive, east of Donaghey Avenue, and extends west and south beyond the city limits.
- **American Indian and Alaska Native Concentration:** Areas with 0.6–2.0% American Indian and Alaska Native residents are primarily located east of I-40 and south of Oak Street.
- **Asian and Pacific Islander Concentration:** Areas with 2.1–17.4% Asian and Pacific Islander residents are concentrated in the northwest part of the City, one of the highest-income tracts, as well as a moderate-income tract in the heart of the City and in low- and moderate-income neighborhoods.

These patterns provide important context for identifying community needs and targeting programs to ensure equitable access to housing, services, and economic opportunities across all racial and ethnic groups.

What are the characteristics of the market in these areas/neighborhoods?

Census Tract 309, generally bounded by Bruce Street and Sixth Street to the north, Interstate 40 to the east, Dave Ward Drive to the south, and Donaghey Avenue to the west, contains the highest concentration of minority residents in the City. This tract includes three of Conway's remaining mobile home parks, which provide some of the lowest-income housing in the community. Conway's public housing developments are also located within this tract, along with numerous duplexes and multi-family student housing units.

This concentration of low-income housing highlights the importance of targeted community development and affordable housing strategies to address the needs of vulnerable populations in this area.

Are there any community assets in these areas/neighborhoods?

The City has made significant investments in parks and recreation within this area, including a boys' baseball park. The former, now-vacated airport, located in Census Tract 309, represents a 200-acre greenfield redevelopment site that has been partially developed with new apartment complexes. The tract also features the newly opened Conway Community Center, which provides a variety of amenities for residents, including indoor and outdoor aquatic facilities, pickleball courts, a gymnasium, reading rooms, and other community spaces.

These investments in recreational and community facilities contribute to the quality of life for residents, support neighborhood revitalization, and enhance access to safe, well-maintained public spaces in an area with a high concentration of low- and moderate-income households.

Are there other strategic opportunities in any of these areas?

Census Tract 307.02 encompasses the Pine Street neighborhood, an area where the City has made significant investments to support redevelopment and revitalization. Markham Street, another focus area for redevelopment, is located within Tract 307.01.

Over the next five years, the City plans to develop a strategy aimed at examining infill development and the rehabilitation of existing housing in these tracts, as well as throughout the central core of the City. These efforts are intended to expand affordable housing opportunities, strengthen neighborhood stability, and support broader community development goals.

DRAFT

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Infrastructure – Broadband

Conway is served by a range of broadband technologies, including ADSL, cable, fiber, fixed wireless, satellite, and other delivery methods. As defined by the Federal Communications Commission (FCC), broadband service requires consumers to have access to actual download speeds of at least 25 Mbps and actual upload speeds of at least 3 Mbps (25/3 Mbps). Nearly the entire city—99.93% of the population—has access to three or more fixed residential broadband providers meeting this standard (June 2020), a rate significantly higher than the statewide coverage of 84.72%.

The average download speed in Conway is 45.66 Mbps. While this exceeds the FCC broadband threshold, it is 37.4% slower than the Arkansas statewide average and 96.9% slower than the national average, highlighting opportunities for continued broadband infrastructure improvements to support economic development, education, and workforce needs

Primary Service Providers and Availability in Conway:

- Conway Corp – 100% coverage; speeds up to 1,000 Mbps
- Viasat – 100% coverage; speeds up to 100 Mbps
- HughesNet – 100% coverage; speeds up to 25 Mbps
- AT&T Internet – 97.3% coverage; speeds up to 100 Mbps
- AT&T Fiber – 18.7% coverage; speeds up to 1,000 Mbps
- Windstream – 17.3% coverage; speeds up to 200 Mbps
- AT&T – 15.2% coverage; speeds up to 25 Mbps
- The Computer Works – 12.8% coverage; speeds up to 25 Mbps
- Ritter – 5.4% coverage; speeds up to 500 Mbps
- The Computer Works – 3.4% coverage; speeds up to 1,000 Mbps

Access to reliable, high-speed broadband is a critical infrastructure component that supports business development, workforce training, education, and overall community connectivity in Conway.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

While Conway is served by multiple broadband providers, there remains a continued need to enhance competition to promote affordability, expand access, and provide greater consumer choice. According to the Information Technology and Innovation Foundation, competition is a critical element of broadband policy, as it encourages providers to operate efficiently, innovate, and improve service quality.

DRAFT

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

Faulkner County is susceptible to a range of natural hazards, including dam failure, drought, earthquakes, extreme heat, flooding, thunderstorms, tornadoes, wildfires, and winter storms. These hazards have historically affected the County or could pose risks in the future, underscoring the importance of integrating hazard mitigation into local planning and community development strategies. The City of Conway is the most populous area in Faulkner County.

City of Conway: The City contains three dam facilities that would be impacted by an infrastructure failure event. These facilities are classified as “Significant Risk” in the Faulkner County Hazard Mitigation Plan.

This information supports efforts to prioritize public safety, protect critical infrastructure, and guide resilient development planning.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

According to the National Levee Database, Faulkner County contains approximately 10.09 miles of levees, affecting an estimated 254 residents and 30 structures, with a total property value of approximately \$7.9 million. The largest levee system, Faulkner County Levee District No. 1, serves areas within both the City of Conway and Faulkner County.

As population growth in Faulkner County continues, the potential impact and vulnerability associated with levee-related hazards are expected to increase, underscoring the importance of ongoing infrastructure maintenance, risk assessment, and resilience planning.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Conway's Consolidated Plan establishes the following priority goals in accordance with HUD's statutory objectives to provide decent housing, a suitable living environment, and expanded economic opportunities, principally for low- and moderate-income (LMI) persons. The Community Development Department (CDD) will utilize available federal, state, and local resources to address identified priority needs and achieve measurable outcomes over the five-year planning period.

Goal 1: Provide Decent Housing

The City will support activities that increase access to safe, decent, and affordable housing for LMI households. Priority will be given to:

- Assisting individuals and families experiencing homelessness or at risk of homelessness;
- Preserving and rehabilitating the existing affordable housing stock;
- Increasing the supply of affordable rental and owner-occupied housing; and
- Expanding the availability of supportive housing for persons with special needs.

Goal 2: Provide a Suitable Living Environment

The City will promote safe, accessible, and sustainable neighborhoods through:

- Improvements to public facilities and infrastructure;
- Support for public service activities that enhance quality of life;
- Efforts to reduce the concentration of poverty through the deconcentration of low-income housing; and
- Investments that improve neighborhood conditions and community livability.

Goal 3: Expand Economic Opportunities

The City will support economic development activities that benefit LMI residents by:

- Promoting job creation and retention accessible to LMI persons;
- Expanding access to capital and credit for small businesses and development activities;
- Supporting workforce development and self-sufficiency initiatives; and
- Increasing access to homeownership opportunities and affordable financing.

The CDD will continue to work with community partners, nonprofit organizations, regional partners and city departments to strive to implement these strategies and ensure that resources are allocated in a manner consistent with identified needs and HUD program requirements. Performance outcomes will be tracked and evaluated in accordance with HUD reporting standards.

DRAFT

SP-10 Geographic Priorities - 91.215(a)(1)

Geographic Area

Table 46 - Geographic Priority Areas

1	Area Name:	City-wide
	Area Type:	Used for public services of LMI and limited clientele residents
	Other Target Area Description:	Used for public services of LMI and limited clientele residents
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	LMI Census tracts
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	

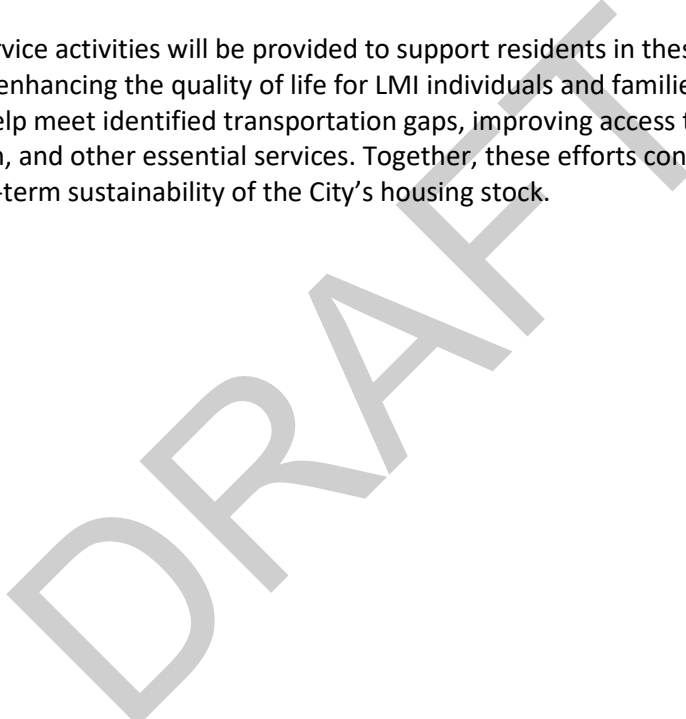
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Housing rehabilitation is a priority need within the City of Conway to preserve the existing housing stock and assist low- and moderate-income (LMI) households. These activities will support necessary home repairs, improve housing conditions, and help ensure that units remain safe, decent, and suitable for occupancy.

In addition, public service activities will be provided to support residents in these areas, addressing identified needs and enhancing the quality of life for LMI individuals and families. A primary focus of these services is to help meet identified transportation gaps, improving access to employment, healthcare, education, and other essential services. Together, these efforts contribute to neighborhood stability and the long-term sustainability of the City’s housing stock.



SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Narrative (Optional)

Public service activities will primarily serve presumed low-and moderate- income (LMI) clientele, including LMI children, in accordance with HUD eligibility criteria. Priority will be given to transportation services to address identified gaps and improve access to employment, education, healthcare, and other essential services. As community needs evolve and increased funding is available, flexibility will be maintained to address other eligible public service priorities as appropriate.

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SP-30 Influence of Market Conditions - 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Will not use funds for TBRA.
TBRA for Non-Homeless Special Needs	Will not use funds for TBRA.
New Unit Production	Targeted neighborhoods, shovel-readiness of private developer partners
Rehabilitation	
Acquisition, including preservation	Targeted neighborhoods, shovel-readiness of private developer partners

Table 47 – Influence of Market Conditions

Income Distribution Overview

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SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	0	0	0	0	0	CDBG funds will be allocated to support staff salaries associated with the administration and delivery of the program, in accordance with HUD regulations. Funds will also be utilized to support eligible activities, including public services, economic development, and other eligible activities that primarily benefit low- and moderate-income persons.

Table 48 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Over the past three years, the City of Conway has implemented a micro-transit system to serve residents and improve access to employment, education, and essential services. While the public transit system provides broad coverage, many of the City's nonprofit agencies continue to require specialized transportation services for their specific clientele. CDBG funding, in combination with City resources, helps offset the costs

associated with providing these critical transportation services. Transportation programs rely on a combination of City, private, and state funding, with CDBG contributing a portion of the total expenses. Each year, the City also allocates additional local funds to support transportation services for nonprofit organizations beyond the CDBG allocation.

In addition to transportation services, the City will implement a housing rehabilitation program to assist low- and moderate-income residents with essential home repairs, preserving the existing housing stock and improving living conditions. The City will also support economic development initiatives, including assistance to local small businesses, to enhance opportunities.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Community Development Department, in connection with local departments, will undertake a public improvement project to renovate Airport Park, located within a low- and moderate-income (LMI) area of the City. This project will enhance the quality of life and strengthen the neighborhood in the LMI area by providing improved recreational amenities and accessible public space.

In addition, the City will implement a citywide housing rehabilitation program to assist LMI homeowners with critical home repairs, preserving the existing housing stock and improving living conditions. These initiatives are designed to promote neighborhood livability, equitable access to public amenities, and the long-term sustainability of housing in Conway.

Discussion

SP-40 Institutional Delivery Structure - 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
HOUSING AUTHORITY OF CITY OF CONWAY	PHA	Planning Public Housing	Jurisdiction
CONWAY		Economic Development Homelessness Non-homeless special needs Ownership neighborhood improvements public facilities public services	
BOYS AND GIRLS CLUB OF FAULKNER COUNTY	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Faulkner County Day School	Non-profit organizations	Non-homeless special needs public services	
BETHLEHEM HOUSE	Non-profit organizations	Homelessness public services	Jurisdiction
FAULKNER COUNTY SENIOR CITIZENS	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Independent Living Services	Non-profit organizations	Non-homeless special needs public services	

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Conway benefits from a great network of nonprofit partners that reliably support the delivery of transportation services to low- and moderate-income (LMI) residents and other vulnerable populations. In addition, the City has established strong relationships with local banks and developers, which provide critical services such as credit counseling and access to affordable housing. These partnerships enhance the City's capacity to address community needs efficiently and effectively.

Despite these strengths, the City faces limitations due to the size of its CDBG entitlement grant, which currently totals \$510,478. While sufficient to support one dedicated staff member, the grant does not allow for additional staffing to manage multiple projects simultaneously. Unlike many larger entitlement communities that implement consistent, recurring projects—such as housing rehabilitation programs—that optimize staffing efficiency, Conway’s approach is to adapt its CDBG activities annually based on evolving community needs.

While this flexible, responsive approach ensures programs align with current priorities, it presents challenges and the inability to allocate administrative expenses to changing activities. Addressing these gaps requires ongoing coordination with nonprofit and private partners to maximize resources and maintain effective program delivery within the limitations of the City’s grant funding.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation	X	X	
Other			

Table 50 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Conway Emergency Shelter serves as a vital resource in addressing the needs of persons experiencing homelessness by providing comprehensive case management and supportive services that promote stability.

Conway Behavioral Health Hospital plays a critical role in meeting the community's mental health needs, offering locally accessible care and reducing the need for residents to travel approximately 40 miles to Little Rock for treatment. The availability of this facility strengthens the City's capacity to support the health and well-being of low- and moderate-income individuals with behavioral health challenges.

HIV/AIDS-related services for Conway residents are coordinated through the Little Rock CDBG office in partnership with a local nonprofit organization, ensuring access to essential care, treatment, and supportive services for affected individuals.

Together, these resources contribute to a coordinated approach to addressing homelessness, behavioral health, and chronic disease management, for community health and supportive services

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City of Conway supports a range of programs and services designed to meet the educational, vocational, and behavioral health needs of persons with disabilities and those experiencing substance use or mental health challenges.

Conway has an organization that provides employment training programs for developmentally and mentally disabled adults, as well as a dedicated school serving children with developmental and mental disabilities. Independent Living Services works directly with disabled adults to provide therapies, life skills training, and support that promote independence and community integration. Similarly, Faulkner County Day School delivers specialized educational services tailored to the needs of children with developmental and mental disabilities.

Counseling Associates, the largest mental health clinic in the City, provides comprehensive behavioral health services to individuals and families. Phoenix House operates a substance use treatment program for men, and additional substance abuse programs for both men and women are available in the surrounding area.

Through coordination with these agencies, the City enhances access to critical supportive services that improve quality of life, promote self-sufficiency, and address the needs of low- and moderate-income populations for public services and community well-being

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Conway will continue to strategically prioritize projects and activities to operate within the guidelines of its CDBG entitlement grant. To maximize impact, the City relies heavily on partnerships with both nonprofit and for-profit organizations to address identified community needs.

The City maintains close collaboration with the local Continuum of Care and with agencies supported by the United Way, ensuring coordinated service delivery and alignment with community priorities. Conway benefits from a strong network of nonprofit partners who regularly share information, resources, and best practices, enhancing the efficiency and effectiveness of programs that serve low- and moderate-income residents.

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SP-45 Goals - 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 51 – Goals Summary

Goal Descriptions

Goal Name	Goal Description

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Goals and funding allocations will be finalized upon receipt of the Program Year 2026 CDBG allocation from HUD, ensuring that resources are aligned with identified community needs and program priorities.

SP-50 Public Housing Accessibility and Involvement - 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

At this time, the Conway Housing Authority is in compliance with applicable HUD accessibility requirements, with all properties owned and managed meeting the required standards for accessible units. The Authority continues to ensure that accessible units are available in accordance with federal regulations and are maintained to serve the needs of persons with disabilities.

Activities to Increase Resident Involvements

Through the Resident Opportunity and Self-Sufficiency (ROSS) program and ongoing resident services initiatives, the Conway Housing Authority actively engages residents in efforts to improve economic stability and self-sufficiency. The Authority collaborates with local and regional community partners to coordinate supportive services and connect residents to resources that address identified needs. These activities are designed to promote housing stability, increase access to employment and educational opportunities, and support improved outcomes for low- and moderate-income households.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Strategic Plan Barriers to Affordable Housing - 91.215(h)

Barriers to Affordable Housing

The City of Conway's most recent Analysis of Impediments to Fair Housing Choice, conducted by an independent planning firm, determined that the State of Arkansas's fair housing regulations are substantially equivalent to the federal Fair Housing Act. The State benefits from a strong regulatory and enforcement framework through the Arkansas Fair Housing Commission, to which the City refers all fair housing-related inquiries and complaints.

The Analysis of Impediments identified a lack of public education and awareness as the primary impediment associated with public policies. In response, the City recognizes the importance of expanding fair housing outreach and education efforts. However, funding for such activities would be derived from the public services allocation, which is currently fully committed to transportation services in alignment with identified community needs and priorities.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In a strategic and proactive effort to remove and/or mitigate barriers to fair housing choice and affordable housing development, the Community Development Department will continue to advance policies, partnerships, and initiatives that align with HUD Consolidated Plan priorities and the obligation to affirmatively further fair housing (AFFH). Key actions include:

1. Supporting the increased production of affordable housing through public-private partnerships with developers and capacity-building efforts for nonprofit organizations.
2. Facilitating access to below-market-rate housing by strategically leveraging CDBG and other federal resources with non-federal funding sources, including State Low-Income Housing Tax Credits, Federal Home Loan Bank programs, and private sector investment, to support affordable housing development and neighborhood reinvestment.
3. Maintaining and promoting a network of private lending partners that offer affordable housing financing tools, including down payment assistance, closing cost support, and flexible underwriting standards to expand homeownership opportunities for low- and moderate-income (LMI) households.
4. Identifying and supporting private and nonprofit developers in securing additional federal, state, and private funding sources for affordable housing as such opportunities become available.
5. Encouraging private sector participation in the development of affordable housing units within market-rate and mixed-use developments to promote income diversity and inclusive communities.
6. Expanding fair housing education and outreach efforts to increase public awareness and enhance the effectiveness of fair housing policies and ordinances.
7. Partnering with local industry stakeholders to conduct ongoing fair housing outreach and education initiatives for the broader community.

8. Supporting workforce development and economic initiatives that promote job creation with living wages sufficient to enable households to afford housing and meet basic needs.
9. Supporting developments seeking state assistance, including Low-Income Housing Tax Credits and senior housing programs, to expand housing options for seniors and other special needs populations.
10. Continuing to utilize CDBG and other entitlement grant programs to support income-eligible LMI households, while also promoting self-help housing initiatives through partnerships with nonprofit and private sector entities.

Through these coordinated actions, the City seeks to reduce barriers, expand housing choice, and improve access to safe, decent, and affordable housing for all residents.

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SP-60 Homelessness Strategy - 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Conway has undertaken the adaptive reuse of a former L-shaped office building to establish the Conway Emergency Shelter, which provides 36 beds with additional capacity for overflow during periods of increased demand. The shelter is operated by the Community Action Program for Central Arkansas (CAPCA), which manages day-to-day operations and delivers essential services, including a safe and secure environment, access to showers, nutritious meals, and comprehensive case management for individuals experiencing homelessness. CDBG funds are utilized to support transportation services, improving access to the shelter and related supportive services.

The City is an active participant in the Toad Suck Continuum of Care (CoC) and regularly attends monthly meetings to coordinate with local service providers, share information, and align strategies to address homelessness in the community.

In addition to the Emergency Shelter, the City is served by several nonprofit organizations that provide housing and supportive services to individuals and families experiencing homelessness or housing instability, including:

- Bethlehem House, which operates a transitional housing program;
- Ministry Center – The Refuge, which provides shelter for families and individuals in need of respite care;
- Women’s Shelter, which serves individuals fleeing domestic violence and crisis situations; and
- City of Hope Outreach, which provides targeted services for veterans.

These organizations collaborate closely with the City’s Community Development Department and actively participate in the Toad Suck Continuum of Care. Through this coordinated system of care, the City works to ensure a comprehensive, community-wide approach to addressing homelessness and improving housing stability in alignment with HUD priorities.

Addressing the emergency and transitional housing needs of homeless persons

The Conway Emergency Shelter currently provides sufficient capacity to meet the needs of persons experiencing homelessness within the community under normal conditions. To address seasonal increases in demand and protect vulnerable populations during periods of extreme cold, the City also operates a warming center during the winter months, typically from December through February.

In addition, the Ministry Center plays a critical role in supporting individuals and families experiencing homelessness during the winter season by providing supplemental shelter and related services. These coordinated efforts enhance the community's capacity to respond to seasonal needs and ensure access to safe, temporary accommodations in alignment with HUD priorities for emergency shelter and homelessness prevention.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Conway works collaboratively with local nonprofit partners to address the needs of persons experiencing homelessness and to strengthen the community's continuum of care. The establishment of the Conway Emergency Shelter has been a critical component in expanding the City's capacity to provide immediate, safe shelter and supportive services, and has significantly enhanced local efforts to address homelessness.

Currently, multiple agencies—including the Conway Housing Authority, the Community Action Program for Central Arkansas (CAPCA), the Conway Ministry Center, Bethlehem House (transitional housing), and The Rise House—provide coordinated services such as case management, transitional support, and resource referrals to assist individuals and families in achieving housing stability. In addition, Immerse, a newly established nonprofit organization, provides shelter and supportive housing for young adults aging out of the foster care system, while HAVEN House provides shelter and supportive services for adolescent girls in the custody of the Arkansas Department of Human Services (DHS).

Despite these coordinated efforts, the limited availability of affordable housing—both locally and nationally—continues to present a significant barrier to successful transitions from homelessness to permanent housing. In response, the City and its nonprofit partners actively engage with local landlords and property owners to expand access to available units, promote participation in housing programs, and reduce barriers to placement. Through these partnerships and ongoing coordination, the City seeks to improve housing outcomes and support long-term stability for low- and moderate-income individuals and families.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City of Conway will continue its ongoing efforts to increase the number of affordable housing units in Conway and improve living conditions in LMI neighborhoods.

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SP-65 Lead-based Paint Hazards - 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Conway benefits from a relatively young housing stock, which reduces the overall prevalence of lead-based paint hazards typically associated with older housing units. As a result, the risks associated with lead-based paint and childhood lead poisoning have historically been limited; however, the City recognizes the importance of proactively addressing these issues in accordance with HUD requirements and lead hazard reduction standards.

The City relies on the Arkansas Department of Environmental Quality (ADEQ) as the primary agency responsible for addressing lead-based paint concerns. ADEQ's Asbestos and Lead-Based Paint Program provides residents with information regarding the causes, health effects, and identification of lead exposure and poisoning. Upon request, ADEQ also offers community outreach and education services to increase public awareness and promote prevention strategies.

In addition, the Arkansas Department of Health oversees the Arkansas Lead-Based Paint-Hazard Regulation, which includes: certification, licensing, and training requirements for those who perform lead-based paint abatement activities.

Through coordination with these agencies and programs, the City of Conway supports ongoing education, outreach, and compliance efforts to mitigate lead-based paint risks and protect the health and safety of low- and moderate-income residents, particularly children.

How are the actions listed above related to the extent of lead poisoning and hazards?

The State of 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. Although 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.

Through adherence to state regulatory requirements and coordination with state agencies, the City of Conway supports efforts to address lead-based paint hazards and protect public health, particularly for low- and moderate-income households,

How are the actions listed above integrated into housing policies and procedures?

The City of Conway administers a Housing Rehabilitation Program that includes comprehensive lead-based paint testing for all homes constructed prior to 1978. This proactive approach ensures compliance

with HUD lead safety requirements and protects residents, particularly children, from potential lead exposure during rehabilitation activities

DRAFT

SP-70 Anti-Poverty Strategy - 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Conway's Community Development Department is committed to reducing poverty and promoting self-sufficiency and independence among residents. To empower individuals and families toward economic stability, the City will collaborate with local stakeholders and non-profit organizations on the following strategies:

- **Promote sustainable economic development** through affordable housing initiatives, housing rehabilitation programs, and complementary community development activities that support long-term stability for low- and moderate-income households. Housing rehabilitation helps reduce housing-related costs, improve living conditions, and preserve affordable units.
- **Assist households in achieving homeownership**, thereby enhancing financial stability, building net worth, and reducing the likelihood of returning to poverty.
- **Maintain strong collaboration with the Toad Suck Continuum of Care**, enhancing services that stabilize homeless families and facilitate successful transitions to permanent, safe housing.
- **Foster ongoing resident and business participation** in neighborhood revitalization efforts to strengthen community engagement and support sustainable development.
- **Enhance public education and outreach** to increase awareness of supportive services designed to promote self-sufficiency and independent living.
- **Encourage access to job training and employment placement services** for low- and moderate-income residents to increase earning potential and long-term economic security.

Through these coordinated strategies, including housing rehabilitation, the City seeks to reduce housing costs, explore the root causes of poverty, support housing stability, and collaborate

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City's strategies and programs may not directly reduce the total number of families living at or below the poverty level; however, they provide critical support to stabilize living conditions and promote household resilience. Supportive housing services and essential public services help mitigate hardships for low- and moderate-income families, while a variety of financial tools and services are available to enhance housing affordability, improve living conditions, and expand employment opportunities. These coordinated efforts are designed to strengthen economic self-sufficiency and foster long-term stability.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Conway's Community Development Director (CDD) is responsible for administering all Consolidated Plan programs and ensuring full financial compliance with applicable HUD regulations. All agencies receiving CDBG funding enter into formal agreements with the City that outline programmatic, financial, and reporting requirements.

Drawdowns of CDBG funds are initiated by the CDD, with voucher numbers and supporting invoices submitted to the City's Finance Department for approval. Once approved, invoices and backup documentation are processed through Accounts Payable, and payments to grantees are issued promptly once funds are available.

The CDD monitors all projects receiving CDBG funding. Inspections are conducted on facilities throughout the life of the project to ensure compliance with applicable codes, and all documentation is maintained in the project file. All projects are advertised and bid in accordance with HUD procurement requirements, except in emergencies where immediate action is required. The City maintains complete documentation for all land acquisitions, and any CDBG funds used for land for affordable housing are fully documented.

Service projects are monitored by the CDD, while infrastructure projects are overseen collaboratively by the CDD, the CD Project Manager, the City Transportation Department, Permits and Inspections, and the City Planning Department, as applicable. All contractor work is procured through a competitive bid process, with a minimum bid guarantee of five percent of the total bid. Executed contracts require a performance and payment bond equal to 100% of the contract amount. Contractors and subcontractors on federal debarment or suspension lists are excluded from participation. Bid packets include information on prevailing wage rates as mandated under Federal Labor Standards Provision HUD-4010 and General Decision AR0300044. On-site monitoring is conducted by Community Development staff, with inspections documented and maintained in project files. Income eligibility and beneficiary requirements are strictly enforced for housing and service projects.

Oversight of CDBG funds is provided by the Chief Financial Officer, CDD, and the Mayor to ensure appropriate checks and balances. Receipt and disbursement of funds are included in the City's annual audit and are subject to HUD monitoring visits. No project files are archived until reviewed by the Arkansas HUD Field Office.

The City addresses all citizen complaints within 30 days, with the Mayor or CDD responding directly. All grantees receiving CDBG funding are required to comply with applicable federal regulations governing

program administration, financial management, and operations. The City conducts in-house reviews to verify compliance and utilizes the CAPER and IDIS reporting systems as monitoring tools. These resources provide accurate measures of performance, including eligible beneficiaries served, program target areas, and funds expended on each project.

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Expected Resources

AP-15 Expected Resources - 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	0.00	0.00	0.00	0.00	0.00	CDBG funds will be allocated to support staff salaries associated with the administration and delivery of the program, in accordance with HUD regulations. Funds will also be utilized to support eligible activities, including public services, economic development, and other eligible activities that primarily benefit low- and moderate-income persons.

Table 52 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Over the past three years, the City of Conway has implemented a micro-transit system to serve residents and improve access to employment, education, and essential services. While the public transit system provides broad coverage, many of the City's nonprofit agencies continue to require specialized transportation services for their specific clientele. CDBG funding, in combination with City resources, helps offset the costs associated with providing these critical transportation services. Transportation programs rely on a combination of City, private, and state funding, with CDBG contributing a portion of the total expenses. Each year, the City also allocates additional local funds to support transportation services for nonprofit organizations beyond the CDBG allocation.

In addition to transportation services, the City will implement a housing rehabilitation program to assist low- and moderate-income residents with essential home repairs, preserving the existing housing stock and improving living conditions. The City will also support economic development initiatives, including assistance to local small businesses, to enhance opportunities.

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If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Community Development Department, in connection with local departments, will undertake a public improvement project to renovate Airport Park, located within a low- and moderate-income (LMI) area of the City. This project will enhance the quality of life and strengthen the neighborhood in the LMI area by providing improved recreational amenities and accessible public space.

In addition, the City will implement a citywide housing rehabilitation program to assist LMI homeowners with critical home repairs, preserving the existing housing stock and improving living conditions. These initiatives are designed to promote neighborhood livability, equitable access to public amenities, and the long-term sustainability of housing in Conway.

Discussion

N/A

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 53 – Goals Summary

Goal Descriptions

Goal Name	Goal Description

** All Goals and allocations will be inserted when HUD has released Program Year 2026 Funding Allocations.

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AP-35 Projects - 91.220(d)

Introduction

For the upcoming program year, the City of Conway will focus its CDBG-funded activities on the revitalization improvements at Airport Park, a public facility located within a low- to moderate-income neighborhood and census tract. Over time, the park's aesthetic features have declined, and it is in need of enhancements to better serve the community. The park serves multiple housing units in the area and provides a free baseball practice field for children citywide. The Community Development Department looks forward to upgrading Airport Park to meet current standards, consistent with improvements made to other parks throughout the City, thereby enhancing recreational opportunities and quality of life for low- and moderate-income residents.

Transportation services continue to be a priority for the City's CDBG program, providing critical access for low- and moderate-income residents to jobs, services, and community resources. The City will also implement a Housing Rehabilitation Program to assist low- and moderate-income homeowners, with a particular focus on seniors, in addressing needed home repairs to improve safety, accessibility, and living conditions.

Additionally, Small Business Grants will be offered to support local entrepreneurs in making improvements that strengthen business operations, promote economic development, and expand opportunities for job creation in the community. Through these coordinated efforts, the City seeks to address housing, economic, and public facility needs while maximizing the impact of CDBG funds

#	Project Name
1	Conway Revitalization Project - Airport Park
2	Small Business Grants

Table 54 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

As the primary national objective of the CDBG program is to benefit low- and moderate-income (LMI) residents, the City of Conway directs its Community Development Block Grant (CDBG) funding to activities and neighborhoods serving LMI populations, including those with special needs. By targeting these communities, the City ensures that resources directly improve the quality of life, access to services, and economic stability for individuals and families most in need. These efforts not only provide critical support to vulnerable populations but also strengthen the overall social and economic well-being of the City as a whole.

AP-38 Project Summary
Project Summary Information

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1	Project Name	Conway Revitalization Project - Airport Park
	Target Area	LMI Census tracts City-wide
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	This project will be a new project for the City of Conway starting with Program Year 2024. The project will consist of several layers listed throughout the Action Plan to help create affordable housing, preserve current housing stock, rehabilitation, drainage, sewage, electrical, green space, parks, and much more.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Airport Park is located in Census Tract 309, a designated low- to moderate-income area within the City of Conway. Situated near the newly opened Conway Community Center, the park serves as an important recreational resource for the surrounding neighborhood. Over time, the park has experienced wear and decline, and its facilities no longer meet the standards of other city parks. The park currently includes a practice baseball field and a swing set, both of which are outdated and in need of replacement. The proposed revitalization of Airport Park will include upgrades, modifications, and the installation of new playground equipment, enhancing safety, accessibility, and recreational opportunities. These improvements will directly benefit low- and moderate-income residents, providing a safe, inviting environment for children and families, and contributing to the overall quality of life in the community.
	Location Description	The park is situated on 6th Street , a major thoroughfare through the City, providing convenient access for residents of the surrounding low- and moderate-income neighborhood.
Planned Activities	The proposed revitalization of Airport Park will include upgrades, modifications, and the installation of new playground equipment, enhancing safety, accessibility, recreational opportunities, drainage, sewage, and any additional infrastructure work. These improvements will directly benefit low- and moderate-income residents, providing a safe, inviting environment for children and families, and contributing to the overall quality of life in the community.	
2	Project Name	Small Business Grants

Target Area	City-wide
Goals Supported	
Needs Addressed	
Funding	:
Description	Provide assistance to local small businesses
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	The Small Business Grants will Assist local small businesses.
Location Description	
Planned Activities	

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AP-50 Geographic Distribution - 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG assistance will be directed to activities located in low- to moderate-income areas of the City of Conway, as well as to agencies providing services to city-wide populations that are low- and moderate-income (LMI) or presumed LMI. This targeting ensures that program resources primarily benefit those individuals and households who meet HUD’s national objective for LMI benefit.

Geographic Distribution

Target Area	Percentage of Funds
LMI Census tracts	65
City-wide	

Table 55 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Airport Park is a public facility located within a low- to moderate-income (LMI) neighborhood and census tract, serving an area with over 1,700 residents. Approximately 65% of the City’s CDBG funding is directed to this area to benefit a substantial population of LMI persons. An additional 15% of funding is allocated to city-wide public services that serve LMI or presumed LMI individuals, while the remaining 20% is designated for program administration. This allocation strategy ensures that the majority of resources directly support the HUD national objective of benefiting low- and moderate-income residents.

Discussion

N/A

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

Affordable housing has been a key initiative in the City of Conway for the past ten years. The City has leveraged CDBG funding to support infrastructure improvements in historic neighborhoods, creating the foundation for affordable housing development. These efforts have resulted in the completion of townhomes that now provide affordable housing for 36 income-eligible households.

The Spruce Street Cottage Project includes 12 new cottage homes, with 7 units designated to receive subsidies that assist with closing costs, fees, and down payments. Income eligibility for these units will be determined in accordance with HUD’s current-year income limits. These homes complement the existing townhomes and further the City’s ongoing commitment to providing safe, suitable, and affordable housing for low- and moderate-income households. All homes are currently occupied

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	8

Table 57 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Conway remains committed to partnering with public and private entities to expand affordable housing opportunities. In addition, the City’s **Housing Rehabilitation Program** plays a key role in preserving and maintaining the existing housing stock, ensuring safe, decent, and affordable homes for low- and moderate-income residents.

AP-60 Public Housing - 91.220(h)

Introduction

The City of Conway's CDBG program maintains a strong collaborative relationship with the Conway Housing Authority (PHA). The PHA Director brings extensive experience and a clear vision for enhancing program effectiveness while serving the community. The Conway PHA prepares and submits annual plans to HUD to ensure proper management and compliance with federal requirements, supporting the City's broader efforts to provide safe, affordable, and accessible housing for low- and moderate-income residents.

Actions planned during the next year to address the needs to public housing

At present, the Conway Housing Authority meets all federal accessibility requirements across the full range of its owned and managed properties, ensuring that units are accessible to residents with disabilities

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Conway Housing Authority has not received funding for a Family Self-Sufficiency (FSS) Coordinator for its voucher or public housing programs over the past two years. As a result, the administration has limited capacity to promote homeownership and support pathways to self-sufficiency for residents, constraining opportunities for income growth and long-term housing stability. Despite these limitations, the PHA continues to adjust its programs and actively promotes self-sufficiency efforts using the limited staff available, ensuring residents still receive guidance and support toward economic independence.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Conway Housing Authority is not considered troubled.

Discussion

The City of Conway is actively working to develop a long-term housing strategy to address the needs of low- and moderate-income residents. The **Conway Housing Authority** serves as a vital partner in this effort, providing expertise, resources, and programmatic support to ensure the strategy effectively promotes affordable, safe, and accessible housing throughout the community.

AP-65 Homeless and Other Special Needs Activities - 91.220(i)

Introduction

The City of Conway is fortunate to have recently opened the Conway Emergency Shelter, which provides 36 beds with additional space for overflow. The community also benefits from Bethlehem House, the only transitional homeless shelter in the immediate area. Additional resources include an emergency battered women's shelter, Rise House Arkansas, and HAVEN, a transitional and permanent shelter for girls removed from their homes due to abuse or neglect. The Community Development Department (CDD) works closely with a subset of the Balance of State Continuum of Care (CoC) to stay informed of services and resources within the community.

To prevent homelessness, the CoC focuses on raising awareness of outreach efforts, supportive services, and available housing within the geographic area of Faulkner and Conway Counties. The CoC also provides training and support to faith-based organizations involved in prevention, outreach, supportive services, and housing initiatives. Each CoC is required to submit an annual plan and funding application, which includes a Housing Gap Analysis to identify unmet housing and supportive service needs for the homeless and special needs populations within the continuum.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Community Action Program of Central Arkansas (CAPCA) operates the day-to-day operations of the Conway Emergency Shelter, providing case management and maintaining direct contact with the needs of homeless individuals and families. CAPCA also hosts Project Homeless Connect, an event designed to link homeless residents with critical services that may otherwise be difficult to access. Local businesses and volunteers actively support this initiative. CAPCA is the sole recipient of Emergency Solutions Grant (ESG) funds in the area.

The Ministry Center also provides case management and maintains awareness of the local homeless population, although it does not receive grant funding. The Ministry Center operates The Refuge, a homeless shelter for families and those in need of respite care. Both CAPCA and the Ministry Center refer residents to Bethlehem House and other agencies for transitional housing as needed. During planning for the Point-in-Time (PIT) count, all agencies coordinate to account for chronically unsheltered individuals, maintaining ongoing contact to ensure that services and outreach remain consistent for this population

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Conway is fortunate to have recently opened the Conway Emergency Shelter, which provides

36 beds with additional overflow capacity. The Ministry Center also provides case management and maintains ongoing awareness of the local homeless population, although it does not receive grant funding. The Bethlehem House operates the city's only transitional shelter, serving individuals and families as they move toward stable, permanent housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Conway works collaboratively with local nonprofit partners to address the needs of persons experiencing homelessness and to strengthen the community's continuum of care. The establishment of the Conway Emergency Shelter has been a critical component in expanding the City's capacity to provide immediate, safe shelter and supportive services, and has significantly enhanced local efforts to address homelessness.

Currently, multiple agencies—including the Conway Housing Authority, the Community Action Program for Central Arkansas (CAPCA), the Conway Ministry Center, Bethlehem House (transitional housing), and The Rise House—provide coordinated services such as case management, transitional support, and resource referrals to assist individuals and families in achieving housing stability. In addition, Immerse, a newly established nonprofit organization, provides shelter and supportive housing for young adults aging out of the foster care system, while HAVEN House provides shelter and supportive services for adolescent girls in the custody of the Arkansas Department of Human Services (DHS).

Despite these coordinated efforts, the limited availability of affordable housing—both locally and nationally—continues to present a significant barrier to successful transitions from homelessness to permanent housing. In response, the City and its nonprofit partners actively engage with local landlords and property owners to expand access to available units, promote participation in housing programs, and reduce barriers to placement. Through these partnerships and ongoing coordination, the City seeks to improve housing outcomes and support long-term stability for low- and moderate-income individuals and families.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Conway will continue its ongoing efforts to expand the availability of affordable housing and to improve living conditions in low- and moderate-income (LMI) neighborhoods, supporting safe, decent, and accessible housing opportunities for residents in need.

Discussion

N/A

DRAFT

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

Introduction

In 2021, the City of Conway engaged J-Quad Planning Group of Dallas, Texas, to conduct an impartial Analysis of Impediments to Fair Housing Choice (AI), as required by HUD. The AI identified impediments across multiple categories, including real estate practices, public policies, banking, finance, and insurance, socio-economic factors, and neighborhood conditions. The full report is available on the City of Conway's website, at the Little Rock HUD Field Office, or at City Hall.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Conway is willing to address any local policies that may negatively impact affordable housing. The City of Conway's most recent Analysis of Impediments to Fair Housing Choice, conducted by an independent planning firm, determined that the State of Arkansas's fair housing regulations are substantially equivalent to the federal Fair Housing Act. The State benefits from a strong regulatory and enforcement framework through the Arkansas Fair Housing Commission, to which the City refers all fair housing-related inquiries and complaints.

The Analysis of Impediments identified a lack of public education and awareness as the primary impediment associated with public policies. In response, the City recognizes the importance of expanding fair housing outreach and education efforts. However, funding for such activities would be derived from the public services allocation, which is currently fully committed to transportation services in alignment with identified community needs and priorities.

Discussion

The City of Conway will continue its ongoing efforts to address any local policies that may adversely affect housing choice, explore options to expand public transportation, increase the availability of affordable housing units, and improve living conditions in low- and moderate-income (LMI) neighborhoods.

AP-85 Other Actions - 91.220(k)

Introduction

A significant obstacle faced by the City of Conway and its partner agencies is the timeliness of CDBG funding. Each year, uncertainty regarding when funds will be received can delay the start of projects and programs across all allocations, making it challenging to fully implement activities within the program period. Another recurring challenge is the limited overall CDBG funding. While agencies and the City seek to expand services, improve housing, and support community development, funding constraints—combined with program caps—limit the City’s ability to meet all requests and community needs.

To address these limitations, the City strategically leverages CDBG funds with local resources to maximize impact, support a variety of programs, and improve housing, infrastructure, and services for low- and moderate-income residents.

Actions planned to address obstacles to meeting underserved needs

The Community Development Director will continue to collaborate with the Continuum of Care, the Housing and Economic Mobility Committee, and local agencies to identify, prioritize, and strategically address underserved needs within the community. The City will continue to prioritize CDBG-funded public services and public facility improvement projects that directly benefit low- and moderate-income (LMI) neighborhoods and residents.

In addition, the City will proactively engage with developers to encourage and support the development of affordable housing opportunities. The City will also pursue additional funding sources, including competitive grants, to expand resources and enhance programs that address unmet needs and improve outcomes for underserved populations.

Actions planned to foster and maintain affordable housing

In a strategic and proactive effort to remove and/or mitigate barriers to fair housing choice and affordable housing development, the Community Development Department will continue to work to advance policies, develop partnerships, and initiatives that align with to affirmatively further fair housing (AFFH).

Actions planned to reduce lead-based paint hazards

All applicable federal and state regulations will be followed for CDBG-funded projects. The City of Conway benefits from a relatively young housing stock; however, the potential hazards associated with lead-based paint and childhood lead poisoning are recognized as important concerns, particularly in older housing units. With the implementation of housing rehabilitation programs through the Community Development Department, the City has established the following strategy to address lead-based paint hazards in compliance with HUD requirements:

- Educating household members on the risks associated with lead-based paint and methods of prevention;
- Incorporating applicable lead-based paint regulations and requirements into all rehabilitation and construction contracts;
- Prohibiting the use of lead-based paint in all new construction and rehabilitation activities;
- Presuming that all residential structures constructed prior to 1978 may contain lead-based paint; and
- Requiring that potentially hazardous surfaces be properly treated, stabilized, or covered with approved materials such as hardboard, plywood, drywall, or plaster prior to repair or repainting activities.

Through these measures, the City seeks to reduce lead exposure risks and protect the health and safety of residents, particularly low- and moderate-income households.

Actions planned to reduce the number of poverty-level families

The City's strategies and programs may not directly reduce the total number of families living at or below the poverty level; however, they provide critical support to stabilize living conditions and promote household resilience. Supportive housing services and essential public services help mitigate hardships for low- and moderate-income families, while a variety of financial tools and services are available to enhance housing affordability, improve living conditions, and expand employment opportunities. These coordinated efforts are designed to strengthen economic self-sufficiency and foster long-term stability.

Actions planned to develop institutional structure

The City of Conway is committed to providing decent, safe, and affordable housing, developing viable communities, and expanding economic opportunities. These efforts are supported through strong partnerships with public institutions, nonprofit organizations, and private sector stakeholders. The Community Development Department (CDD) enhances local capacity through funding initiatives, outreach, training, and coordination with service providers, the Conway Housing Authority, and other governmental entities to address community needs.

A network of nonprofit organizations works with the City to address affordable housing, homelessness, transportation, and special needs populations. Agencies such as Bethlehem House, Milestone Services, Faulkner County Council on Aging, Community Action Program of Central Arkansas, Boys and Girls Club of Faulkner County, and Independent Living Services provide essential services, supported by City coordination and Community Development Block Grant funding for eligible activities to benefit low- and moderate-income residents.

The City collaborates with state, county, and local agencies, including the Arkansas Department of Health, the Arkansas Department of Human Services, and the Office of Alcohol and Drug Abuse Prevention, to provide services for elderly persons, individuals with disabilities, and other vulnerable populations. CDBG funds support transportation and other services that improve access and quality of life for low-moderate income residents.

Private sector partners, including developers, lenders, and contractors, contribute to affordable housing and community development through construction, financing, and the city's rehabilitation efforts. These partnerships, along with support from local businesses, provide critical resources and expertise.

Moving forward, the City of Conway will continue to strengthen partnerships and expand collaboration to enhance public services and support effective community development.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Conway will continue to collaborate with local service providers to identify priority needs in both public and private housing and to connect those needs with available resources and assistance. Recognizing the limitations of available funding, the City will continue to pursue and strengthen partnerships to leverage its 2026 CDBG allocation. These partnerships are intended to foster cooperative working relationships that maximize resources, enhance service delivery, and improve housing outcomes for low- and moderate-income residents.

Discussion

The City of Conway collaborates with local and regional agencies to maximize the effective use of its CDBG funding, leveraging partnerships to enhance program impact and better serve low- and moderate-income residents.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.220(l)(1,2,4)

Introduction

Projects proposed for implementation with all CDBG funds anticipated to be available during the program year will be identified in the Projects Table once program allocations are received. The following section outlines the amount of program income available for use, which has been incorporated into the activities to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| <TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]> | |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). <TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>

Discussion

In prior program years, the City of Conway has consistently utilized its CDBG funding to benefit low- and moderate-income (LMI) persons. Excluding administrative costs for the 2026 Action Plan, the City has historically achieved approximately 100 percent of expenditures benefiting LMI individuals. The City anticipates maintaining this level of performance in the current program year, ensuring continued alignment with HUD's national objective of primarily benefiting LMI populations.

Appendix - Alternate/Local Data Sources

1	Data Source Name U.S. Census Bureau
	List the name of the organization or individual who originated the data set. United States Census Bureau Quick Facts
	Provide a brief summary of the data set. United States Census Bureau Quick Facts
	What was the purpose for developing this data set? United States Census Bureau Quick Facts
	Provide the year (and optionally month, or month and day) for when the data was collected. 2024
	Briefly describe the methodology for the data collection. N/A
	Describe the total population from which the sample was taken. N/A
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. N/A
	Data Source Name 2018 - 2022 CHAS
List the name of the organization or individual who originated the data set. 2018 - 2022 American Community Survey	
Provide a brief summary of the data set. Latest ACS 5-year data	
What was the purpose for developing this data set? Latest ACS 5-year data	
Provide the year (and optionally month, or month and day) for when the data was collected. Latest ACS 5-year data	
Briefly describe the methodology for the data collection. N/A	

	<p>Describe the total population from which the sample was taken.</p> <p>N/A</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>N/A</p>
3	<p>Data Source Name</p> <p>CHA Conway Housing Authority</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Public Housing Authority Director - Catherine Lamberg</p>
	<p>Provide a brief summary of the data set.</p> <p>Housing Authority Director - has most recent data, education, geographic and local public housing data sets for the city of Conway, Faulkner County, and the State of Arkansas.</p>
	<p>What was the purpose for developing this data set?</p> <p>to provided the latest data for the City of Conway.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Is the hub for Public Housing data for the City of Conway.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>latest 5 year data</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>complete</p>