

Alderman Adella Gray
Ward 1 Position 1

Alderman Sarah Marsh
Ward 1 Position 2

Alderman Mark Kinion
Ward 2 Position 1

Alderman Matthew Petty
Ward 2 Position 2



Mayor Lioneld Jordan
City Attorney Kit Williams
City Clerk Sondra E. Smith

Alderman Justin Tennant
Ward 3 Position 1

Alderman Martin W. Schoppmeyer, Jr.
Ward 3 Position 2

Alderman John La Tour
Ward 4 Position 1

Alderman Alan T. Long
Ward 4 Position 2

**City of Fayetteville Arkansas
City Council Meeting
July 19, 2016**

A meeting of the Fayetteville City Council was held on July 19, 2016 at 5:30 p.m. in Room 219 of the City Administration Building located at 113 West Mountain Street, Fayetteville, Arkansas.

Call to Order

Roll Call

Pledge of Allegiance

Mayor's Announcements, Proclamations and Recognitions

City Council Meeting Presentations, Reports, and Discussion Items.

1. Ozark Regional Transit Presentation.

Agenda Additions

A. Consent:

1. Approval of the July 5, 2016 City Council Meeting Minutes.

Approved

2. **ALLISON ARCHITECTS, INC.:** A resolution to approve a two-year contract with Allison Architects, Inc. for professional architectural services for the Woolsey Homestead Historic Restoration Project in the amount of \$15,000.00 for phase one in 2016, and in the amount of \$35,000.00 for phase two in 2017, contingent upon approval of the 2017 annual city budget.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 137-16

3. **2016-2020 CONSOLIDATED PLAN, 2016 ACTION PLAN, AND CDBG RECONCILIATION:** A resolution to approve the 2016 Community Development Block Grant (CDBG) action plan, to authorize the Mayor to execute the CDBG agreement for 2016 when received in the amount of \$619,098.00, to approve the 2016-2020 five year consolidated CDBG plan, and to approve a budget adjustment contingent upon receipt of the grant funds.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 138-16

4. **ARKANSAS FIREWISE GRANT:** A resolution to authorize acceptance of an Arkansas Firewise Grant from the Arkansas Forestry Commission in the amount of \$500.00 for use by the fire department, and to approve a budget adjustment.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 139-16

5. **INNERPLAN, INC:** A resolution to authorize the purchase of office furnishings from Innerplan, Inc. D/B/A Innerplan Office Interiors in the amount of \$64,491.62, pursuant to a state procurement contract, for the recycling and trash collection.

PASSED AND SHALL BE RECORDED AS RESOLUTION NO. 140-16

B. Unfinished Business: None

C. New Business:

1. **RZN 16-5442 (2514 W. LORI RD. /RAZORBACK GOLF COURSE):** An ordinance to rezone that property described in rezoning petition RZN 16-5442 for approximately 99.10 acres located at 2514 West Lori Road from R-A, residential agricultural; RSF-1, residential single family, one unit per acre and RSF-4, residential single family, 4 units per acre to NC, neighborhood conservation; R-A, residential agricultural and NS, neighborhood services.

THIS ORDINANCE WAS LEFT ON THE FIRST READING

D. City Council Agenda Session Presentations:

1. Agenda session presentation - 2016 1st and 2nd quarter economic development reports, Chung Tan.

City Council Tour

Announcements

Adjournment: 6:31 p.m.

City Council Meeting:

July 19, 2013

Adjourn: 6:31 pm.

Subject:	Roll				
<i>Adelman Tennant was absent</i>	Kinion	✓			
	Petty	✓			
	Tennant	<i>Absent</i>			
	Schoppmeyer	✓			
	La Tour	✓			
	Long	✓			
	Gray	✓			
	Marh	✓			
	Mayor Jordan	✓			

8-0

Subject:					
Motion To:					
Motion By:					
Seconded:					
	Kinion				
	Petty				
	Tennant				
	Schoppmeyer				
	La Tour				
	Long				
	Gray				
	Marh				
	Mayor Jordan				

City Council Meeting:

Subject:	Consent				
Motion To:		<i>Approve</i>			
Motion By:		<i>Gray</i>			
Seconded:		<i>Marsh</i>			
A.1 - A. 5 <i>Minutes</i> <i>Approved</i> <i>Passed</i> <i>137-16</i> <i>140-16</i>	Kinion	<i>✓</i>			
	Petty	<i>✓</i>			
	Tennant	<i>Absent</i>			
	Schoppmeyer	<i>✓</i>			
	La Tour	<i>✓</i>			
	Long	<i>✓</i>			
	Gray	<i>✓</i>			
	Marh	<i>✓</i>			
	Mayor Jordan				

7-0

Subject:					
Motion To:					
Motion By:					
Seconded:					
	Kinion				
	Petty				
	Tennant				
	Schoppmeyer				
	La Tour				
	Long				
	Gray				
	Marh				
	Mayor Jordan				

City Council Meeting:

Subject:	NONE				
Motion To:					
Motion By:					
Seconded:					
B.1 Unfinished Business	Kinion				
	Petty				
	Tennant				
	Schoppmeyer				
	La Tour				
	Long				
	Gray				
	Marh				
	Mayor Jordan				

Subject:					
Motion To:					
Motion By:					
Seconded:					
	Kinion				
	Petty				
	Tennant				
	Schoppmeyer				
	La Tour				
	Long				
	Gray				
	Marh				
	Mayor Jordan				

City Council Meeting:

Subject:	RZN 16-5442 (2514 W. LORI RD./RAZORBACK GOLF COURSE)				
Motion To:					
Motion By:					
Seconded:					
C. 1 New Business <i>Left on the First Reading</i>	Kinion				
	Petty				
	Tennant				
	Schoppmeyer				
	La Tour				
	Long				
	Gray				
	Marh				
	Mayor Jordan				

Subject:					
Motion To:					
Motion By:					
Seconded:					
	Kinion				
	Petty				
	Tennant				
	Schoppmeyer				
	La Tour				
	Long				
	Gray				
	Marh				
	Mayor Jordan				



OFFICE OF THE
CITY ATTORNEY

DEPARTMENTAL CORRESPONDENCE



Kit Williams
City Attorney

Blake Pennington
Assistant City Attorney

Patti Mulford
Paralegal

TO: **Mayor Jordan**

THRU: **Sondra Smith**, City Clerk

FROM: **Kit Williams**, City Attorney

DATE: **July 20, 2016**

RE: **Resolutions and Ordinances prepared by the City Attorney's Office and passed at the City Council meeting of July 19, 2016**

1. A resolution to approve a two-year contract with Allison Architects, Inc. for professional architectural services for the Woolsey Homestead Historic Restoration Project in the amount of \$15,000.00 for phase one in 2016, and in the amount of \$35,000.00 for phase two in 2017, contingent upon approval of the 2017 annual city budget.
2. A resolution to approve the 2016 Community Development Block Grant (CDBG) action plan, to authorize the Mayor to execute the CDBG Agreement for 2016 when received in the amount of \$619,098.00, to approve the 2016-2020 five year consolidated CDBG plan, and to approve a budget adjustment contingent upon receipt of the grant funds.
3. A resolution to authorize acceptance of an Arkansas Firewise Grant from the Arkansas Forestry Commission in the amount of \$500.00 for use by the Fire Department, and to approve a budget adjustment.
4. A resolution to authorize the purchase of office furnishings from Innerplan, Inc. d/b/a Innerplan Office Interiors in the amount of \$64,491.62, pursuant to a State Procurement Contract, for the Recycling and Trash Collection Division.

City of Fayetteville, Arkansas

*113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323*



Meeting Agenda - Final Agenda

Tuesday, July 19, 2016

5:30 PM

City Hall Room 219

City Council Meeting

*Adella Gray Ward 1
Sarah Marsh Ward 1
Mark Kinion Ward 2
Matthew Petty Ward 2
Justin Tennant Ward 3
Martin W. Schoppmeyer, Jr. Ward 3
John S. La Tour Ward 4
Alan Long Ward 4*

ELECTED OFFICIALS:

*Mayor Lioneld Jordan
City Attorney Kit Williams
City Clerk Sondra Smith*

Call To Order**Roll Call****Pledge of Allegiance****Mayor's Announcements, Proclamations and Recognitions****City Council Meeting Presentations, Reports and Discussion Items:****1. [2016-0317](#)****OZARK REGIONAL TRANSIT PRESENTATION**

Attachments: [06-09-16 ORT Operating Statistics - May 2016](#)

Agenda Additions:**A. Consent:****A. 1 [2015-0651](#)**

APPROVAL OF THE JULY 5, 2016 CITY COUNCIL MEETING MINUTES.

A. 2 [2016-0313](#)**ALLISON ARCHITECTS, INC.:**

A RESOLUTION TO APPROVE A TWO-YEAR CONTRACT WITH ALLISON ARCHITECTS, INC. FOR PROFESSIONAL ARCHITECTURAL SERVICES FOR THE WOOLSEY HOMESTEAD HISTORIC RESTORATION PROJECT IN THE AMOUNT OF \$15,000.00 FOR PHASE ONE IN 2016, AND IN THE AMOUNT OF \$35,000.00 FOR PHASE TWO IN 2017, CONTINGENT UPON APPROVAL OF THE 2017 ANNUAL CITY BUDGET

Attachments: [Woolsey Professional Agreement Phase 1](#)

A. 3 [2016-0316](#)**2016-2020 CONSOLIDATED PLAN, 2016 ACTION PLAN, AND CDBG RECONCILIATION:**

A RESOLUTION TO APPROVE THE 2016 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN, TO AUTHORIZE THE MAYOR TO EXECUTE THE CDBG AGREEMENT FOR 2016 WHEN RECEIVED IN THE AMOUNT OF \$619,098.00, TO APPROVE THE 2016-2020 FIVE YEAR CONSOLIDATED CDBG PLAN, AND TO APPROVE A BUDGET ADJUSTMENT CONTINGENT UPON RECEIPT OF THE GRANT FUNDS

Attachments: [Con Plan-Action Plan-Reconciliation Agenda Packet](#)
 [BA - Con Plan-Action Plan-Reconciliation](#)

A. 4 [2016-0321](#)**ARKANSAS FIREWISE GRANT:**

A RESOLUTION TO AUTHORIZE ACCEPTANCE OF AN ARKANSAS FIREWISE GRANT FROM THE ARKANSAS FORESTRY COMMISSION IN THE AMOUNT OF \$500.00 FOR USE BY THE FIRE DEPARTMENT, AND TO APPROVE A BUDGET ADJUSTMENT

Attachments: [SRF_SRM_2016 Firewise Grant](#)
 [BA BUDGET ADJUSTMENT FORM Firewise Grant 2016](#)

A. 5 [2016-0329](#)**INNERPLAN, INC.:**

A RESOLUTION TO AUTHORIZE THE PURCHASE OF OFFICE FURNISHINGS FROM INNERPLAN, INC. D/B/A INNERPLAN OFFICE INTERIORS IN THE AMOUNT OF \$64,491.62, PURSUANT TO A STATE PROCUREMENT CONTRACT, FOR THE RECYCLING AND TRASH COLLECTION DIVISION

Attachments: [2016-0329 RTC Office Furnishings](#)
 [RTC PO](#)

B. Unfinished Business: NONE**C. New Business:**

C. 1 [2016-0328](#)**RZN 16-5442 (2514 W. LORI RD./RAZORBACK GOLF COURSE)**

AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 16-5442 FOR APPROXIMATELY 99.10 ACRES LOCATED AT 2514 WEST LORI ROAD FROM R-A, RESIDENTIAL AGRICULTURAL; RSF-1, RESIDENTIAL SINGLE FAMILY, ONE UNIT PER ACRE AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE TO NC, NEIGHBORHOOD CONSERVATION; R-A, RESIDENTIAL AGRICULTURAL AND NS, NEIGHBORHOOD SERVICES

Attachments:[16-5442 CC Report](#)[C. 1 Additional Razorback Golf Course City Attorney Memo](#)**D. City Council Agenda Session Presentations:****D. 1** [2016-0261](#)

AGENDA SESSION PRESENTATION - 2016 1ST AND 2ND QUARTER ECONOMIC DEVELOPMENT REPORTS, CHUNG TAN

E. City Council Tour:**F. Announcements:****G. Adjournment**

NOTICE TO MEMBERS OF THE AUDIENCE

All interested persons may address the City Council on agenda items of New and Old Business. Please wait for the Mayor to request public comment and then come to the podium, give your name, address, and comments about the agenda item. Please address only the Mayor. Questions are usually answered by the Mayor, Aldermen or Staff after the public comment period is over. Please keep your comments brief and respectful. Each person is only allowed one turn at the microphone for discussion of an agenda item.

All cell phones must be silenced and may not be used within the City Council Chambers.

Below is a portion of the Rules of Order and Procedure of the Fayetteville City Council pertaining to City Council meetings:

Agenda additions: A new item which is requested to be added to the agenda at a City Council meeting should only be considered if it requires immediate City Council consideration and if the normal agenda setting process is not practical. The City Council may only place such new item on the City Council meeting's agenda by suspending the rules by two-thirds vote. Such agenda addition shall be heard prior to the Consent Agenda.

Consent Agenda: Consent Agenda items shall be read by the Mayor and voted upon as a group without discussion by the City Council. If an Alderman wishes to comment upon or discuss a Consent Agenda item, that item shall be removed and considered immediately after the Consent Agenda has been voted upon.

Old business and new business.

Presentations by staff and applicants. Agenda items shall be introduced by the Mayor and, if an ordinance, read by the City Attorney. City staff shall then present a report. An agenda applicant (city contractor, rezoning or development applicant, etc.) may present its proposal only during this presentation period, but may be recalled by an alderman later to answer questions. Staff and applicants may use electronic visual aids in a City Council meeting as part of their presentation.

Public comments. Public comment shall be allowed for all members of the audience on all items of old and new business and subjects of public hearings. No electronic visual aid presentations shall be allowed, but the public may submit photos, petitions, etc. to be distributed to the City Council. If a member of the public wishes for the City Clerk to distribute materials to the City Council before its meeting, such materials should be supplied to the City Clerk office no later than 9:00 a.m. on the day of the City Council meeting. Any member of the public shall first state his or her name and address, followed by a concise statement of the person's position on the question under discussion. Repetitive comments should be avoided; this applies to comments made previously either to the City Council or to the Planning Commission when those Planning Commission minutes have been provided to the Aldermen. All remarks shall be addressed to the Mayor or the City Council as a whole and not to any particular member of the City Council. No person other than the Aldermen and the person having the floor shall be permitted to enter into any discussions without permission of the Mayor. No questions shall be directed to an Alderman or city staff member except through the Mayor.

Courtesy and respect.

All members of the public, all city staff and elected officials shall accord the utmost courtesy and respect to each other at all times. All shall refrain from rude or derogatory remarks, reflections as to integrity, abusive comments and statements about motives or personalities. Any member of the public who violates these standards shall be ruled out of order by the Mayor, must immediately cease speaking and shall leave the podium.

Interpreters or TDD for hearing impaired are available for all City Council meetings, a 72 hour advance notice is required. For further information or to request an interpreter, please call 479-575-8330.

A copy of the complete City Council agenda is available at www.fayetteville-ar.gov or in the office of the City Clerk, 113 W. Mountain, Fayetteville, Arkansas.



OFFICE OF THE
CITY ATTORNEY

DEPARTMENTAL CORRESPONDENCE



Kit Williams
City Attorney

Blake Pennington
Assistant City Attorney

Patti Mulford
Paralegal

TO: **Mayor Jordan**
City Council

CC: **Andrew Garner**, Planning Director
Harris Davis, Planner-Current Planning

FROM: **Kit Williams**, City Attorney

DATE: **July 8, 2016**

RE: **Razorback Golf Course Proposed Rezoning (Sequel)**

I am relieved to inform the City Council that you have your usual broad discretion to determine whether or not it is in the best interests of Fayetteville to approve the rezoning requested by the owner of the former Razorback Golf Course. I see no constitutional or legal issues that would hamper or limit your discretion in this case. Whatever your decision will be, it will be granted great deference by the Courts and cannot be overturned without proof of arbitrary, capricious or unreasonable action.

As most of you will remember, the owner of the Razorback Golf Course sought to rezone his property a few months ago. Just like in the current, revised rezoning request, the Planning Department had recommended approval and the Planning Commission followed that recommendation (except for the multi-family portion of the request). The City Council, however, listened to the very significant neighborhood opposition based primarily on the requested density and that impact on Deane Solomon Road and unanimously denied the Razorback Golf Course rezoning on March 1, 2016.

The revised rezoning application omitted about 29 acres north of the creek (closest to the neighborhoods adjoining the former golf course along its norther border). That area might not be developed (with a connection to Topaz Drive and/or Nevermore Lane) until the southern 87.5 acres of high density residential is developed.

Because the density that the first proposed rezoning would have allowed was a major concern for the neighbors and City Council, I thought you should understand how much increased density this applicant is requesting. The Planning Department's City Council Agenda Memo does not report how much of the 99 acre parcel is currently zoned RSF-1, Residential Single Family, one unit per acre or R-A, Residential Agricultural, one unit per two acres. However, the map on page 23 of the Planner's Memo (also attached here) shows a single, fairly small strip of Residential Single Family, 4 units per acre zoning running along Deane Solomon Road with the vast majority of the property currently zoned Residential Single Family, 1 unit per acre of Residential Agricultural, 1 unit per two acres. The total allowed residential density for the developable land within the 99 acre parcel would likely be under 150 houses.

The 87.5 acres of requested Neighborhood Conservation and Neighborhood Services would allow a density of 875 houses (with duplexes and triplexes in the bottom 15 acres). This is almost six times the currently allowed density.

The previous rezoning request which was unanimously rejected by the City Council because of density and traffic concerns was limited to 730 residential units by its Bill of Assurance. **This newly proposed rezoning would actually authorize 145 more residential units than the one rejected by the City Council in March of this year.** Despite allowing more housing units, apartment complexes would not be authorized by this newly proposed rezoning.

Even rezoning this 87.5 acres to Residential Single Family, 4 units per acre (which is the predominant zoning west of Deane Solomon Road adjoining this property) would more than double the currently authorized density of this 99 acre parcel to about 350 homes. Such rezoning would appear to make development economically feasible for the property owner. Of course, the property owner could do as before and offer a Bill of Assurance for maximum residential density. But as the proposed rezoning now is presented, the City Council should understand that granting the rezoning is authorizing the construction of 875 housing units (homes, duplexes and triplexes).

For your decision whether or not to rezone, you may not rely upon any statements of intent by the property owner. You may **only** rely upon a signed Bill of Assurance if one is offered.

The last discussion about rezoning the Razorback Golf Course land involved substantial concerns about flooding. Although traffic and limited roads have been acknowledged by the Arkansas Supreme Court as legitimate rezoning concerns, I have found no zoning case in which zoning was denied for possible flooding or drainage issues. The City has extensive regulations concerning flooding and drainage that are implemented during actual development. Flooding and drainage problems, floodplain issues and low impact development are development concerns and should not be a major (if any) factor in a rezoning discussion. (It is possible that a potential increased flooding danger might be recognized by the Supreme Court as a legitimate zoning consideration in the future.)

Please apply any or all of the zoning considerations that have been sanctioned by A.C.A. § 14-56-403 **Purpose of plans** or Arkansas Supreme Court decisions. Another summary of these recognized zoning considerations is below.

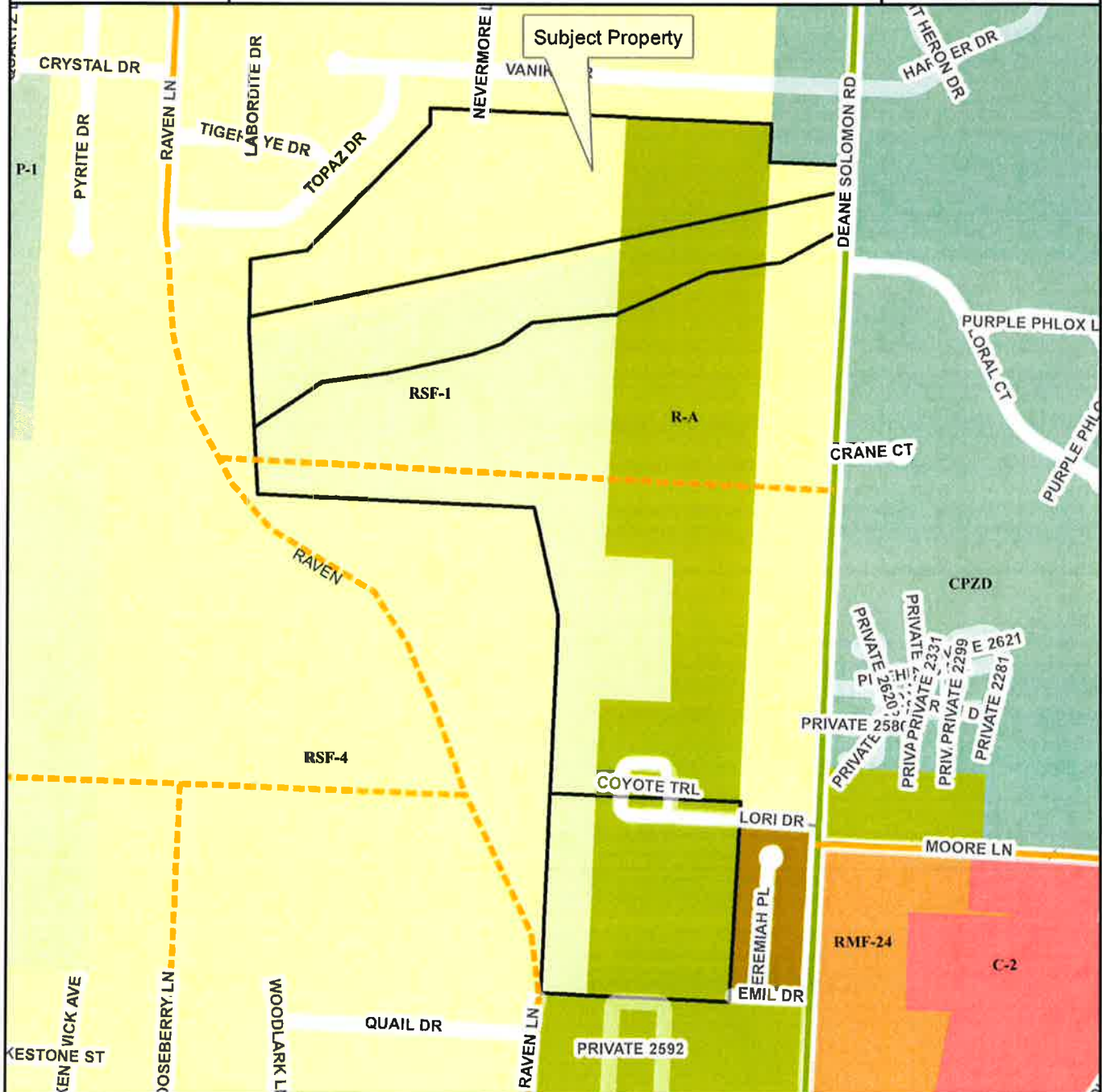
Factors that may be considered in rezoning issues:

1. Compatibility with adjacent zones
2. Public opposition that is logical and reasonable
3. Traffic
4. Safety and Fire protection
5. Good civic design and efficiency
6. Adequacy of public facilities (sewage, water)
7. Noise
8. Litter
9. Decrease in value of adjoining land
10. Appropriate and best use of land
11. 2030 Plan objectives

RZN 16-5442

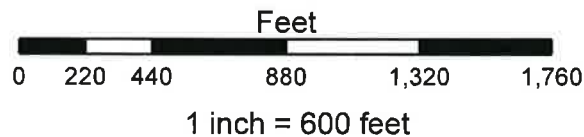
Close Up View

RAZORBACK GOLF COURSE



Legend

- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Design Overlay District
- Building Footprint



- Residential-Agricultural
- RSF-1
- RSF-4
- RT-12 Residential Two and Three-family
- RMF-24
- I-1 Heavy Commercial and Light Industrial
- C-2
- Commercial, Industrial, Residential
- P-1

Alderman Adella Gray
Ward 1 Position 1

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Ward 1 Position 2

Alderman Mark Kinion
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Mayor Lioneld Jordan
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Ward 3 Position 1

Alderman Martin W. Schoppmeyer, Jr.
Ward 3 Position 2

Alderman John La Tour
Ward 4 Position 1

Alderman Alan T. Long
Ward 4 Position 2

**City of Fayetteville Arkansas
City Council Meeting
July 5, 2016**

A meeting of the Fayetteville City Council was held on July 5, 2016 at 5:30 p.m. in Room 219 of the City Administration Building located at 113 West Mountain Street, Fayetteville, Arkansas.

Mayor Jordan called the meeting to order.

PRESENT: Alderman Adella Gray, Sarah Marsh, Mark Kinion, Matthew Petty, Justin Tennant, Martin Schoppmeyer, John La Tour, Alan Long, Mayor Lioneld Jordan, City Attorney Kit Williams, City Clerk Sondra Smith, Staff, Press, and Audience.

Pledge of Allegiance

Mayor's Announcements, Proclamations and Recognitions: None

City Council Meeting Presentations, Reports, and Discussion Items: None

Consent:

Approval of the June 21, 2016 City Council Meeting Minutes.

Approved

McClelland Consulting Engineers, Inc.: A resolution to approve a contract with McClelland Consulting Engineers, Inc. in the amount of \$93,900.00 for surveying services associated with the

Garden Park Apartments Water Line Project, the Poplar Street/Easy Street Sewer Line Project, the Gregg Street/Fulbright Sewer Project, and the Kitty Creek Sewer Line Project.

Resolution 128-16 as recorded in the office of the City Clerk

Bid # 16-35 Carnahan-White of Arkansas, LLC: A resolution to award Bid # 16-35 and approve a contract with Carnahan-White of Arkansas, LLC in the amount of \$49,983.00 for the construction of the Noland Wastewater Treatment Plant Effluent Pond Security Fence Project, and to approve a project contingency in the amount of \$5,000.00.

Resolution 129-16 as recorded in the office of the City Clerk

Bid # 16-40 Stearman Roofing and Sheet Metal, LLC: A resolution to award Bid # 16-40 and approve a contract with Stearman roofing & Sheet Metal, LLC in the amount of \$30,540.00 for the installation of a new roof for the Central Fire Station at 303 West Center Street.

Resolution 130-16 as recorded in the office of the City Clerk

Hazmat Services Revenue: A resolution to approve a budget adjustment recognizing hazmat services revenue received by the Fire Department from Washington County in the amount of \$4,356.00 and increasing the related expense budget.

Resolution 131-16 as recorded in the office of the City Clerk

Bid # 16-41 Steve Landers Toyota NWA: A resolution to award Bid # 16-41 and authorize the purchase of two 2016 Toyota Tacomas from Steve Landers Toyota NWA of Rogers, Arkansas in the total amount of \$42,800.00 for use by the Water and Sewer Operations Division.

Resolution 132-16 as recorded in the office of the City Clerk

Govdeals, Inc.: A resolution to approve a contract with Govdeals, Inc. for online auction services through June 22, 2017, and any future renewal periods, pursuant to a National Joint Powers Alliance cooperative purchasing agreement.

Resolution 133-16 as recorded in the office of the City Clerk

Economic Development Contract for Services - Extension: A resolution to approve an extension to the contract with the Fayetteville Chamber of Commerce for economic development consulting services for up to three (3) months in an amount not to exceed \$41,250.00, and to approve a budget adjustment.

Resolution 134-16 as recorded in the office of the City Clerk

Alderman Marsh moved to accept the Consent Agenda as read. Alderman Petty seconded the motion. Upon roll call the motion passed unanimously.

Unfinished Business:

Proposals for Development of South End of West Avenue Parking Lot: A resolution to clarify and extend the timeframe to solicit proposals for development of the West Avenue parking lot and to consider parking neutral proposals for sale of smaller parcels on southern end. *This resolution was tabled at the June 21, 2016 City Council Meeting to the July 5, 2016 City Council Meeting.*

Alderman Petty gave a brief description of the resolution. He passed out a petition signed by downtown business and property owners that are in support of something happening on the south side. He stated a lot was being centered on the parking study. He stated they have the draft in hand of the existing and future demand analysis relative to this property. He believes there is a discussion to be had about whether on street parking works. He stated having on street parking on certain portions such as West Avenue is compelling. He stated there is a speeding problem on West Avenue. He stated some people think it is unfair for one portion of the lot to be considered. He believes if it is Council's desire to consider the entire lot that would be fine. He believes it is important to maintain a piece of the lot for festivals. He stated the resolution is to consider all proposals for the parcels identified. He suggested after public comment to table the item until August 2, 2016.

Brian Reindl, Developer spoke in favor of the resolution. He believes it will be a signature building and an asset for downtown.

Alderman Petty moved to table the resolution to the August 2, 2016 City Council meeting. Alderman Marsh seconded the motion. Upon roll call the motion to table passed unanimously.

C-PZD 16-5408 (Wedington & Marinoni Dr/Cross Church): An ordinance to rezone that property described in rezoning petition RZN 16-5408 for approximately 24.60 acres at Wedington Drive and Marioni Drive from C-2, Thoroughfare Commercial and UT, Urban Thoroughfare to C-PZD, Commercial Planned Zoning District. *This Ordinance was left of the first reading at the June 21, 2016 City Council Meeting.*

Alderman Petty moved to suspend the rules and go to the second reading. Alderman Gray seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

City Attorney Kit Williams: I have a copy of the Bill of Assurance that had been submitted to you all with an exhibit showing the basic diagram, which they say they are going to be substantially compliant with.

Jeremy Pate, Director of Development Services gave a brief description of the ordinance.

Greg Taylor Representing Cross Church gave a brief description about the relocation of the church and background information on the property. He stated it is the churches intent to comply

with the most applicable zoning provided by the city for a single use church campus and church related activities. He believes the new campus will be a landmark for the City of Fayetteville and will offer a multitude of community services.

Alderman Marsh: The Bill of Assurance references the site plan. Does that tie us to that specific site plan before Planning Commission has had the opportunity to go through the large scale development process?

Jeremy Pate: Generally, no. When we see a Bill of Assurance it would tie conceptually to the building location. I think that is the intent here. It does not relieve the applicant or the city of following the city's ordinances that we have in place. The Planning Commission would review it, just like any other large scale development, and apply those same standards. If it changed dramatically because of those standards, we would need to bring that before the Council.

Alderman Marsh: If the Planning Commission decided they wanted to pull the building to one side of the site or the other, would they be tied in by the site plan attached to the Bill of Assurance?

Jeremy Pate: The Planning Commission is limited to reviewing a project to meet the minimum standards of the site, not necessarily recommending a building be moved around or changed in its nature if it meets those minimum requirements. By law the Planning Commission is required to approve that.

Alderman La Tour: I would like for us to be respectful of the church and their members. Right now they are putting up with parking in various parking lots. These parking lots are dangerous to worshippers. I ask you to rezone this property to P-1 as the church has requested.

Kevin Carpenter, 4506 West Flagstick Drive stated he served the church as the Volunteer Parking Director. He spoke about all of the parking lots being utilized on Wedington. He spoke about the challenges of parking and safety being a constant factor. He spoke in favor of the rezoning.

Phil McMichael, 4478 Brightwater in Springdale stated he is one of the pastors on staff at Cross Church. He spoke about the many ways the church is currently serving the City of Fayetteville on the church campus. He spoke in favor of the rezoning.

Steve Clark, Fayetteville Chamber of Commerce President spoke about the way the church provides economic development opportunities in the community. He spoke in favor of the rezoning.

Lorraine O'Neal, 3001 West Wedington stated she attends Cross Church. She spoke about the good works the church does for the community. She spoke in favor of the rezoning.

Alderman Petty: I received a memo today from our City Attorney. Could you please provide a summary?

City Attorney Kit Williams gave a brief description of the memo he wrote. He cited the case of *Fortress Bible Church v. Town of Greenburgh*. City Attorney Williams conclusion is that Cross

Church can construct by right a church on its own property on lots which are currently zoned Urban Thoroughfare and C-2, Thoroughfare Commercial. However, the burden of trying to build on lots with split zoning and opposing set back and build-to-requirements and whose property lines and road frontages will be moved back by the takings needed by the Arkansas Highway Department appear to be significant. Granting Cross Church's request for a single zoning district P-1, Institutional, especially designed and designated for church related organizations, would solve those development problems.

The location of the church on its property (like the proposed church in Greenburgh) seems to be only possible justification for a possible denial of Cross Church's rezoning request. He fears such a denial would result in the same reception in the Courts as the Town of Greenburgh received: an injunction to force approval and the imposition of substantial assessments for attorney's fees and costs and possible compensatory damages for delay. He recommends approval of this requested rezoning to comply with the *First Amendment*, federal and state law.

Alderman Kinion moved to suspend the rules and go to the third and final reading. Alderman Schoppmeyer seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Alderman Kinion and Alderman Schoppmeyer spoke in favor of the rezoning.

Mayor Jordan asked shall the ordinance pass. Upon roll call the ordinance passed unanimously.

Ordinance 5889 as recorded in the office of the City Clerk

New Business:

Bid # 16-38 APAC-Central, Inc.: A resolution to award Bid # 16-38 and approve a contract with APAC-Central, Inc. in the amount of \$2,574,815.20 for the construction of improvements to Old Wire Road from Mission Boulevard to Ash Street, to approve a project contingency in the amount of \$386,222.00, and to approve a budget adjustment.

Jeremy Pate, Director of Development Services gave a brief description of the resolution. Staff is recommending approval.

Alderman Tennant: This is a wonderful project. It was one of the first things people asked about years ago. It connects many neighborhoods.

Alderman Petty moved to approve the resolution. Alderman Tennant seconded the motion. Upon roll call the resolution passed unanimously.

Resolution 135-16 as recorded in the office of the City Clerk

VAC 16-5440 (2514 N. New School place/The New School): An ordinance to approve VAC 16-5440 submitted by Jorgensen and Associates, Inc. for property located at 2514 North New School Place to vacate portions of a utility easement.

City Attorney Kit Williams read the ordinance.

Jeremy Pate, Director of Development Services gave a brief description of the ordinance. The Planning Commission voted 7-0 in support of the request. Staff is recommending approval.

Alderman Gray moved to suspend the rules and go to the second reading. Alderman Long seconded the motion. Upon roll call the motion passed 7-0. Alderman Petty was absent during the vote.

City Attorney Kit Williams read the ordinance.

Alderman Gray moved to suspend the rules and go to the third and final reading. Alderman Marsh seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Mayor Jordan asked shall the ordinance pass. Upon roll call the ordinance passed unanimously.

Ordinance 5890 as recorded in the office of the City Clerk

RZN 16-5438 (1094 Drake St./Pendergraft): An ordinance to rezone that property described in rezoning petition RZN 16-5438 for approximately 185 acres located at 1094 East Drake Street from R-O, Residential Office, R-A, Residential Agricultural and C-2, Commercial Thoroughfare to UT, Urban Thoroughfare.

City Attorney Kit Williams read the ordinance.

Jeremy Pate, Director of Development Services gave a brief description of the ordinance. The Planning Commission and staff are recommending approval.

Neal Pendergraft, Property Owner stated he would appreciate the support of City Council for the rezoning.

Alderman Marsh moved to suspend the rules and go to the second reading. Alderman Petty seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Alderman Marsh moved to suspend the rules and go to the third and final reading. Alderman Long seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Mayor Jordan: I look forward to this development.

Mayor Jordan asked shall the ordinance pass. Upon roll call the ordinance passed unanimously.

Ordinance 5891 as recorded in the office of the City Clerk

RZN 16-5441 (NW Corner of Mt. Comfort & Salem Rd.Ghan-Cooper): An ordinance to rezone that property described in rezoning petition RZN 16-5441 for approximately 2.71 acres located at the northwest corner of Mount Comfort and Salem Road from R-A, Residential Agricultural to CS, Community Services.

City Attorney Kit Williams read the ordinance.

Jeremy Pate, Director of Development Services gave a brief description of the ordinance. The Planning Commission voted 5-1 in support of the request. Staff is recommending approval.

Bill Reed, 2555 North Trafalger Drive stated he was President of the Property Owners Association for Salem Heights. He voiced his concerns about property values, traffic safety, and aesthetics. He spoke in opposition of the rezoning.

Kyle Smith, 2801 West Dove Drive believes the type of business that goes in is going to set the tone for this corner and the general area. He hopes when the property is rezoned it will be developed with walkability and safety in mind.

Alderman Long: After getting feedback from residents in the area, it has taken us all the way back to the rezoning of the Kum & Go on Mount Comfort Road and what we as a Council communicated to a lot of the people here that came to speak that night. When we went forward with that Kum & Go, we didn't want to push commercial development any farther down Mount Comfort at the time. We are still at that same point in time because we don't have a resolution on Ruppel Road, at least the portion that goes from Mount Comfort to Wedington. It leaves some uncertainty for us because of traffic patterns. Looking at this specific place in between the Kum & Go and where we are going to be building the road on Ruppel is all residential. There is no commercial portions there. I don't think it fits with the neighborhood at this time. It could be revisited years from now when this area starts to develop a sense of community and has more services integrated.

Alderman La Tour: I think we are ready for development there. We need services in the area. This is a major four lane road. I share your concerns Alderman Long with traffic flows, but somebody has to be first. Wedington is fully developed, commercially. You can go over to Wedington pretty quickly, but during high traffic time it can be difficult to get there in five minutes. I don't like traffic any more than the next person, but traffic is a good thing to have. This is a cost we pay to live in a city. I support the request.

Alderman Long: I'm going to support my constituents that don't want this developed at this time. The main reason is for public safety. Ruppel is a two lane road where there has been more than one traffic death on the portion that is two blocks away. It connects Mount Comfort Road to Wedington. It is a very heavily traveled road and we haven't been able to complete that area. In the last few months in the Transportation Committee we have heard about the plans and when it may move forward. In the Transportation Committee we have heard from people in the surrounding neighborhoods who have had large issues with traffic around the two schools on Ruppel and Salem.

Alderman Marsh moved to suspend the rules and go to the second reading. Alderman La Tour seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Alderman Marsh moved to suspend the rules and go to the third and final reading. Alderman La Tour seconded the motion. Upon roll call the motion passed 6-2. Alderman Marsh, Kinion, Petty, Schoppmeyer, La Tour, and Gray voting yes. Alderman Tennant and Long voting no.

City Attorney Kit Williams read the ordinance.

Mayor Jordan asked shall the ordinance pass. Upon roll call the ordinance passed 6-2. Alderman Marsh, Kinion, Petty, Schoppmeyer, La Tour, and Gray voting yes. Alderman Tennant and Long voting no.

Ordinance 5892 as recorded in the office of the City Clerk

RZN 16-5448 (2050 S. School Ave./Harmon): An ordinance to rezone that property described in rezoning petition RZN 16-5448 for approximately 8.08 acres located at 2050 South School Avenue from RSF-4, Residential Single Family, 4 units per acre and C-2, Commercial Thoroughfare to CS, Community Services.

City Attorney Kit Williams read the ordinance.

Jeremy Pate, Director of Development Services gave a brief description of the ordinance. The Planning Commission voted 7-0 in support of the request. Staff is recommending approval.

Alderman Marsh: I am excited to see this proposal for the change in zoning to bring more services and housing down to this area.

Alderman Marsh moved to suspend the rules and go to the second reading. Alderman Gray seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Alderman Marsh moved to suspend the rules and go to the third and final reading. Alderman Gray seconded the motion. Upon roll call the motion passed unanimously.

City Attorney Kit Williams read the ordinance.

Mayor Jordan asked shall the ordinance pass. Upon roll call the ordinance passed unanimously.

Ordinance 5893 as recorded in the office of the City Clerk

Crossland Construction Company, Inc. Change Order No. 12: A resolution to approve Change Order No. 12 to the contract with Crossland Construction Company, Inc. in the amount of \$436,555.00 to add the construction of a parking lot, sidewalk and associated road improvements at the Regional Park, to approve an additional project contingency in the amount of \$80,202.00, and to approve a budget adjustment.

Connie Edmonston, Parks & Recreation Director gave a brief description of the resolution. Staff is recommending approval.

City Attorney Kit Williams: Thank you, Mayor, for coming to our Rotary Club and accepting a \$100,000 check. Approving this parking lot to be built earlier and larger is going to inspire the Rotary Club to work even harder. We have another \$50,000 to go. This will show the City Council is on board and we're going to get the playground done as well as the parking lot.

Mayor Jordan: Thank you, Kit.

Don Marr, Chief of Staff: Thank you to the staff. The Council looks for us to bring cost savings opportunities to you. This is an opportunity for us to build this lot while we are already deployed on site constructing the park.

Alderman Long moved to approve the resolution. Alderman Tennant seconded the motion. Upon roll call the resolution passed unanimously.

Resolution 136-16 as recorded in the office of the City Clerk

Announcements:

Don Marr, Chief of Staff: The Gulley Park Concert will be July 7, 2016 at 7:00 p.m. The entertainment will be Danielle Nicole.

The Greedy Goats will be eating invasive plants at Wilson Park. The public is invited to attend. It will be July 6-9, 2016.

We opened our 40 space new trail head parking lot south of the Botanical Gardens. It is accessed from Highway 265 for additional parking for trail users. There is a new trail hydration station at this location.

City Council Agenda Session Presentations: None

City Council Tour: None

Adjournment: 7:10 p.m.

Lioneld Jordan, Mayor

Sondra E. Smith, City Clerk Treasurer

City of Fayetteville, Arkansas

*113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323*



Meeting Agenda - Tentative Agenda

Tuesday, July 12, 2016

4:30 PM

City Hall Room 326

City Council Agenda Session

*Adella Gray Ward 1
Sarah Marsh Ward 1
Mark Kinion Ward 2
Matthew Petty Ward 2
Justin Tennant Ward 3
Martin W. Schoppmeyer, Jr. Ward 3
John S. La Tour Ward 4
Alan Long Ward 4*

ELECTED OFFICIALS:

*Mayor Lioneld Jordan
City Attorney Kit Williams
City Clerk Sondra Smith*

Call To Order

Roll Call

Pledge of Allegiance

Mayor's Announcements, Proclamations and Recognitions

City Council Meeting Presentations, Reports and Discussion Items:

1. [2016-0317](#)

OZARK REGIONAL TRANSIT PRESENTATION

Attachments: [06-09-16 ORT Operating Statistics - May 2016](#)

Agenda Additions

A. Consent:

A. 1 [2015-0651](#)

APPROVAL OF THE JULY 5, 2016 CITY COUNCIL MEETING MINUTES.

A. 2 [2016-0313](#)

ALLISON ARCHITECTS, INC.:

A RESOLUTION TO APPROVE A TWO-YEAR CONTRACT WITH ALLISON ARCHITECTS, INC. FOR PROFESSIONAL ARCHITECTURAL SERVICES FOR THE WOOLSEY HOMESTEAD HISTORIC RESTORATION PROJECT IN THE AMOUNT OF \$15,000.00 FOR PHASE ONE IN 2016, AND IN THE AMOUNT OF \$35,000.00 FOR PHASE TWO IN 2017, CONTINGENT UPON APPROVAL OF THE 2017 ANNUAL CITY BUDGET

Attachments: [Woolsey Professional Agreement Phase 1](#)

A. 3 [2016-0316](#)**2016-2020 CONSOLIDATED PLAN, 2016 ACTION PLAN, AND CDBG RECONCILIATION:**

A RESOLUTION TO APPROVE THE 2016 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN, TO AUTHORIZE THE MAYOR TO EXECUTE THE CDBG AGREEMENT FOR 2016 WHEN RECEIVED IN THE AMOUNT OF \$619,098.00, TO APPROVE THE 2016-2020 FIVE YEAR CONSOLIDATED CDBG PLAN, AND TO APPROVE A BUDGET ADJUSTMENT CONTINGENT UPON RECEIPT OF THE GRANT FUNDS

Attachments: [Con Plan-Action Plan-Reconciliation Agenda Packet](#)
 [BA - Con Plan-Action Plan-Reconciliation](#)

A. 4 [2016-0321](#)**ARKANSAS FIREWISE GRANT:**

A RESOLUTION TO AUTHORIZE ACCEPTANCE OF AN ARKANSAS FIREWISE GRANT FROM THE ARKANSAS FORESTRY COMMISSION IN THE AMOUNT OF \$500.00 FOR USE BY THE FIRE DEPARTMENT, AND TO APPROVE A BUDGET ADJUSTMENT

Attachments: [SRF SRM 2016 Firewise Grant](#)
 [BA_BUDGET_ADJUSTMENT_FORM_Firewise Grant 2016](#)

A. 5 [2016-0329](#)

A RESOLUTION TO AUTHORIZE THE PURCHASE OF OFFICE FURNISHINGS FROM INNERPLAN, INC. D/B/A INNERPLAN OFFICE INTERIORS IN THE AMOUNT OF \$64,491.62, PURSUANT TO A STATE PROCUREMENT CONTRACT, FOR THE RECYCLING AND TRASH COLLECTION DIVISION

Attachments: [2016-0329 RTC Office Furnishings](#)
 [RTC PO](#)

B. Unfinished Business: NONE**C. New Business:**

C. 1 [2016-0328](#)**RZN 16-5442 (2514 W. LORI RD./RAZORBACK GOLF COURSE)**

AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 16-5442 FOR APPROXIMATELY 99.10 ACRES LOCATED AT 2514 WEST LORI ROAD FROM R-A, RESIDENTIAL AGRICULTURAL; RSF-1, RESIDENTIAL SINGLE FAMILY, ONE UNIT PER ACRE AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE TO NC, NEIGHBORHOOD CONSERVATION; R-A, RESIDENTIAL AGRICULTURAL AND NS, NEIGHBORHOOD SERVICES

Attachments: [16-5442 CC Report](#)

D. City Council Agenda Session Presentations:**D. 1** [2016-0261](#)

AGENDA SESSION PRESENTATION - 2016 1ST AND 2ND QUARTER ECONOMIC DEVELOPMENT REPORTS, CHUNG TAN

E. City Council Tour:**F. Announcements:****G. Adjournment**

NOTICE TO MEMBERS OF THE AUDIENCE

All interested persons may address the City Council on agenda items of New and Old Business. Please wait for the Mayor to request public comment and then come to the podium, give your name, address, and comments about the agenda item. Please address only the Mayor. Questions are usually answered by the Mayor, Aldermen or Staff after the public comment period is over. Please keep your comments brief and respectful. Each person is only allowed one turn at the microphone for discussion of an agenda item.

All cell phones must be silenced and may not be used within the City Council Chambers.

Below is a portion of the Rules of Order and Procedure of the Fayetteville City Council pertaining to City Council meetings:

Agenda additions: A new item which is requested to be added to the agenda at a City Council meeting should only be considered if it requires immediate City Council consideration and if the normal agenda setting process is not practical. The City Council may only place such new item on the City Council meeting's agenda by suspending the rules by two-thirds vote. Such agenda addition shall be heard prior to the Consent Agenda.

Consent Agenda: Consent Agenda items shall be read by the Mayor and voted upon as a group without discussion by the City Council. If an Alderman wishes to comment upon or discuss a Consent Agenda item, that item shall be removed and considered immediately after the Consent Agenda has been voted upon.

Old business and new business.

Presentations by staff and applicants. Agenda items shall be introduced by the Mayor and, if an ordinance, read by the City Attorney. City staff shall then present a report. An agenda applicant (city contractor, rezoning or development applicant, etc.) may present its proposal only during this presentation period, but may be recalled by an alderman later to answer questions. Staff and applicants may use electronic visual aids in a City Council meeting as part of their presentation.

Public comments. Public comment shall be allowed for all members of the audience on all items of old and new business and subjects of public hearings. No electronic visual aid presentations shall be allowed, but the public may submit photos, petitions, etc. to be distributed to the City Council. If a member of the public wishes for the City Clerk to distribute materials to the City Council before its meeting, such materials should be supplied to the City Clerk office no later than 9:00 a.m. on the day of the City Council meeting. Any member of the public shall first state his or her name and address, followed by a concise statement of the person's position on the question under discussion. Repetitive comments should be avoided; this applies to comments made previously either to the City Council or to the Planning Commission when those Planning Commission minutes have been provided to the Aldermen. All remarks shall be addressed to the Mayor or the City Council as a whole and not to any particular member of the City Council. No person other than the Aldermen and the person having the floor shall be permitted to enter into any discussions without permission of the Mayor. No questions shall be directed to an Alderman or city staff member except through the Mayor.

Courtesy and respect.

All members of the public, all city staff and elected officials shall accord the utmost courtesy and respect to each other at all times. All shall refrain from rude or derogatory remarks, reflections as to integrity, abusive comments and statements about motives or personalities. Any member of the public who violates these standards shall be ruled out of order by the Mayor, must immediately cease speaking and shall leave the podium.

Interpreters or TDD for hearing impaired are available for all City Council meetings, a 72 hour advance notice is required. For further information or to request an interpreter, please call 479-575-8330.

A copy of the complete City Council agenda is available at www.fayetteville-ar.gov or in the office of the City Clerk, 113 W. Mountain, Fayetteville, Arkansas.



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Text File

File Number: 2016-0317

Agenda Date: 7/19/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Presentation

Agenda Number: 1.

OZARK REGIONAL TRANSIT PRESENTATION

OZARK REGIONAL TRANSIT

Operating Statistics

May 2016

	Current Month				Year To Date			
FIXED ROUTE	This Year	Prior Year	Change	% Chg	This Year	Prior Year	Change	% Chg
Cash Fares	3,343	3,729	-386	-10.4%	16,508	16,721	-213	-1.3%
NWACC Free	2,252	1,710	542	31.7%	19,021	19,222	-201	-1.0%
ORT Pass	12,218	9,908	2,310	23.3%	58,771	49,426	9,345	18.9%
Children Free	368	371	-3	-0.8%	2,007	1,615	392	24.3%
Transfers	2,037	2,245	-208	-9.3%	9,557	12,007	-2,450	-20.4%
Free Fare (Georges - 1,226; Kids - 129)	1,572	231	1,341	580.5%	12,225	6,391	5,834	91.3%
Spring International	18	116	-98	-84.5%	174	1,137	-963	-84.7%
Total Passengers	21,808	18,310	3,498	19.1%	118,263	106,519	11,744	11.0%
Daily Passengers	1,038	916	123	13.4%	1,116	1,044	71	6.8%
ADA Complementary Paratransit	1,371	1,177	194	16.5%	6,723	6,125	598	9.8%
Bike Passengers	727	349	378	108.3%	2,844	2,103	741	35.2%
Revenue Hours	4,075	3,584	491	13.7%	21,159	17,898	3,261	18.2%
Service Hours	4,321	3,817	504	13.2%	22,441	19,100	3,341	17.5%
Revenue Miles	70,332	60,268	10,064	16.7%	370,457	309,112	61,345	19.8%
Service Miles	75,881	65,531	10,350	15.8%	399,352	336,284	63,068	18.8%
PARATRANSIT	This Year	Prior Year	Change	% Chg	This Year	Prior Year	Change	% Chg
Cash Fares	599	557	42	7.5%	3,074	3,196	-122	-3.8%
ORT Pass	2,036	1,750	286	16.3%	9,963	9,130	833	9.1%
Free Fare	3	0	3	100.0%	15	5	10	200.0%
Total Passengers	2,638	2,307	331	14.3%	13,052	12,331	721	5.8%
Daily Passengers	126	115	10	8.9%	123	121	2	1.9%
Revenue Hours	1,770	1,471	299	20.3%	8,611	7,558	1,053	13.9%
Service Hours	2,016	1,667	349	20.9%	9,804	8,497	1,307	15.4%
Revenue Miles	27,560	22,577	4,983	22.1%	129,461	121,329	8,132	6.7%
Service Miles	31,912	26,206	5,706	21.8%	151,958	139,820	12,138	8.7%
TOTAL	This Year	Prior Year	Change	% Chg	This Year	Prior Year	Change	% Chg
Paratransit/Fixed Route Passengers	24,446	20,617	3,829	18.6%	131,315	118,850	12,465	10.5%
Daily PT/FR Passengers	1,164	1,031	133	12.9%	1,239	1,165	74	6.3%
Charter/Shuttle Passengers	566	273	293	107.3%	2,112	1,647	465	28.2%
Total Passengers	25,012	20,890	4,122	19.7%	133,427	120,497	12,930	10.7%

	Current Month				Year To Date			
	This Year	Prior Year	Change	% Chg	This Year	Prior Year	Change	% Chg
Weekdays	21	20	1	5.0%	106	102	4	3.9%
Saturdays	0	0	0	0.0%	0	0	0	0.0%
Sundays	0	0	0	0.0%	0	0	0	0.0%
Total	21	20	1	5.0%	106	102	4	3.9%
Revenue Vehicles	34	32	2	6.3%				
Non-Revenue Vehicles	7	7	0	0.0%				
Total Vehicles	41	39	2	5.1%				
Total Miles (All Vehicles)	117,333	101,318	16,015	15.8%	590,329	514,972	75,357	14.6%
Diesel Fuel Consumed	4,057	5,038	-981	-19.5%	25,783	25,991	-208	-0.8%
Gas Consumed	6,713	5,589	1,124	20.1%	30,776	29,371	1,405	4.8%
CNG Consumed	2,106	0	2,106	0.0%	8,509	0	8,509	0.0%
Miles Per Gallon	9.1	9.5	-0.4	-4.4%	9.1	9.3	-0.2	-2.5%
Road calls	6	1	5		23	15	8	53.3%
Accidents	2	1	1		6	4	2	50.0%
Operations (Full Time Equivalent)	52	46	6	13.0%				
Maintenance	10	8	2	25.0%				
Administration	8	8	0	0.0%				
Total	70	62	8	12.9%				

Route Summary - May 2016

Fixed Routes

Route	Days	Passengers		Revenue Hours		Revenue Miles		Service Hours		Service Miles	
		Daily	Total	Daily	Total	Daily	Total	Daily	Total	Daily	Total
1	21	165.5	3,475	13.5	283.5	183.5	3,852.8	14.5	304.5	203.7	4,277.0
2	21	88.5	1,859	13.4	282.1	215.1	4,516.8	14.4	303.1	235.3	4,941.0
3	21	44.7	938	12.5	262.5	165.2	3,469.6	13.0	273.0	175.6	3,688.0
4	21	146.0	3,065	13.2	276.9	173.5	3,642.6	13.7	287.4	183.9	3,861.0
11	21	73.8	1,549	12.0	251.0	169.1	3,550.6	13.3	279.0	199.5	4,189.0
51	21	70.0	1,469	12.0	251.0	177.9	3,735.6	13.3	279.0	208.3	4,374.0
52	21	54.3	1,140	12.0	252.0	211.8	4,448.6	13.3	280.0	242.2	5,087.0
61	21	101.1	2,124	12.8	267.8	193.4	4,061.6	13.3	278.3	203.8	4,280.0
62	21	85.2	1,790	14.0	293.8	173.0	3,633.0	14.5	304.3	179.0	3,759.0
63	21	33.3	699	14.0	294.0	236.0	4,955.0	14.0	294.0	236.0	4,955.0
64	21	18.0	377	14.0	294.0	219.0	4,600.0	14.3	301.0	225.0	4,726.0
65	22	41.9	921	14.3	313.5	246.3	5,418.0	14.6	320.8	252.3	5,550.0
490-1	21	67.2	1,412	14.4	302.8	444.5	9,335.0	15.8	330.8	471.5	9,902.0
490-2	11	69.2	761	12.4	136.6	381.3	4,194.0	13.8	151.3	408.3	4,491.0
620	21	10.9	229	14.9	313.5	329.5	6,919.0	15.9	334.5	371.5	7,801.0
Total		1,069.4	21,808	199.3	4,074.9	3,519.0	70,332.2	211.6	4,320.9	3,795.8	75,881.0

Paratransit - Weekdays

Route	Days	Passengers		Revenue Hours		Revenue Miles		Service Hours		Service Miles	
		Daily	Total	Daily	Total	Daily	Total	Daily	Total	Daily	Total
DR1	21	13.9	292	9.1	191.1	168.8	3,545.0	10.1	212.1	188.3	3,955.0
DR2 CC	21	7.1	149	7.3	152.7	30.7	645.0	7.8	164.0	40.4	849.0
DR3	14	3.4	48	3.7	52.3	100.6	1,408.0	4.6	64.6	116.4	1,630.0
DR4	21	2.5	53	1.3	26.7	17.4	365.0	2.1	43.5	28.4	596.0
DR5	13	5.9	77	5.5	70.9	53.3	693.0	7.1	92.8	85.6	1,113.0
PT1	21	13.3	279	9.0	189.6	150.8	3,166.0	10.3	215.3	171.1	3,594.0
PT2	21	15.7	329	9.3	196.1	131.3	2,758.0	10.9	228.5	158.5	3,329.0
PT3	21	14.1	297	9.0	188.0	159.4	3,347.0	9.7	203.3	180.2	3,784.0
PT4	21	14.5	305	10.2	214.2	179.5	3,770.0	11.1	232.6	195.4	4,104.0
PT5	21	13.3	280	8.5	178.0	140.0	2,940.0	9.7	203.3	153.4	3,222.0
PT6	21	14.7	308	8.5	179.5	130.4	2,739.0	9.8	204.9	156.1	3,279.0
PT7	21	10.5	221	6.3	131.3	104.0	2,184.0	7.2	150.5	117.0	2,457.0
Total		129.0	2,638	87.6	1,770.4	1,366.2	27,560.0	100.2	2,015.5	1,591.0	31,912.0

Service Totals

	Passengers		Revenue Hours		Revenue Miles		Service Hours		Service Miles	
	Daily	Total	Daily	Total	Daily	Total	Daily	Total	Daily	Total
Paratransit	129.0	2,638.0	87.6	1,770.4	1,366.2	27,560.0	100.2	2,015.5	1,591.0	31,912.0
Fixed Route	1,069.4	21,808.0	199.3	4,074.9	3,519.0	70,332.2	211.6	4,320.9	3,795.8	75,881.0
Grand Total		24,446.0		5,845.3		97,892.2		6,336.3		107,793.0

Fixed Routes

Routes 1, 2, 3, 4: Fayetteville
 Routes 61, 62, 63, 64, 65: Springdale
 Routes 51, 52: Rogers
 Route 11: Bentonville
 Route 490: I49 Commuter Express
 Route 620: Rural Commuter Express

Paratransit Routes

DR1, DR3 - DR5: Demand Response Routes usually in Rural areas
 DR2 CC: Demand Response Route in Carroll County
 PT1 - PT7: Mostly ADA Paratransit Routes in the Urban areas

Route Summary - May 2016

Fixed Routes

Route	Days	Passengers				Wheel-chairs		Bikes	
		Daily	Total	Per Rev Hour	Per Rev Mile	Daily	Total	Daily	Total
1	21	165.5	3,475	12.3	0.9	1.6	34	4.2	89
2	21	88.5	1,859	6.6	0.4	1.7	35	2.3	48
3	21	44.7	938	3.6	0.3	0.2	4	1.0	22
4	21	146.0	3,065	11.1	0.8	3.2	67	6.4	134
11	21	73.8	1,549	6.2	0.4	4.6	96	4.9	103
51	21	70.0	1,469	5.9	0.4	0.4	8	2.4	51
52	21	54.3	1,140	4.5	0.3	1.3	28	1.6	34
61	21	101.1	2,124	7.9	0.5	0.6	13	2.3	48
62	21	85.2	1,790	6.1	0.5	0.6	12	1.7	35
63	21	33.3	699	2.4	0.1	0.0	1	0.2	5
64	21	18.0	377	1.3	0.1	0.0	1	0.6	12
65	22	41.9	921	2.9	0.2	0.0	0	1.0	22
490-1	21	67.2	1,412	4.7	0.2	0.8	16	3.7	78
490-2	11	69.2	761	5.6	0.2	0.2	2	2.7	30
620	21	10.9	229	0.7	0.0	0.0	0	0.8	16
		1,069.4	21,808	81.6	5.3	15.2	317	35.9	727

Paratransit - Weekdays

Route	Days	Passengers				Wheel-chairs	
		Daily	Total	Per Rev Hour	Per Rev Mile	Daily	Total
DR1	21	13.9	292	1.5	0.1	4.8	100
DR2 CC	21	7.1	149	1.0	0.2	0.0	
DR3	14	3.4	48	0.9	0.0	0.9	12
DR4	21	2.5	53	2.0	0.1	0.1	2
DR5	13	5.9	77	1.1	0.1	1.1	14
PT1	21	13.3	279	1.5	0.1	3.3	69
PT2	21	15.7	329	1.7	0.1	6.1	129
PT3	21	14.1	297	1.6	0.1	4.3	91
PT4	21	14.5	305	1.4	0.1	3.9	81
PT5	21	13.3	280	1.6	0.1	4.3	90
PT6	21	14.7	308	1.7	0.1	5.2	109
PT7	21	10.5	221	1.7	0.1	3.1	66
		129.0	2,638	17.6	1.3	37.0	763

Weekday Service Totals

	Passengers				Wheel-chairs		Bikes	
	Daily	Total	Per Rev Hour	Per Rev Mile	Daily	Total	Daily	Total
Paratransit	129.0	2,638	17.6	1.3	37.0	763	0.0	0
Fixed Route	1,069.4	21,808	81.6	5.3	15.2	317	35.9	727
Grand Total		24,446.0				1,080.0		727.0

Fixed Routes

Routes 1, 2, 3, 4: Fayetteville
 Routes 61, 62, 63, 64, 65: Springdale
 Routes 51, 52: Rogers
 Route 11: Bentonville
 Route 490: I49 Commuter Express
 Route 620: Rural Commuter Express

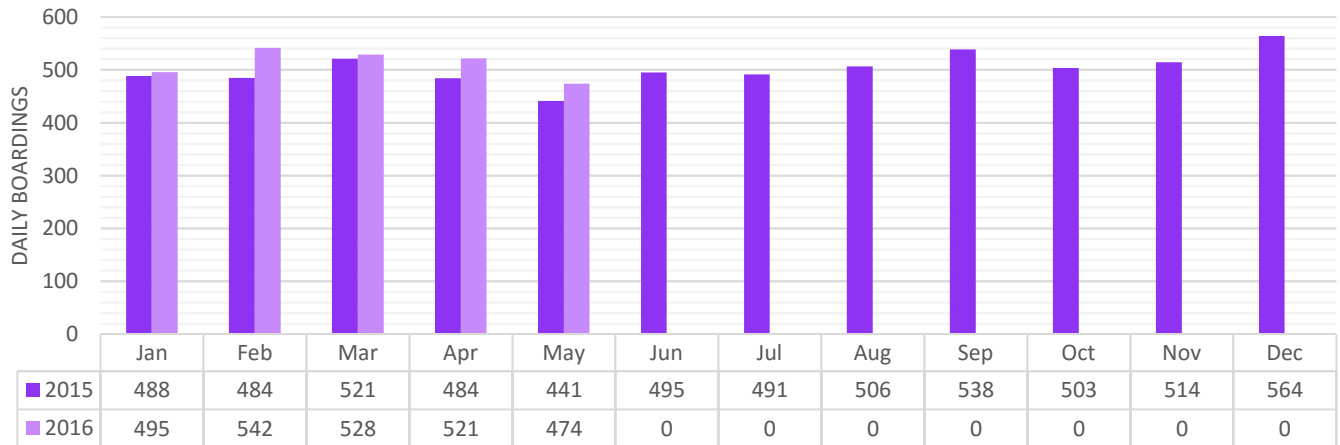
Paratransit Routes

DR1, DR3 - DR5: Demand Response Routes usually in Rural areas
 DR2 CC: Demand Response Route in Carroll County
 PT1 - PT7: Mostly ADA Paratransit Routes in the Urban areas

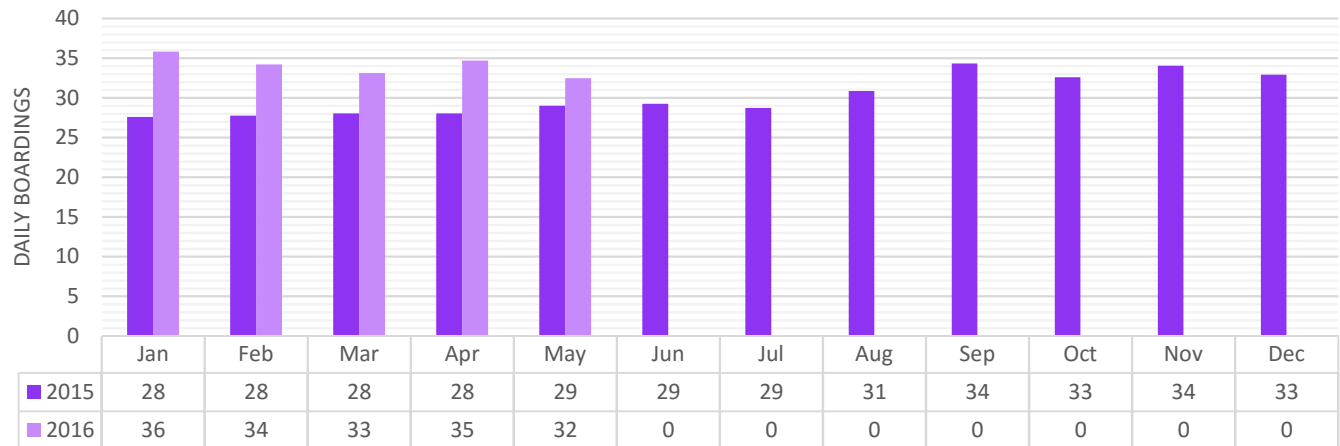
Key Performance Indicators - City of Fayetteville

	TOTAL SYSTEM: Jan - May			FAYETTEVILLE: Jan - May			
	CY 15	CY 16	% Change	CY 15	CY 16	% Change	% of Total
Days of Op	102	106		102	106		
Fixed Route	106,519	118,263	11%	49,324	54,323	10%	46%
Paratransit	12,331	13,052	6%	2,864	3,606	26%	28%
Total	118,850	131,315	10%	52,188	57,929	11%	44%

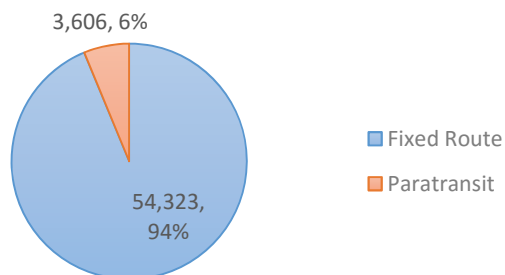
Fixed Route Passengers



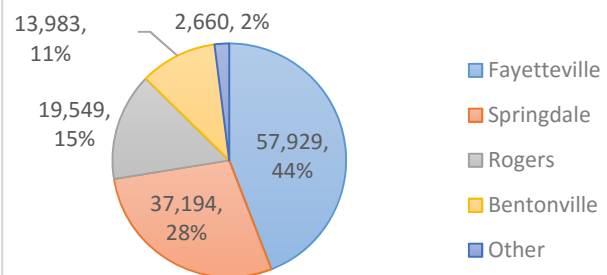
Paratransit Passengers



Fayetteville Service: Jan - May



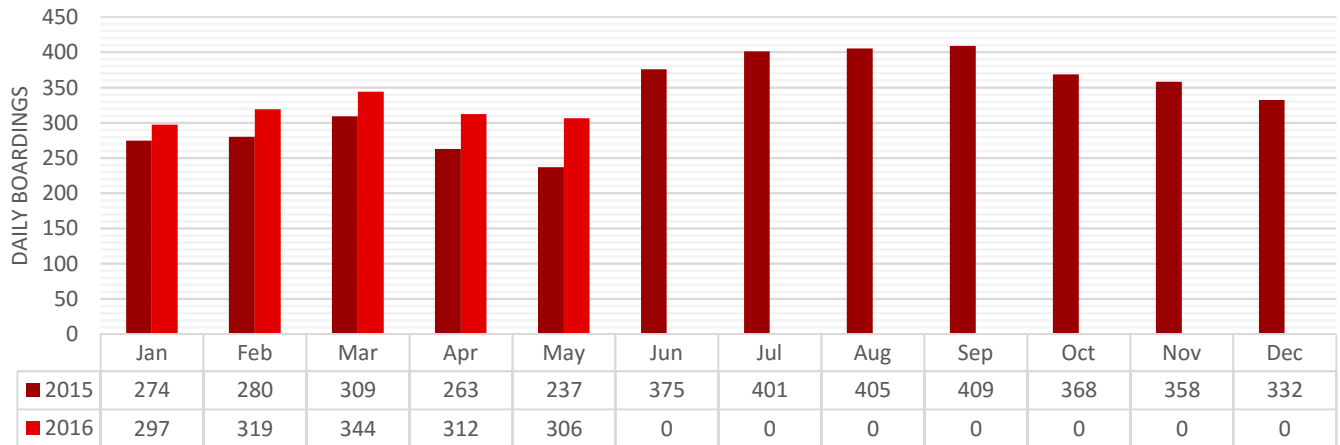
Total Ridership: Jan - May



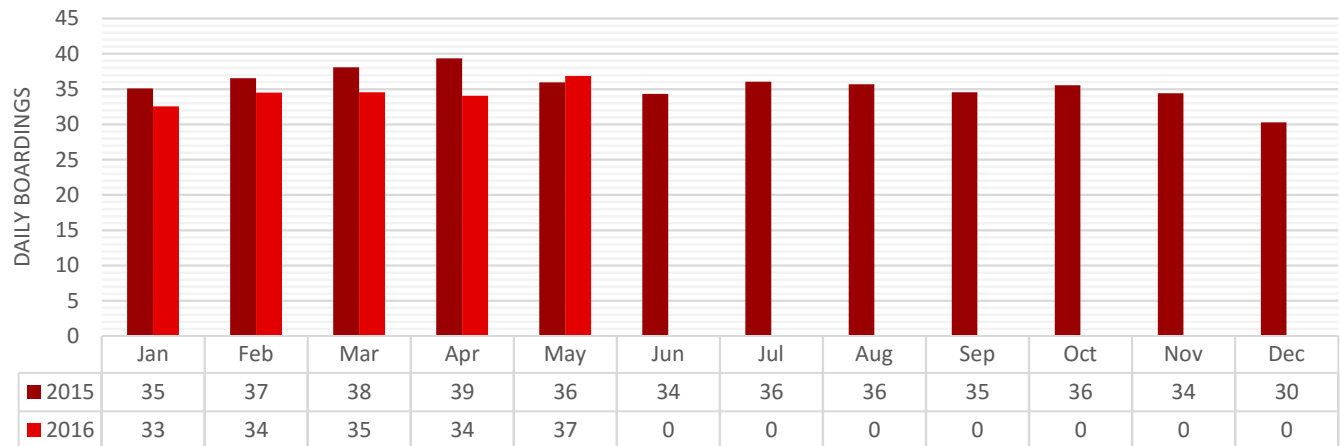
Key Performance Indicators - City of Springdale

	TOTAL SYSTEM: Jan - May			SPRINGDALE: Jan - May			
	CY 15	CY 16	% Change	CY 15	CY 16	% Change	% of Total
Days of Op	102	106		102	106		
Fixed Route	106,519	118,263	11%	27,771	33,536	21%	28%
Paratransit	12,331	13,052	6%	3,776	3,658	-3%	28%
Total	118,850	131,315	10%	31,547	37,194	18%	28%

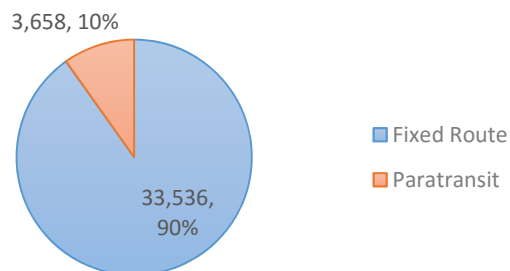
Fixed Route Passengers



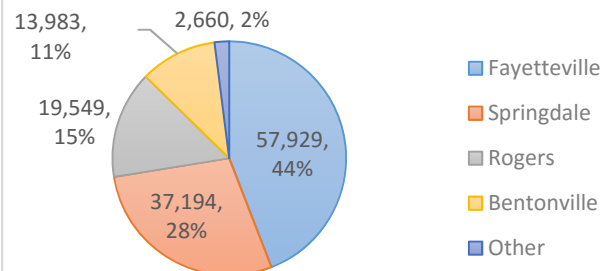
Paratransit Passengers



Springdale Service: Jan - May



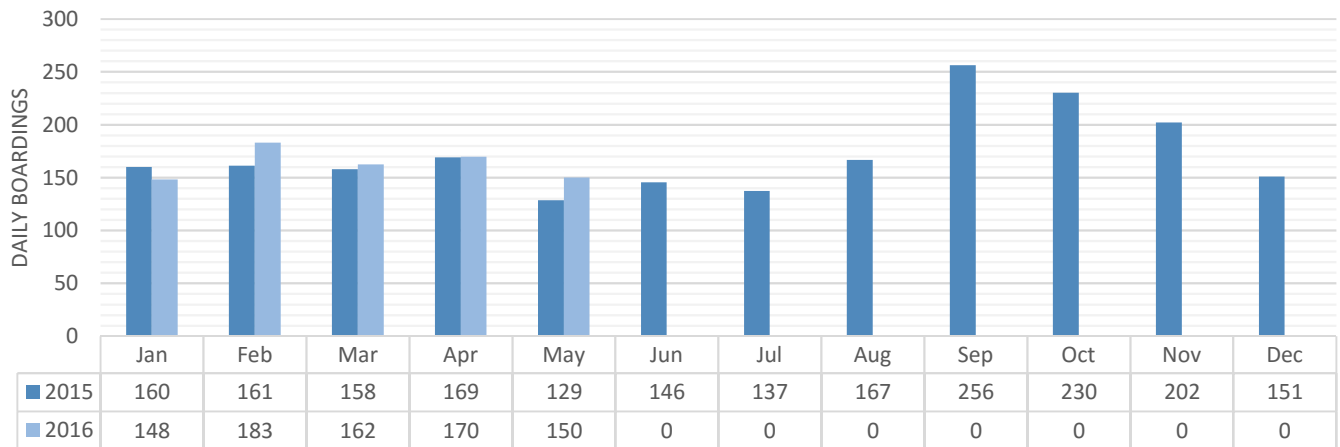
Total Ridership: Jan - May



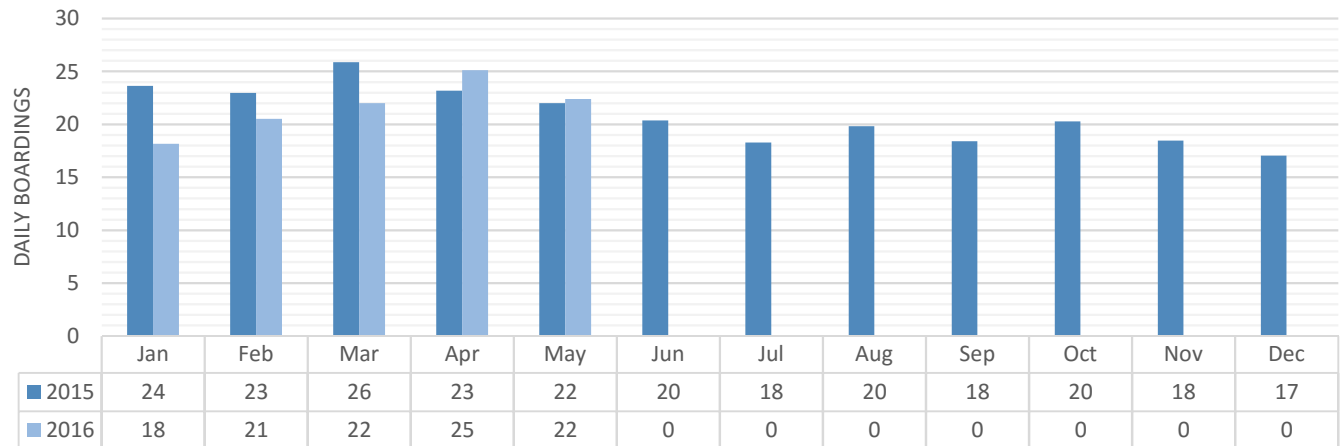
Key Performance Indicators - City of Rogers

	TOTAL SYSTEM: Jan - May			ROGERS: Jan - May			
	CY 15	CY 16	% Change	CY 15	CY 16	% Change	% of Total
Days of Op	102	106		102	106		
Fixed Route	106,519	118,263	11%	15,874	17,252	9%	15%
Paratransit	12,331	13,052	6%	2,399	2,297	-4%	18%
Total	118,850	131,315	10%	18,273	19,549	7%	15%

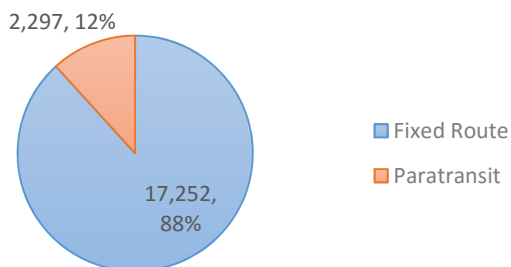
Fixed Route Passengers



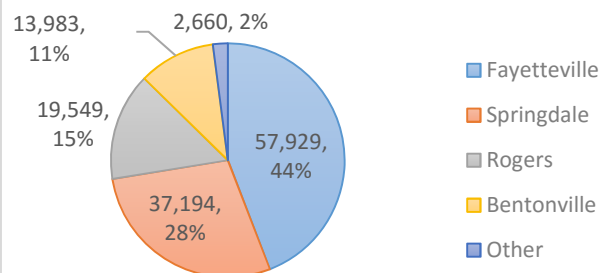
Paratransit Passengers



Rogers Service: Jan - May



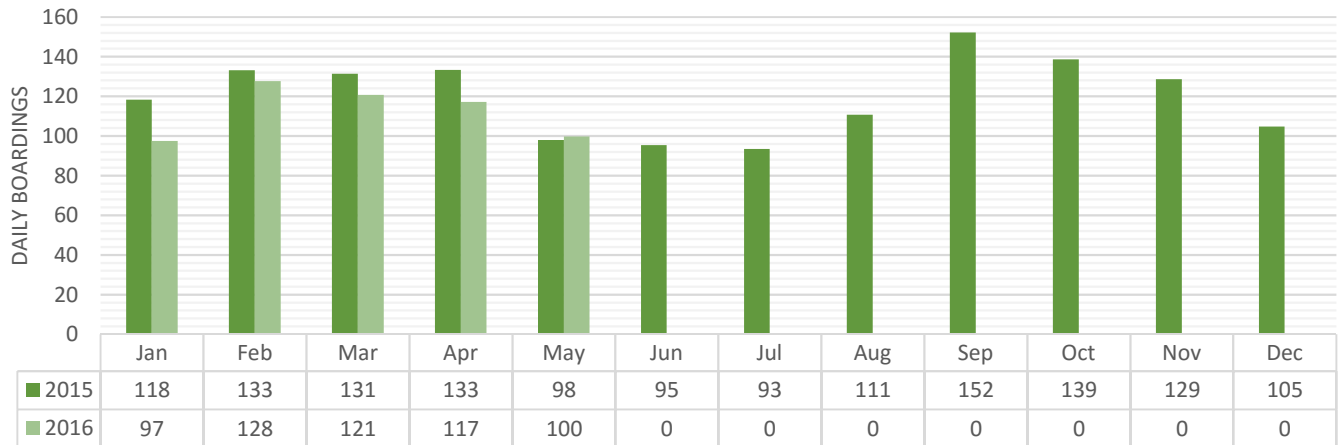
Total Ridership: Jan - May



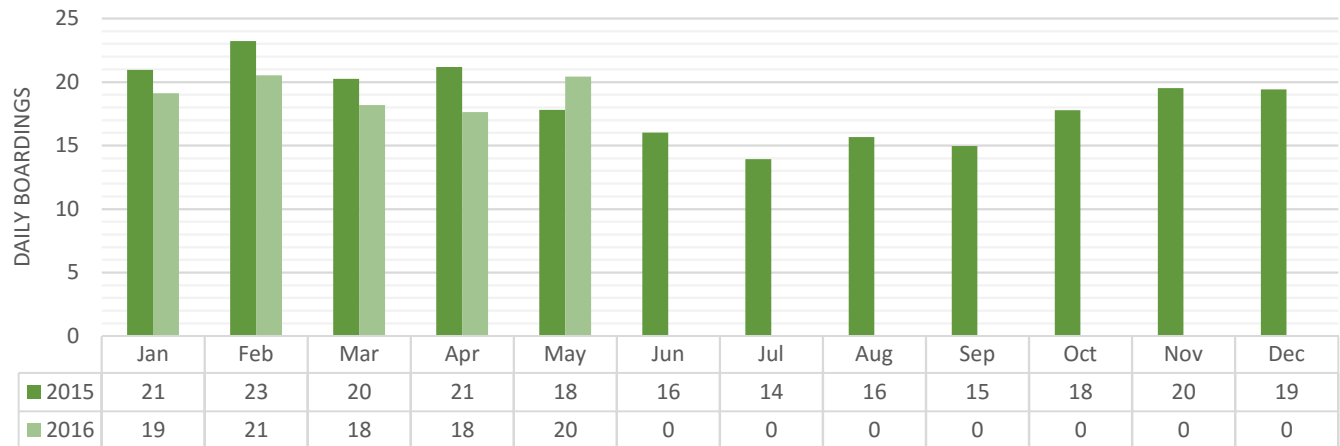
Key Performance Indicators - City of Bentonville

	TOTAL SYSTEM: Jan - May			BENTONVILLE: Jan - May			
	CY 15	CY 16	% Change	CY 15	CY 16	% Change	% of Total
Days of Op	102	106		102	106		
Fixed Route	106,519	118,263	11%	12,526	11,953	-5%	10%
Paratransit	12,331	13,052	6%	2,108	2,030	-4%	16%
Total	118,850	131,315	10%	14,634	13,983	-4%	11%

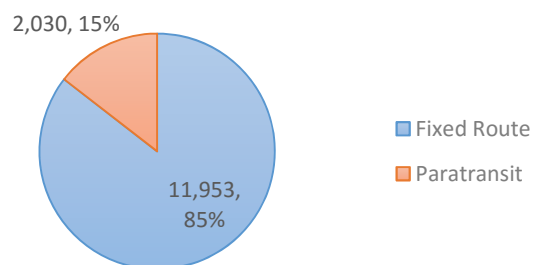
Fixed Route Passengers



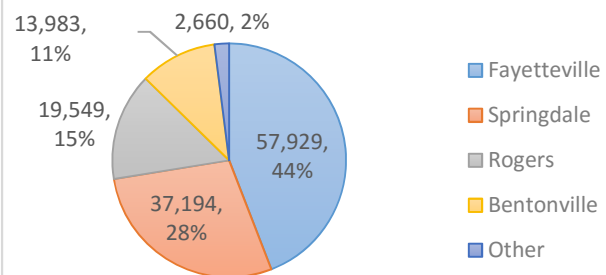
Paratransit Passengers



Bentonville Service: Jan - May



Total Ridership: Jan - May



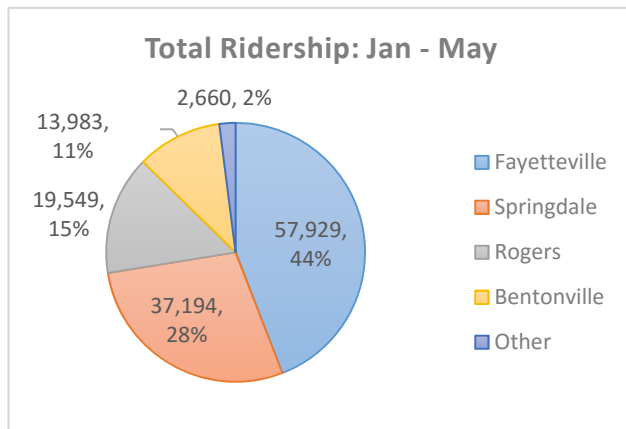
Key Performance Indicators - Other Cities / Areas

	TOTAL SYSTEM: Jan - May			Other Cities / Areas: Jan - May			
	CY 15	CY 16	% Change	CY 15	CY 16	% Change	% of Total
Days of Op	102	106		102	106		
Fixed Route	106,519	118,263	11%	1,024	1,199	17%	1%
Paratransit	12,331	13,052	6%	1,184	1,461	23%	11%
Total	118,850	131,315	10%	2,208	2,660	20%	2%

Route 620

January - May

City	2015		2016	
	Pickups	Dropoffs	Pickups	Dropoffs
West Fork	135	118	243	78
Greenland	80	65	129	69
Farmington	245	113	129	150
Prairie Grove	127	131	175	230
Lincoln	218	195	251	229
Fayetteville (Lot 56)	470	653	625	796
Total	1,275	1,275	1,552	1,552



Social Media Statistics

Month	Website Visits / Day	Facebook Likes	Twitter Followers	Instagram Followers
Jan 2016	90	566	870	10
Feb 2016	99	572	887	29
Mar 2016	125	592	898	35
Apr 2016	149	613	909	40
May 2016	143	621	915	58
Jun 2016	159	631	923	67

Passenger Boardings by City: January - May 2016

	Demand Response		ADA Paratransit		Fixed Route		Total	
Benton County	2015	2016	2015	2016	2015	2016	2015	2016
Avoca	2	0					2	0
Bella Vista	21	34					21	34
Benton County	0	18					0	18
Bentonville	1,008	726	1,100	1,304	12,526	11,953	14,634	13,983
Cave Springs							0	0
Centerton	36	198					36	198
Garfield	1	0					1	0
Gravette							0	0
Little Flock	8	0					8	0
Lowell	95	98					95	98
Pea Ridge	44	18					44	18
Rogers	1,031	1,024	1,368	1,273	15,874	17,252	18,273	19,549
Siloam Springs							0	0
Total	2,246	2,116	2,468	2,577	28,400	29,205	33,114	33,898

	Demand Response		ADA Paratransit		Fixed Route		Total	
Washington County	2015	2016	2015	2016	2015	2016	2015	2016
Elkins	26	0					26	0
Farmington	23	2	13	19	245	129	281	150
Fayetteville	1,218	1,483	1,646	2,123	49,324	54,323	52,188	57,929
Goshen	3	1					3	1
Greenland	35	19	1	0	80	129	116	148
Johnson	7	2	2	3	219	272	228	277
Lincoln	0	1	0	17	218	251	218	269
Prairie Grove	2	81	2	4	127	175	131	260
Springdale	1,811	1,678	1,965	1,980	27,771	33,536	31,547	37,194
Washington County	15	34					15	34
West Fork	1	2			135	243	136	245
Total	3,141	3,303	3,629	4,146	78,119	89,058	84,889	96,507

	Demand Response		ADA Paratransit		Fixed Route		Total	
Carroll County	2015	2016	2015	2016	2015	2016	2015	2016
Berryville	687	731					687	731
Carroll County	80	106					80	106
Eureka Springs	2	0					2	0
Green Forest	1	0					1	0
Total	770	837	0	0	0	0	770	837

	Demand Response		ADA Paratransit		Fixed Route		Total	
Madison County	2015	2016	2015	2016	2015	2016	2015	2016
Huntsville	62	5					62	5
Madison County	15	68					15	68
Total	77	73	0	0	0	0	77	73

	Demand Response		ADA Paratransit		Fixed Route		Total	
	2015	2016	2015	2016	2015	2016	2015	2016
Grand Total	6,234	6,329	6,097	6,723	106,519	118,263	118,850	131,315



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Text File

File Number: 2015-0651

Agenda Date: 7/19/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Minutes

Agenda Number: A. 1

APPROVAL OF THE JULY 5, 2016 CITY COUNCIL MEETING MINUTES.



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Text File

File Number: 2016-0313

Agenda Date: 7/19/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 2

ALLISON ARCHITECTS, INC.:

A RESOLUTION TO APPROVE A TWO-YEAR CONTRACT WITH ALLISON ARCHITECTS, INC. FOR PROFESSIONAL ARCHITECTURAL SERVICES FOR THE WOOLSEY HOMESTEAD HISTORIC RESTORATION PROJECT IN THE AMOUNT OF \$15,000.00 FOR PHASE ONE IN 2016, AND IN THE AMOUNT OF \$35,000.00 FOR PHASE TWO IN 2017, CONTINGENT UPON APPROVAL OF THE 2017 ANNUAL CITY BUDGET

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby approves a two-year contract with Allison Architects, Inc. for professional architectural services for the Woolsey Homestead Historic Restoration Project in the amount of \$15,000.00 for Phase One in 2016, and in the amount of \$35,000.00 for Phase Two in 2017, contingent upon approval of the 2017 Annual City Budget.

City of Fayetteville Staff Review Form

2016-0313

Legistar File ID

7/19/2016

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Wade Abernathy

6/20/2016

Facilities Management /
Finance & Internal Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of a Phased Contract with Allison Architecture for Architectural Services to include Programing, Phasing, & Budget Plan and compelte Architectural services for Permanent Stabilization of the Woolsey Historical Structure.

Budget Impact:

4470.9470.5314.00

4470-Sales Tax Capital Improvements

Account Number

Fund

15008 1

Woolsey Homestead Historic Restoration Project

Project Number

Project Title

Budgeted Item? Yes

Current Budget

\$18,999.92

Funds Obligated

\$

Current Balance

\$

18,999.92

Does item have a cost? Yes

Item Cost

\$

15,000.00

Budget Adjustment Attached? NA

Budget Adjustment

Remaining Budget

\$

3,999.92

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF JULY 19, 2016

TO: Mayor and City Council
THRU: Don Marr Chief of Staff
FROM: Wade Abernathy, Facilities & Building Construction Manager
DATE: June 20, 2016

SUBJECT: Approval of a Phased Contract with Allison Architecture for Architectural Services to include Programing, Phasing & Budget Plan, and complete Architectural services for Permanent Stabilization of the Woolsey Structure.

RECOMMENDATION:

Staff recommends approval of a fixed fee contract with Allison Architects in the amount of \$50,000. This will be a multi-year phased contract. Phase 1 programming, phasing & Budget Plan will be in the amount of \$15,000. Phase 2 Architectural Services for permanent stabilization will be in 2017 in the amount of \$35,000 and contingent on Council approval of the 2017 Budget.

BACKGROUND:

In September 2014, Council approved Resolution # 165-14, which approved the 2015-2019 CIP funding for the Woolsey Homestead Historic Restoration Project. It was based on Recommendations in a Condition Assessment Report submitted to the city in Jan. 2014 as prepared by Ruby Architects Inc. The Report identified a 3 phase plan over the next 4 years for cleanup, temporary stabilization, master plan, and final stabilization of the Structure and Cemetery.

Over the past year, Staff has completed all possible items in the 2015 phase 1 as well as several items budgeted for 2017 phase 2. A Historical Structures Report as well as a Master Plan prepared by Allison Architects was developed with direct input from the Woolsey Farmstead Visionary Committee.

Due in part to Staff's expedition of the project as well as cost saving measures, we are now ready to move to phase 3 of the report, 1 ½ years ahead of schedule.

On June 9, 2016 per RFQ 16-01 Selection 5: The selection committee voted to use Allison Architects for the programing and phasing as well as Architectural Services for final stabilization of the structure.

DISCUSSION:

The programing, phasing and Budget Plan will identify space use and needs, phases for the project to move forward, and Budget figures to assist in donor and fund raising efforts.

The Architectural Services for the permanent stabilization will include construction drawings, specifications, assist with bidding, negotiations, and construction administration. This end product will include foundation and wall and structure stabilization, permanent roof. Generally speaking a building "in the dry".

BUDGET/STAFF IMPACT:

This project will be funded from the Woolsey Homestead Historic Restoration Project Account. There are current funds available in the professional services account for \$15,000 for Phase 1. Phase 2 for \$35,000 will be contingent on Council approval of the 2017 Budget.

Attachments:

Contract with Allison Architects
Purchase Order Request
Capital Improvements Program (2015-2019)
Master Plan Rendering
1830's Period Image

A L L I S O N



A R C H I T E C T S

M E M O R A N D U M

TO: Mr. Wade Abernathy
City of Fayetteville
125 W. Mountain St
Fayetteville, AR 72701

FROM: Sheila Brown, Office Administrator

RE: Woolsey Farmstead - Phase I and II

DATE: June 23, 2016

Enclosed are two copies of the Professional Services Agreement signed by Aaron Ruby for Phase I and II of the Woolsey Homestead project. Please provide an executed copy once fully processed.

Please let us know if you any questions or comments.

ALLISON ARCHITECTS, Inc.
200 West Capitol Suite 1400
Little Rock, AR 72201
Tel 501 376 0717 Fax 501 376 1766

AGREEMENT
For
PROFESSIONAL ARCHITECTURAL SERVICES
Between
CITY OF FAYETTEVILLE, ARKANSAS
And
ALLISON ARCHITECTS

THIS AGREEMENT is made as of June 23, 2016, by and between City of Fayetteville, Arkansas, acting by and through its Mayor (hereinafter called CITY OF FAYETTEVILLE) and ALLISON ARCHITECTS (hereinafter called ARCHITECT).

CITY OF FAYETTEVILLE from time to time requires professional Architectural services in connection with the evaluation, design, and/or construction supervision of capital improvement projects. Therefore, CITY OF FAYETTEVILLE and ARCHITECT in consideration of their mutual covenants agree as follows:

ARCHITECT shall serve as CITY OF FAYETTEVILLE's professional architectural consultant in those assignments to which this Agreement applies, and shall give consultation and advice to CITY OF FAYETTEVILLE during the performance of architectural services. All services shall be performed under the direction of a professional architect registered in the State of Arkansas and qualified in the particular field.

SECTION 1 - AUTHORIZATION OF SERVICES

- 1.1 Services on any assignment shall be undertaken only upon written Authorization of CITY OF FAYETTEVILLE and agreement of Allison Architects.
- 1.2 Assignments may include services described hereafter as Basic Services or as Additional Services of ARCHITECT.
- 1.3 Changes, modifications or amendments in scope, price or fees to this contract shall **not** be allowed without a formal contract amendment approved by the Mayor and the City Council **in advance** of the change in scope, costs, fees, or delivery schedule.

SECTION 2 - BASIC SERVICES OF ARCHITECT

- 2.1 Perform professional services in connection with the Project as hereinafter stated.
 - 2.1.1 The Scope of Services to be furnished by ARCHITECT during the Project is included in Appendix A attached hereto and made part of this Agreement.
- 2.2 ARCHITECT shall coordinate their activities and services with the CITY OF FAYETTEVILLE. ARCHITECT and CITY OF FAYETTEVILLE agree that Allison Architects has full responsibility for the architectural services.

SECTION 3 - RESPONSIBILITIES OF CITY OF FAYETTEVILLE

- 3.1 CITY OF FAYETTEVILLE shall, within a reasonable time, so as not to delay the services of ARCHITECT.
 - 3.1.1 Provide full information as to CITY OF FAYETTEVILLE's requirements for the Project.
 - 3.1.2 Assist ARCHITECT by placing at ARCHITECT's disposal all available information pertinent to the assignment including previous reports and any other data relative thereto.
 - 3.1.3 Assist ARCHITECT in obtaining access to property reasonably necessary for ARCHITECT to perform its services under this Agreement.
 - 3.1.4 Examine all studies, reports, sketches, cost opinions, proposals, and other documents presented by ARCHITECT and render in writing decisions pertaining thereto.
 - 3.1.5 The FACILITIES & BUILDING CONSTRUCTION MANAGER is the CITY OF FAYETTEVILLE's project representative with respect to the services to be performed under this Agreement. The FACILITIES & BUILDING CONSTRUCTION MANAGER shall have complete authority to transmit instructions, receive information, interpret and define CITY OF FAYETTEVILLE's policies and decisions with respect to materials, equipment, elements and systems to be used in the Project, and other matters pertinent to the services covered by this Agreement.
 - 3.1.6 CITY OF FAYETTEVILLE and/or its representative will review all documents and provide written comments to ARCHITECT in a timely manner.

SECTION 4 - PERIOD OF SERVICE

- 4.1 This Agreement will become effective upon the first written notice by CITY OF FAYETTEVILLE authorizing services hereunder.
- 4.2 The provisions of this Agreement have been agreed to in anticipation of the orderly progress of the Project through completion of the services stated in the Agreement. ARCHITECT will proceed with providing the authorized services immediately upon receipt of written authorization from CITY OF FAYETTEVILLE. Said authorization shall include the scope of the services authorized and the time in which the services are to be completed. The anticipated schedule for this project is included as Appendix A.

SECTION 5 - PAYMENTS TO ARCHITECT

- 5.1 The maximum not-to-exceed amount authorized for this Agreement is \$ 50,000 . The CITY OF FAYETTEVILLE shall compensate ARCHITECT based on a Lump Sum basis as described in Appendix A. This will be a multi-year phased contract with Phase 1 for a fixed fee of \$15,000 to begin in 2016, and Phase 2 for a fixed fee of \$35,000 to begin in 2017 contingent on Council Approval of 2017 Budget.
- 5.2 Statements
 - 5.2.1 Monthly statements for each calendar month shall be submitted to CITY OF FAYETTEVILLE or such parties as CITY OF FAYETTEVILLE may designate for professional services consistent with ARCHITECT'S normal billing schedule. Once

established, the billing schedule shall be maintained throughout the duration of the Project. Applications for payment shall be made in accordance with a format to be developed by ARCHITECT and approved by CITY OF FAYETTEVILLE. Applications for payment shall be accompanied each month by the updated project schedule as the basis for determining the value earned as the work is accomplished. Final payment for professional services shall be made upon CITY OF FAYETTEVILLE's approval and acceptance with the satisfactory completion of the study and report for the Project.

5.3 Payments

- 5.3.1 All statements are payable upon receipt and due within thirty (30) days. If a portion of ARCHITECT's statement is disputed by CITY OF FAYETTEVILLE, the undisputed portion shall be paid by CITY OF FAYETTEVILLE by the due date. CITY OF FAYETTEVILLE shall advise ARCHITECT in writing of the basis for any disputed portion of any statement. CITY OF FAYETTEVILLE will make reasonable effort to pay invoices within 30 days of date the invoice is approved, however, payment within 30 days is not guaranteed.

5.4 Final Payment

- 5.4.1 Upon satisfactory completion of the work performed under this Agreement, as a condition before final payment under this Agreement, or as a termination settlement under this Agreement, ARCHITECT shall execute and deliver to CITY OF FAYETTEVILLE a release of all claims against CITY OF FAYETTEVILLE arising under or by virtue of this Agreement, except claims which are specifically exempted by ARCHITECT to be set forth therein. Unless otherwise provided in this Agreement or by State law or otherwise expressly agreed to by the parties to this Agreement, final payment under this Agreement or settlement upon termination of this Agreement shall not constitute a waiver of CITY OF FAYETTEVILLE's claims against ARCHITECT or his sureties under this Agreement or applicable performance and payment bonds, if any.

SECTION 6 - GENERAL CONSIDERATIONS

6.1 Insurance

- 6.1.1 During the course of performance of these services, ARCHITECT will maintain (in United States Dollars) the following minimum insurance coverages:

<u>Type of Coverage</u>	<u>Limits of Liability</u>
Workers' Compensation Employers' Liability	Statutory \$500,000 Each Accident
Commercial General Liability Bodily Injury and Property Damage	\$1,000,000 Combined Single Limit
Automobile Liability: Bodily Injury and Property Damage	\$1,000,000 Combined Single Limit
Professional Liability Insurance	\$1,000,000 Each Claim

ARCHITECT will provide to CITY OF FAYETTEVILLE certificates as evidence of the specified insurance within ten days of the date of this Agreement and upon each renewal of coverage.

- 6.1.2 CITY OF FAYETTEVILLE and ARCHITECT waive all rights against each other and their officers, directors, agents, or employees for damage covered by property insurance during and after the completion of ARCHITECT's services.

6.2 Professional Responsibility

- 6.2.1 ARCHITECT will exercise reasonable skill, care, and diligence in the performance of ARCHITECT's services and will carry out its responsibilities in accordance with customarily accepted professional engineering practices. CITY OF FAYETTEVILLE will promptly report to ARCHITECT any defects or suspected defects in ARCHITECT's services of which CITY OF FAYETTEVILLE becomes aware, so that ARCHITECT can take measures to minimize the consequences of such a defect. CITY OF FAYETTEVILLE retains all remedies to recover for its damages caused by any negligence of ARCHITECT.

6.3 Cost Opinions and Projections

- 6.3.1 Cost opinions and projections prepared by ARCHITECT relating to construction costs and schedules, operation and maintenance costs, equipment characteristics and performance, and operating results are based on ARCHITECT's experience, qualifications, and judgment as a design professional. Since ARCHITECT has no control over weather, cost and availability of labor, material and equipment, labor productivity, construction Contractors' procedures and methods, unavoidable delays, construction Contractors' methods of determining prices, economic conditions, competitive bidding or market conditions, and other factors affecting such cost opinions or projections, ARCHITECT does not guarantee that actual rates, costs, performance, schedules, and related items will not vary from cost opinions and projections prepared by ARCHITECT.

6.4 Changes

- 6.4.1 CITY OF FAYETTEVILLE shall have the right to make changes within the general scope of ARCHITECT's services, with an appropriate change in compensation and schedule only after Fayetteville City Council approval of such proposed changes and, upon execution of a mutually acceptable amendment or change order signed by the Mayor of the CITY OF FAYETTEVILLE and the duly authorized officer of ARCHITECT.

6.5 Termination

- 6.5.1 This Agreement may be terminated in whole or in part in writing by either party in the event of substantial failure by the other party to fulfill its obligations under this Agreement through no fault of the terminating party, provided that no termination may be effected unless the other party is given:

- 6.5.1.1 Not less than ten (10) calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate,

- 6.5.1.2 An opportunity for consultation with the terminating party prior to termination.

- 6.5.2 This Agreement may be terminated in whole or in part in writing by CITY OF FAYETTEVILLE for its convenience, provided that ARCHITECT is given:
- 6.5.2.1 Not less than ten (10) calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate,
- 6.5.2.2 An opportunity for consultation with the terminating party prior to termination.
- 6.5.3 If termination for default is effected by CITY OF FAYETTEVILLE, an equitable adjustment in the price provided for in this Agreement shall be made, but
- 6.5.3.1 No amount shall be allowed for anticipated profit on unperformed services or other work,
- 6.5.3.2 Any payment due to ARCHITECT at the time of termination may be adjusted to cover any additional costs to CITY OF FAYETTEVILLE because of ARCHITECT's default.
- 6.5.4 If termination for default is effected by ENGINEER, or if termination for convenience is effected by CITY OF FAYETTEVILLE, the equitable adjustment shall include a reasonable profit for services or other work performed. The equitable adjustment for any termination shall provide for payment to ARCHITECT for services rendered and expenses incurred prior to the termination, in addition to termination settlement costs reasonably incurred by ARCHITECT relating to commitments which had become firm prior to the termination.
- 6.5.5 Upon receipt of a termination action under Paragraphs 6.5.1 or 6.5.2 above, ARCHITECT shall:
- 6.5.5.1 Promptly discontinue all affected work (unless the notice directs otherwise),
- 6.5.5.2 Deliver or otherwise make available to CITY OF FAYETTEVILLE all data, drawings, specifications, reports, estimates, summaries and such other information and materials as may have been accumulated by ARCHITECT in performing this Agreement, whether completed or in process.
- 6.5.6 Upon termination under Paragraphs 6.5.1 or 6.5.2 above CITY OF FAYETTEVILLE may take over the work and may award another party an agreement to complete the work under this Agreement.
- 6.5.7 If, after termination for failure of ARCHITECT to fulfill contractual obligations, it is determined that ENGINEER had not failed to fulfill contractual obligations, the termination shall be deemed to have been for the convenience of CITY OF FAYETTEVILLE. In such event, adjustments of the agreement price shall be made as provided in Paragraph 6.5.4 of this clause.
- 6.6 Delays
- 6.6.1 In the event the services of ARCHITECT are suspended or delayed by CITY OF FAYETTEVILLE or by other events beyond ARCHITECT's reasonable control, ARCHITECT shall be entitled to additional compensation and time for reasonable costs incurred by ARCHITECT in temporarily closing down or delaying the Project.

6.7 Rights and Benefits

- 6.7.1 ARCHITECT's services will be performed solely for the benefit of CITY OF FAYETTEVILLE and not for the benefit of any other persons or entities.

6.8 Dispute Resolution

- 6.8.1 Scope of Paragraph: The procedures of this Paragraph shall apply to any and all disputes between CITY OF FAYETTEVILLE and ARCHITECT which arise from, or in any way are related to, this Agreement, including, but not limited to the interpretation of this Agreement, the enforcement of its terms, any acts, errors, or omissions of CITY OF FAYETTEVILLE or ARCHITECT in the performance of this Agreement, and disputes concerning payment.

- 6.8.2 Exhaustion of Remedies Required: No action may be filed unless the parties first negotiate. If timely Notice is given under Paragraph 6.8.3, but an action is initiated prior to exhaustion of these procedures, such action shall be stayed, upon application by either party to a court of proper jurisdiction, until the procedures in Paragraphs 6.8.3 and 6.8.4 have been complied with.

6.8.3 Notice of Dispute

- 6.8.3.1 For disputes arising prior to the making of final payment promptly after the occurrence of any incident, action, or failure to act upon which a claim is based, the party seeking relief shall serve the other party with a written Notice.

- 6.8.3.2 For disputes arising within one year after the making of final payment, CITY OF FAYETTEVILLE shall give ARCHITECT written Notice at the address listed in Paragraph 6.14 within thirty (30) days after occurrence of any incident, accident, or first observance of defect or damage. In both instances, the Notice shall specify the nature and amount of relief sought, the reason relief should be granted, and the appropriate portions of this Agreement that authorize the relief requested.

- 6.8.4 Negotiation: Within seven days of receipt of the Notice, the Project Managers for CITY OF FAYETTEVILLE and ARCHITECT shall confer in an effort to resolve the dispute. If the dispute cannot be resolved at that level, then, upon written request of either side, the matter shall be referred to the President of ARCHITECT'S FIRM and the Mayor of CITY OF FAYETTEVILLE or his designee. These officers shall meet at the Project Site or such other location as is agreed upon within 30 days of the written request to resolve the dispute.

- 6.9 CITY OF FAYETTEVILLE represents that it has sufficient funds or the means of obtaining funds to remit payment to ARCHITECT for services rendered by ARCHITECT.

6.10 Publications

- 6.10.1 Recognizing the importance of professional development on the part of ARCHITECTS's employees and the importance of ARCHITECTS's public relations, ARCHITECT may prepare publications, such as technical papers, articles for periodicals, and press releases, pertaining to ARCHITECT's services for the Project. Such publications will be provided to CITY OF FAYETTEVILLE in draft form for CITY OF FAYETTEVILLE's advance review. CITY OF FAYETTEVILLE shall review such drafts promptly and provide CITY OF FAYETTEVILLE's comments to ARCHITECT. CITY OF FAYETTEVILLE may require

deletion of proprietary data or confidential information from such publications, but otherwise CITY OF FAYETTEVILLE will not unreasonably withhold approval. The cost of ARCHITECT's activities pertaining to any such publication shall be for ARCHITECT's account.

6.11 Indemnification

- 6.11.1 CITY OF FAYETTEVILLE agrees that it will require all construction Contractors to indemnify, defend, and hold harmless CITY OF FAYETTEVILLE and ARCHITECT from and against any and all loss where loss is caused or incurred or alleged to be caused or incurred in whole or in part as a result of the negligence or other actionable fault of the Contractors, or their employees, agents, Subcontractors, and Suppliers.

6.12 Ownership of Documents

- 6.12.1 All documents provided by CITY OF FAYETTEVILLE including original drawings, CAD drawings, estimates, field notes, and project data are and remain the property of CITY OF FAYETTEVILLE. ARCHITECT may retain reproduced copies of drawings and copies of other documents.
- 6.12.2 Architectural documents, computer models, drawings, specifications and other hard copy or electronic media prepared by ARCHITECT as part of the Services shall become the property of CITY OF FAYETTEVILLE when ARCHITECT has been compensated for all Services rendered, provided, however, that ENGINEER shall have the unrestricted right to their use. ARCHITECT shall, however, retain its rights in its standard drawings details, specifications, databases, computer software, and other proprietary property. Rights to intellectual property developed, utilized, or modified in the performance of the Services shall remain the property of ARCHITECT.
- 6.12.3 Any files delivered in electronic medium may not work on systems and software different than those with which they were originally produced. ARCHITECT makes no warranty as to the compatibility of these files with any other system or software. Because of the potential degradation of electronic medium over time, in the event of a conflict between the sealed original drawings/hard copies and the electronic files, the sealed drawings/hard copies will govern.

6.13 Notices

- 6.13.1 Any Notice required under this Agreement will be in writing, addressed to the appropriate party at the following addresses:

CITY OF FAYETTEVILLE's address:
113 West Mountain Street
Fayetteville, Arkansas 72701

ALLISON ARCHITECTURE address:
200 West Capitol
Suite 1400
Little Rock, AR 72201

6.14 Successor and Assigns

- 6.14.1 CITY OF FAYETTEVILLE and ARCHITECT each binds himself and his successors, executors, administrators, and assigns to the other party of this Agreement and to the successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Agreement; except as above, neither CITY OF FAYETTEVILLE nor ARCHITECT shall assign, sublet, or transfer his interest in the Agreement without the written consent of the other.

6.15 Controlling Law

- 6.15.1 This Agreement shall be subject to, interpreted and enforced according to the laws of the State of Arkansas without regard to any conflicts of law provisions.

6.16 Entire Agreement

- 6.16.1 This Agreement represents the entire Agreement between ARCHITECT and CITY OF FAYETTEVILLE relative to the Scope of Services herein. Since terms contained in purchase orders do not generally apply to professional services, in the event CITY OF FAYETTEVILLE issues to ARCHITECT a purchase order, no preprinted terms thereon shall become a part of this Agreement. Said purchase order document, whether or not signed by ARCHITECT, shall be considered as a document for CITY OF FAYETTEVILLE's internal management of its operations.

SECTION 7 - SPECIAL CONDITIONS

7.1 Additional Responsibilities of ARCHITECT

- 7.1.1 CITY OF FAYETTEVILLE's review, approval, or acceptance of design drawings, specifications, reports and other services furnished hereunder shall not in any way relieve ARCHITECT of responsibility for the technical adequacy of the work. Neither CITY OF FAYETTEVILLE's review, approval or acceptance of, nor payment for any of the services shall be construed as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.
- 7.1.2 ARCHITECT shall be and shall remain liable, in accordance with applicable law, for all damages to CITY OF FAYETTEVILLE caused by ARCHITECT's negligent performance of any of the services furnished under this Agreement except for errors, omissions or other deficiencies to the extent attributable to CITY OF FAYETTEVILLE or CITY OF FAYETTEVILLE-furnished data.
- 7.1.3 ARCHITECT's obligations under this clause are in addition to ARCHITECT's other express or implied assurances under this Agreement or State law and in no way diminish any other rights that CITY OF FAYETTEVILLE may have against ARCHITECT for faulty materials, equipment, or work.

7.2 Remedies

- 7.2.1 Except as may be otherwise provided in this Agreement, all claims, counter-claims, disputes and other matters in question between CITY OF FAYETTEVILLE and ARCHITECT arising

out of or relating to this Agreement or the breach thereof will be decided in a court of competent jurisdiction within Arkansas.

7.3 Audit: Access to Records

7.3.1 ARCHITECT shall maintain books, records, documents and other evidence directly pertinent to performance on work under this Agreement in accordance with generally accepted accounting principles and practices consistently applied in effect on the date of execution of this Agreement. ARCHITECT shall also maintain the financial information and data used by ARCHITECT in the preparation of support of the cost submission required for any negotiated agreement or change order and send to CITY OF FAYETTEVILLE a copy of the cost summary submitted. CITY OF FAYETTEVILLE, the State or any of their authorized representatives shall have access to all such books, records, documents and other evidence for the purpose of inspection, audit and copying during normal business hours. ARCHITECT will provide proper facilities for such access and inspection.

7.3.2 Records under Paragraph 7.3.1 above, shall be maintained and made available during performance on assisted work under this Agreement and until three years from the date of final payment for the project. In addition, those records which relate to any controversy arising out of such performance, or to costs or items to which an audit exception has been taken, shall be maintained and made available until three years after the date of resolution of such appeal, litigation, claim or exception.

7.3.3 This right of access clause (with respect to financial records) applies to:

7.3.3.1 Negotiated prime agreements:

7.3.3.2 Negotiated change orders or agreement amendments in excess of \$10,000 affecting the price of any formally advertised, competitively awarded, fixed price agreement:

7.3.3.3 Agreements or purchase orders under any agreement other than a formally advertised, competitively awarded, fixed price agreement. However, this right of access does not apply to a prime agreement, lower tier subagreement or purchase order awarded after effective price competition, except:

7.3.3.3.1 With respect to record pertaining directly to subagreement performance, excluding any financial records of ARCHITECT;

7.3.3.3.2 If there is any indication that fraud, gross abuse or corrupt practices may be involved;

7.3.3.3.3 If the subagreement is terminated for default or for convenience.

7.4 Covenant Against Contingent Fees

7.4.1 ARCHITECT warrants that no person or selling agency has been employed or retained to solicit or secure this Agreement upon an agreement of understanding for a commission, percentage, brokerage or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by ARCHITECT for the purpose of securing business. For breach or violation of this warranty, CITY OF FAYETTEVILLE shall have the right to annul this Agreement without liability or at its discretion, to deduct from the

contract price or consideration, or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.

7.5 Gratuities

7.5.1 If CITY OF FAYETTEVILLE finds after a notice and hearing that ARCHITECT or any of ARCHITECT's agents or representatives, offered or gave gratuities (in the form of entertainment, gifts or otherwise) to any official, employee or agent of CITY OF FAYETTEVILLE, in an attempt to secure an agreement or favorable treatment in awarding, amending or making any determinations related to the performance of this Agreement, CITY OF FAYETTEVILLE may, by written notice to ARCHITECT terminate this Agreement. CITY OF FAYETTEVILLE may also pursue other rights and remedies that the law or this Agreement provides. However, the existence of the facts on which CITY OF FAYETTEVILLE bases such finding shall be in issue and may be reviewed in proceedings under the Remedies clause of this Agreement.

7.5.2 In the event this Agreement is terminated as provided in Paragraph 7.5.1, CITY OF FAYETTEVILLE may pursue the same remedies against ARCHITECT as it could pursue in the event of a breach of the Agreement by ARCHITECT. As a penalty, in addition to any other damages to which it may be entitled by law, CITY OF FAYETTEVILLE may pursue exemplary damages in an amount (as determined by CITY OF FAYETTEVILLE) which shall be not less than three nor more than ten times the costs ENGINEER incurs in providing any such gratuities to any such officer or employee.

7.6 Arkansas Freedom of Information Act

7.6.1 City contracts and documents, including internal documents and documents of subcontractors and sub-consultants, prepared while performing City contractual work are subject to the Arkansas Freedom of Information Act (FOIA). If a Freedom of Information Act request is presented to the CITY OF FAYETTEVILLE, ENGINEER will do everything possible to provide the documents in a prompt and timely manner as prescribed in the Arkansas Freedom of Information Act (A.C.A. §25-19-101 et seq.). Only legally authorized photocopying costs pursuant to the FOIA may be assessed for this compliance.

8.0 Special Conditions

8.1 Phase 2 is contingent on Council Approval of the 2017 Budget.

Phase 2 of the contract will be considered null & void in event the 2017 Budget is not approved.

IN WITNESS WHEREOF, CITY OF FAYETTEVILLE, ARKANSAS by and through its Mayor, and ENGINEER, by its authorized officer have made and executed this Agreement as of the day and year first above written.

CITY OF FAYETTEVILLE, ARKANSAS

ALLISON ARCHITECTS

By : _____
Mayor, Lioneld Jordan

By: _____
Aaron Ruby, AIA, LEED AP

ATTEST:

By: _____
City Clerk

Title: Principal _____

END OF AGREEMENT FOR PROFESSIONAL ARCHITECTURAL SERVICES

APPENDIX A

June 20, 2016

Mr. Wade Abernathy
Facilities and Building Construction Manager
City of Fayetteville
113 W. Mountain St
Fayetteville, AR 72701

Re: Proposal for Architectural Services for the Restoration & Reconstruction of the Historic Woolsey Farmstead, Fayetteville

Dear Mr. Abernathy:

It is with great pleasure that we provide you with this Proposal for Architectural Services on this exciting project for the City of Fayetteville. It has been a joy for us to be engaged with the City, its excellent staff as well as committed citizens through the Woolsey Committee and we look forward to helping the City see this significant property restored. If this proposal needs be revised in any way, feel free to let us know.

A. Project Scope

Provide standard architectural services for the purposes of restoring and re-constructing the historic Woolsey Farmstead, as recommended by the recently completed Master Plan dated November 17, 2015. The project shall be divided into two separate sets of services. The first set would consist of Programming, Site Planning & Phasing Plan. The second set of services consists of Schematic Design through Construction Administration (this set of services would be triggered if the project were funded and approved by the City of Fayetteville).

B. Architectural Services Included (Phase I 2016 – 2017):

1. Programming & Site Plan: Assist the City in determining specific goals of the project to include visitor experience and possible interpretive avenues. Continue meetings with the current Woolsey Committee with the goal of answering important questions such as extent of meeting modern needs and functions such as whether the historic home has electricity, light fixtures, mechanical systems, plumbing, security or fire alarm systems. Address needs for parking, restrooms, exhibit space and display of antique furnishings which are being donated to the project. Provide more detail on how the property surrounding the Woolsey home will be developed in the way of reconstructing missing 19th century outbuildings, restoring the cemetery, incorporating a modern trail system, providing park/activity/recreation space onsite while maintaining accessibility standards, possible site lighting and paved areas.
2. Phasing Plan: Provide a written Phasing Plan which describes the project being completed over multiple phases, each phase being completed each year or as funding becomes available. The phases should be divided in a logical sequence that focuses on the exterior

first and interior last. The restoration/conservation of the cemetery will likely be treated as a separate project or "phase".

C. Architectural Services Included (Phase II 2017):

3. Phase I Schematic Design: Based on completed programming, develop drawings indicating scope of work for Phase I, which is anticipated to include selective demolition (removal of portions of house outside of period of significance), permanent structural stabilization of the historic frame, foundation, chimney re-construction, new exterior sheathing and openings. The goal of Phase I would likely be completion of major demolition, complete structural stabilization (foundation and frame) and getting the re-constructed building "in the dry". The project will probably not be open to the public at the end of this Phase. Provide a budget estimate and outline specification.
4. Phase I Design Development: With owner's written approval of Schematic Design drawings, proceed to develop drawings consistent with adopted Phase I goals. Hire structural engineer to assist in providing details for the long-term stabilization (frame and foundation) of the house. Update budget estimate, if necessary. Provide draft of the project specifications.
5. Phase I Construction Documents: With owner's written approval of Design Development drawings, proceed to develop drawings consistent with adopted Phase I goals. Update budget estimate, if necessary. Complete drawings and specifications ready for bidding will be delivered to the owner for final review and approval prior to issuing for bidding.
6. Phase I Bidding & Negotiation: With owner's written approval of Construction Documents, assist owner in advertising the project for bids. Conduct pre-bid meeting onsite. Given the sensitive nature of the project, discuss options on minimum contractor qualifications and experience. Assist in reviewing bids and make recommendation to owner.
7. Phase I Construction Administration: Assist owner in getting under Contract with selected bidder. Visit jobsite at necessary intervals to monitor that the work taking place is in general conformance with the drawings and specifications.

D. Services Not Included (can be provided as "Additional Service")

1. Civil & Landscape Design: Involvement from a civil engineer will probably be necessary at some point in the project, though is not anticipated during Phase I.
2. Cemetery Restoration/Conservation: Assuming that further stabilization of the house is a higher priority, it is assumed that actual restoration and conservation of the cemetery could take place during a later phase. It may also be possible for the City to engage a conservationist separate from the general contractor responsible for the Woolsey house.
3. Geotechnical Analysis: A soils analysis is not anticipated, unless requested by the structural engineer.
4. Archeology: An archeologist will be engaged to visit the site during and after selective demolition to determine whether or not extensive archeology should be pursued. This proposal assumes that no extensive archeology will be necessary. However, we recommend that the owner have funds available as a contingency to complete the archeology should it be recommended.

5. Architectural Services beyond Phase I: Future proposals can be provided for each subsequent phase.
6. Consulting Engineers: At the time of writing of this proposal, modern mechanical, electrical, plumbing, security and other low voltage wiring design is not anticipated and thus not included.
7. Interpretive Planning or Exhibits: We are not experienced interpretive planners or educational lesson writers. Though we can help in generating some overall goals in the way of what we probably want to display and show visitors, there are other professionals available that are more accustomed to formalizing exhibits and education plans.
8. Third Party Certifications: Compliance with third party certification systems such as LEED or Green Globes is not included.
9. Renderings: Extensive computer renderings such as simulated video or "fly-through" modeling, such as might be helpful for fundraising campaign, is not included.
10. Any additional work, budgets, drawings, site visits not specifically referred to in paragraph B "Architectural Services Included" above.

E. Project Schedule

No schedule has yet been established though it is assumed to be as soon as practical. In consideration of the fact that the building is exposed to the elements, services provided will be treated with sense of urgency.

F. Project Budget

A budget has not yet been established though it is assumed that we will work closely with the City in determining a feasible budget simultaneously with development of the Phase I Scope of Work.

G. Fee Proposal

For all of the services listed as included (both the first and second set), we propose a fixed fee of \$50,000.00, plus reimbursable expenses. On a project such as this, expenses are anticipated to be limited to printing. To proceed with Phase I of services only (Programming, Site Planning & Phasing Plan), we proposed a fixed fee of \$15,000. Should the second set of services be approved, Phase II will be a fixed fee of \$35,000.00, contingent on council approval of 2017 budget.

H. Additional Services

Allison Architects, Inc. will provide other additional services when requested. Additional Services are defined as services outside of the basic Scope of Services. Generally it is easiest to simply charge hourly for these services at our current rates. We can also add services (such as hiring consulting engineers or other services) at cost plus a percentage for handling. We will always seek written permission to proceed prior to engaging in Additional Services.

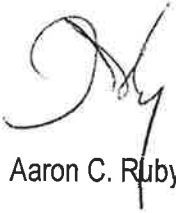
I. Billing & Payment

Allison Architects, Inc. invoices fees and expenses on a monthly basis and coincides with completed services up to the end of each month. Payment is due upon receipt. Invoices that are

not paid within forty-five (45) days of the date of the invoice will be considered delinquent. Invoices that are not paid within sixty (60) days of the date of the invoice will be subject to penalties.

Should this proposal be accepted, let us know and we will be happy to generate a standard AIA (American Institute of Architects) form of agreement for your review and signature. We look forward to hearing from you and moving ahead on this wonderful project! If you have any questions at all, please do not hesitate to call.

Cordially,

A handwritten signature in black ink, appearing to read 'ARuby', written over the printed name.

Aaron C. Ruby, AIA, LEED AP

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2015-2019)

B. 2
 2015-2019 Capital Improvements Plan (CIP)
 Page 76 of 178

Project Title: Woolsey Homestead Historic Restoration Project

Division: Mayors Administration (D100)

Funding: 4470 - Sales Tax Capital Improvements

Category: Other Capital Improvements

Rank: 1

Project #: 00000

Project Type: Replacement ☐
 Expansion ☒

Timeframe: Multi Year

Project Cost		
2015	\$	70,000
2016		-
2017		120,000
2018		90,000
2019		-
Total		\$ 280,000

Description:

This project is a three (3) phase renovation. Phase 1 – Imperative items completed in the first year focus on environmental site assessment and selective demolition. Clean up around the exterior of the main house with removal of vegetation, the collapsed front porch, and loose wood and rubbish. Other items are: salvage of brick; removal of modern finishes and fixtures; seal off openings or any other exposed structure; water-proofing the structure; partial removal of the flooring; and installation of fencing for security. Phase 2 – Priority items estimated to be completed in the next one to three years include: focused attention on additional shoring measures, roof replacement, civil site surveys and architectural master planning. Phase 3 – Significant Items in the final year are restoration to the 1840's period, removal of all later additions, long-term foundation and framing restoration, and cemetery marker restoration and conservation.

Scheduled Implementation:

New Project Request

Phase 1 - Imperative items estimated at \$70,000 in 2015; Phase 2 - Priority items estimated at \$120,000 in 2017; Phase 3 - Significant items estimated at \$90,000 in 2018.

Effect on Operations:

This is construction related work that will need to be contracted and overseen by construction management of staff.

City of Fayetteville - Purchase Order Request (PO)

(Not a Purchase Order)

All PO Requests shall be scanned to the Purchasing e-mail: Purchasing@fayetteville-ar.gov.
Purchase shall not be made until an actual PO has been issued.

Requisition No.: _____ Date: 6/20/2016

P.O Number: _____

Vendor #: 25911 Vendor Name: Allison Architects

Address: 200 west Capitol, suite 1400

City: Little Rock State: Ar

Requester: Wade Abernathy

FOB Point: _____

Zip Code: 72201 Ship to code: _____

Requester's Employee #: 4050

Account Number: 4470.9470.5314.00

Project Sub#: 15008 1

Inventory #: _____

Fixed Asset #: _____

Extension: 8361

Expected Delivery Date: _____

Legistar#: 2016-0313

Mail: ☐ Yes ☐ No

Taxable: ☐ Yes ☐ No

Quotes Attached: ☐ Yes ☐ No

Subtotal: \$15,000.00

Tax: _____

Total: \$15,000.00

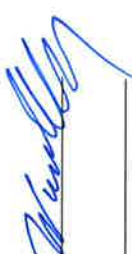
Special Instructions: _____

Approvals: _____

Mayor: _____

Chief Financial Officer: _____

Dispatch Manager: _____

Department Director: 

Budget Director: _____

Utilities Manager: _____

Purchasing Manager: _____

IT Director: _____

Other: _____



SITE PLAN LEGEND

AREAS INDICATED IN ACREAGE HIGHLY APPROXIMATED

	BOUNDARY OF HISTORIC WOOLSEY FARMSTEAD SITE (27 ACRES)
	SHARED-USE PAVED TRAIL
	BOUNDARY OF EXISTING WETLANDS BANK (82 ACRES)
	BOUNDARY OF WASTEWATER PLAN & EXPANSION AREA (67 ACRES)
	GOOSE CREEK
	RECYCLING DROP OFF & EDUCATION SITE
	PROPOSED URBAN AGRICULTURE PLATS (12.5 ACRES)
	PERIMETER REQUIRES 10'-0" HIGH FENCE TO KEEP OUT DEERS

USGS SCALE 5:100,000

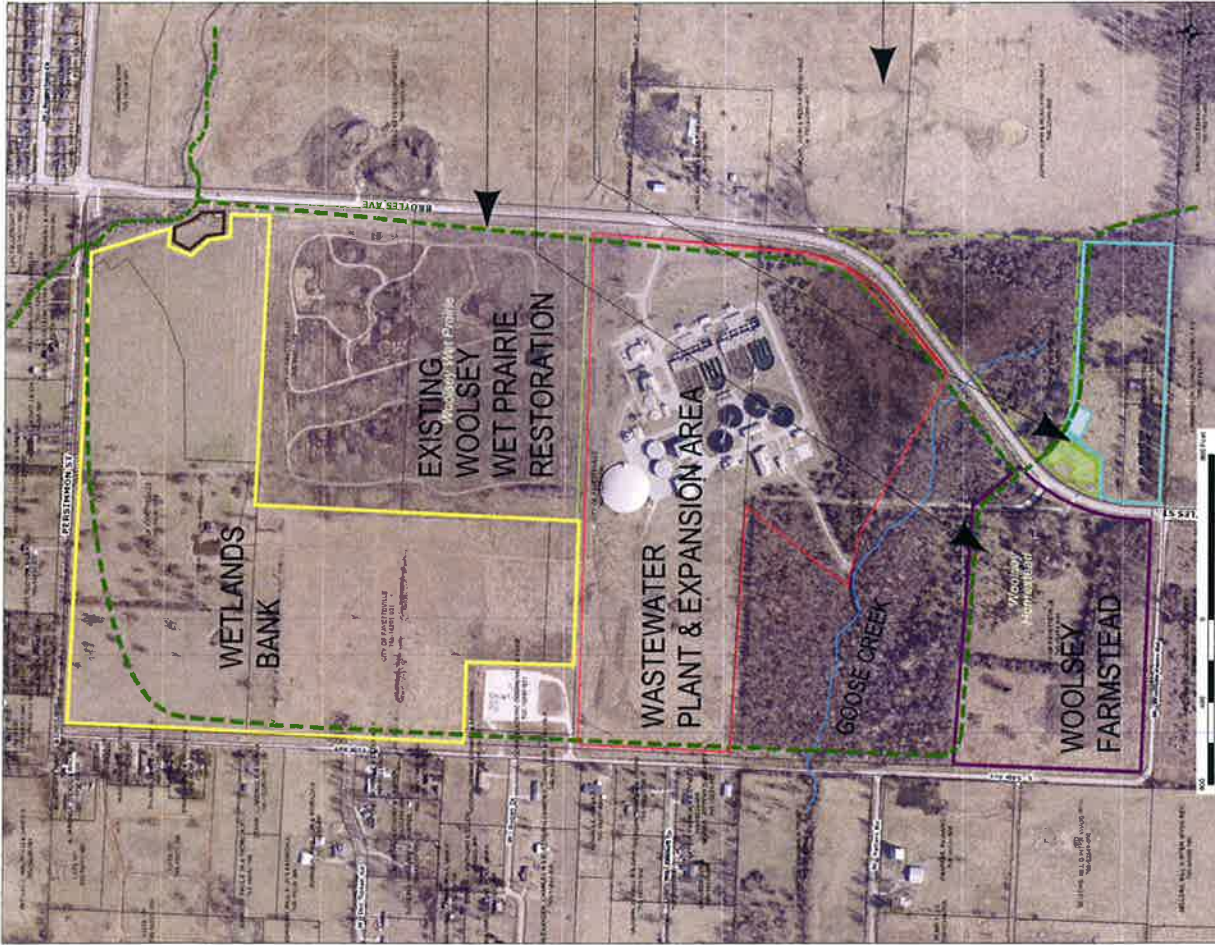
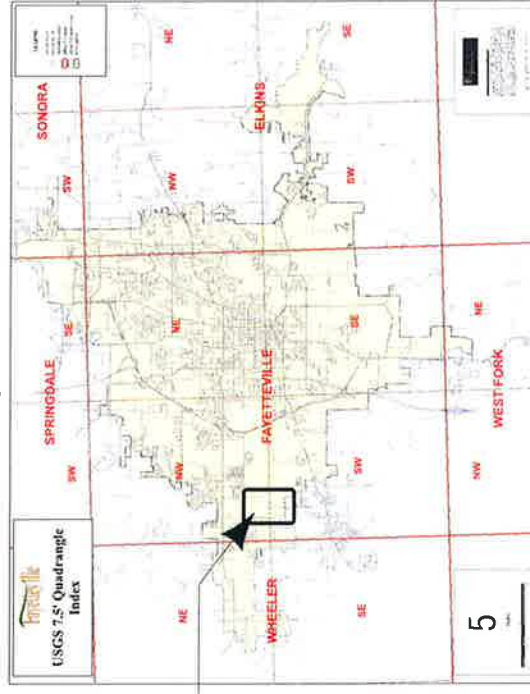
Information on this plan provided by several sources including:

1. "Wedington Corridor Masterplan", City of Fayetteville website
2. Woodsey Wetland prairie, ECO website
3. Waste water treatment plant, email
4. "West side WWTF Site conceptual master plan, Nov 17, 2009
5. City of Fayetteville trails master plan, Woodsey site

SHARED-USE PAVED TRAIL LOOP

HISTORIC WOOLSEY FARMSTEAD RESTORATION. REFER TO ENLARGED SITE PLAN SHEET A-0.1

POSSIBLE EDUCATION CENTER & OPEN PAVILION PROVIDING RESTROOMS, MEETING ROOMS & ADMIN. SPACE TO SUPPORT HISTORIC WOOLSEY, URBAN AGRI. WETLAND PRAIRIE EDUCATION & EXHIBITS



SITE PLAN

SHEET TITLE
SITE PLAN

DATE: 2015.11.17
SCALE: ACR
DRAWN BY: ACR
PROJECT NO: 340
SHEET NO: 340

A0.0

A RESTORATION OF THE
WOOLSEY FARMSTEAD

FAYETTEVILLE, ARKANSAS

Allison Architects, Inc.
221 N. East Ave
Fayetteville, AR 72701
P: 479.444.6972
F: 479.444.8197
200 W. Capitol, Suite 1400
Little Rock, AR 72201
P: 501.376.0717
F: 501.376.1766

F: 479.444.8197

SCALE: 1" = 120'-0"

A RESTORATION OF THE 1843 WOOLSEY HOMESTEAD

FAYETTEVILLE, ARKANSAS

Allison Architects, Inc.

200 W. Capitol, Suite 1400
Little Rock, AR 72201
P: 501.376.0717
F: 501.376.1766

221 N. East Ave.

Fayetteville, AR 72701

P: 479.444.6972

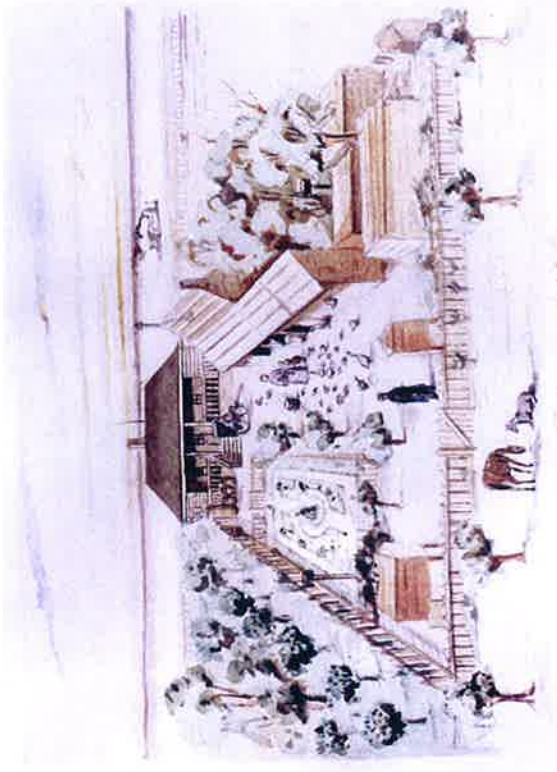
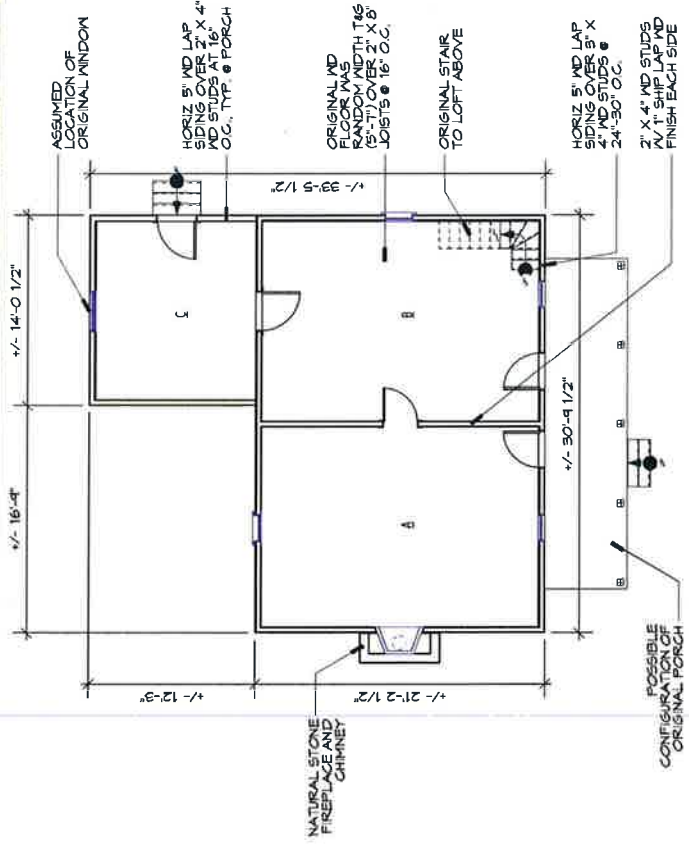
F: 479.444.8197



Left- Split rail fence
(Reconstruction of
1840's era blacksmith
shop in background)

Right- Post & Rail fence

Historic Arkansas
Museum,
Little Rock



Painting by Joseph M. Paret (1807-1872)



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Text File

File Number: 2016-0316

Agenda Date: 7/19/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 3

2016-2020 CONSOLIDATED PLAN, 2016 ACTION PLAN, AND CDBG RECONCILIATION:

A RESOLUTION TO APPROVE THE 2016 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN, TO AUTHORIZE THE MAYOR TO EXECUTE THE CDBG AGREEMENT FOR 2016 WHEN RECEIVED IN THE AMOUNT OF \$619,098.00, TO APPROVE THE 2016-2020 FIVE YEAR CONSOLIDATED CDBG PLAN, AND TO APPROVE A BUDGET ADJUSTMENT CONTINGENT UPON RECEIPT OF THE GRANT FUNDS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes the Mayor to execute the Community Development Block Grant (CDBG) Agreement in the amount of \$619,098.00 for 2016 when received, and approves the 2016 Action Plan proposed as follows:

Administration	\$80,000.00
Housing Rehabilitation	\$343,198.00
Redevelopment	\$54,400.00
Big Brothers Big Sisters	\$5,000.00
Court Appointed Special Advocates of Northwest Arkansas	\$10,000.00
Credit Counseling of Arkansas	\$5,009.00
Transportation	\$41,491.00
Prism Education Center	\$80,000.00

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby approves the 2016-2020 Five Year Consolidated Community Development Block Grant Plan, a copy of which is attached to this Resolution.

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution, recognizing the Community Development Block Grant revenue, contingent upon receipt of the grant funds.

City of Fayetteville Staff Review Form

2016-0316

Legistar File ID

7/19/2016

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Yolanda Fields

6/29/2016

Community Resources /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of the 5-year Consolidated Plan (2016-2020), 2016 Action Plan, the Mayor's authority to execute the 2016 Community Development Block Grant (CDBG) Agreement upon receipt, and approval of a budget adjustment to reconcile CDBG grant funds

Budget Impact:

Several; See BA

2180 - CDBG

Account Number

Fund

N/A

N/A

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 1,266,063.00

Funds Obligated \$ -

Current Balance \$ 1,266,063.00

Does item have a cost? No

Item Cost

Budget Adjustment Attached? Yes

Budget Adjustment \$ 129,294.00

Remaining Budget \$ 1,395,357.00

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:

MEETING OF JULY 19, 2016

TO: Mayor and City Council
THRU: Jeremy Pate, Development Services Director
FROM: Yolanda Fields, Community Resources Director
DATE: June 29, 2016
SUBJECT: **2016-2020 Consolidated Plan, 2016 Action Plan, and CDBG Reconciliation**

RECOMMENDATION:

Staff recommends approval of the attached 5-year Consolidated Plan, 2016 Action Plan, and budget adjustment reconciling CDBG grant funds.

BACKGROUND:

Fayetteville has been a CDBG Entitlement City since 1975. Funding is based on a formula allocation process that takes into account such factors as population, percent of low/moderate income persons, and number of housing units. This formula allocation process awards CDBG funding to the City of Fayetteville. Each year, the Community Resources Division submits an Action Plan to the U.S. Department of Housing and Urban Development (HUD) outlining the proposed uses of CDBG funding. If HUD approves the Action Plan, a CDBG Agreement for that year is received. This agreement must be executed, returned to the HUD Field Office in Little Rock, and then sent to HUD in Washington D.C. for the release of funds. Furthermore, every five years a Consolidated Plan, which is designed to help states and local jurisdictions to assess their affordable housing and community development needs, is also sent to HUD in order to help determine funding needs.

DISCUSSION:

Grant amounts vary each year based upon the funding levels authorized by Congress through the annual federal budget process. The award for 2016 is \$619,098. The grant funding detail submitted to HUD in the 2016 Action Plan is as follows:

Administration	\$ 80,000
Housing Rehabilitation	\$343,198
Redevelopment	\$ 54,400
Big Brothers Big Sisters	\$ 5,000
CASA of NWA	\$ 10,000
Credit Counseling of Arkansas	\$ 5,009
Transportation	\$ 41,491
Prism Education Center	<u>\$ 80,000</u>
	\$619,098

Approving the Consolidated Plan, 2016 Action Plan and the Mayor's authority to execute the 2016 CDBG Agreement upon receipt will reduce the waiting time for HUD to release the funds. This will allow for a quicker start to both internal and external programs which assist low and moderate income residents in Fayetteville.

Moreover, in order to reconcile the CDBG budget to reflect the amount available in HUD's Integrated Disbursement and Information System (IDIS), an amount of \$129,294 will need to be adjusted into the current budget. Detail of the reconciliation is as follows:

	IDIS	AS400
Prior Year Balance	\$776,259.17	\$710,063
2016 Grant Budget	\$619,098	\$556,000
Totals	\$1,395,357.17	\$1,266,063
Difference	\$1,395,357.17 - \$1,266,063 = \$129,294.17	

BUDGET/STAFF IMPACT:

2016 CDBG grant revenue - \$619,098

Increase to CDBG Grant Revenue in the amount of \$129,294

- Increase to Admin Overtime - \$500; Increase to Admin Minor Equipment - \$1,300; Increase to Admin Public Notification - \$4,000; Increase to Admin Uniforms - \$200; Increase to Housing Overtime - \$500; Increase to Housing Software - \$3,000; Increase to Housing Minor Equipment - \$3,000; Increase to Housing Uniforms - \$200; Increase to Housing Travel/Training - \$5,800; Increase to Housing Contract Services Housing Partner - \$3,000; Increase to Housing Bank Service Charges - \$500; Increase to Redevelopment Overtime - \$300; Increase to Redevelopment Uniforms - \$200; Decrease to Public Services (PS) Undesignated – (\$25,500); Increase to PS Transportation Services - \$5,491; Increase to PS Big Brothers Big Sisters - \$5,000; Increase to PS CCOA - \$5,009; Increase to PS Casa of NWA - \$10,000; Increase to Public Facilities (PF) Undesignated - \$26,794; Increase to PF Prism Education - \$80,000

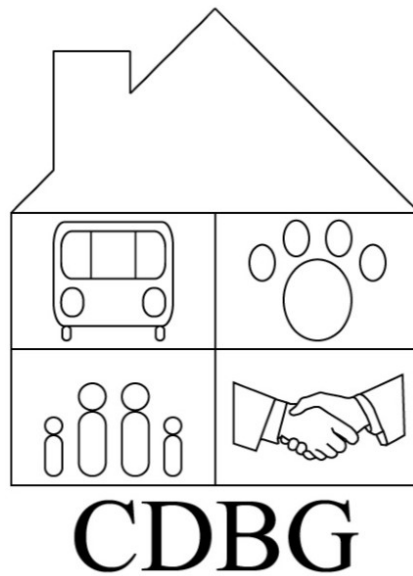
Attachments:

Consolidated Plan

Action Plan

Budget Adjustment

City of Fayetteville



5-Year Consolidated Plan (2016-2020) and Year 1 Action Plan (2016)

Executive Summary

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

1. Introduction

The Five-Year Consolidated Plan (Con Plan) is one of the requirements for the City of Fayetteville to receive funds through the Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program for entitlement cities.

The Con Plan presents a needs assessment for low- and moderate-income residents. Components of the Con Plan are a needs assessment, market analysis, and a 5-year strategic plan. The needs identified in this plan exceed the funding available to address all of them. The Con Plan will detail how the City of Fayetteville determined which needs are included in the Year 1 Action Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The needs assessment, market analysis, consultation with community stake holders, and past performance were all utilized to develop the priority needs for Fayetteville. The priority needs are housing, redevelopment, public services, and public facilities. Housing will focus on maintaining the affordable housing stock through rehabilitation and repair of LMI owner-occupied homes. Redevelopment provides code compliance assistance for LMI homeowners who are financially and/or physically unable to correct code violations. Public services and public facilities are funded through a competitive grant process with the Grant Prioritization Committee determining which projects are included in the annual action plan.

3. Evaluation of past performance

Each year, the City is required to submit a Consolidated Annual Performance Evaluation Report (CAPER) to HUD, reporting on the activities that were funded with CDBG, the amount spent and the beneficiaries assisted. The City submits the required reports annually and HUD has accepted the reports each year. In addition to meeting HUD requirements the CAPER provides the City with an opportunity to review past performance and utilize the information as a component of determining future needs.

4. Summary of citizen participation process and consultation process

The City of Fayetteville CDBG activities are designed and carried out based on local needs. Through public meetings, consultation with area public and non-profit service agencies, informal discussion with citizens, studies, city staff and special purpose committees; input from community stakeholders is sought and integrated into designating action priorities. In addition, a Community Development Outreach Quarterly publication serves to inform the community of current and future program projects

and services. We realize that even in our connected age not everyone has access to the internet; therefore, the Outreach Quarterly is distributed in printed format to 40 locations in our community. The Outreach Quarterly also provides the community with program contact information so they can provide feedback/input. We implement and participate in community events to both provide information about the programs we offer and to receive input from citizens about our programs and community needs.

A summary of the Action Plan and Budget were published, in conjunction with announcing the public comment period and a public hearing, in the Northwest Arkansas Democrat Gazette on March 6, 2016 and March 9, 2016. It was also published in the March 10th issues of the weekly publications: The Fayetteville Free Weekly and La Prensa Libre (in Spanish). Finally, the information was posted to the City's website at <http://www.fayetteville-ar.gov> throughout the public comment period. The public comment period ran from March 10, 2016 to April 8, 2016. A public hearing was held on March 23, 2016 at 5:30 pm. A draft of the 5-Year Consolidated Plan and Year 1 Action Plan was made available to the public in the City Clerk's Office and the Community Resources Office throughout the public comment period.

5. Summary of public comments

There were no public comments received.

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

There were no comments or views that were not accepted.

7. Summary

The City of Fayetteville has completed this 5-Year Consolidated Plan and Year 1 Action Plan according to HUD requirements. The funding decisions have been guided by the needs assessment, market analysis, census data, consultation and partnership with service providers, public input, and past performance data.

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	FAYETTEVILLE	Community Resources Division

Table 1 – Responsible Agencies

Narrative

The City of Fayetteville is the Lead Agency for the City of Fayetteville CDBG Entitlement funds. The City of Fayetteville's Community Resources Division is the administrator of the CDBG funds for the City of Fayetteville.

Consolidated Plan Public Contact Information

Yolanda Fields, CGFM Community Resources Director can receive inquiries/comments regarding the Consolidated Plan. She can be reached by: Email - yfields@fayetteville-ar.gov, Phone - 479.575.8290, Mail - City of Fayetteville Community Resources Division, Attn: Yolanda Fields, 113 W Mountain St, Fayetteville AR 72701.

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Fayetteville strives to connect with all entities in our community; especially those that work with the LMI population. Community Resources recognizes that it takes input from the entire community to identify the needs and determine areas where services can be enhanced. While the City uses a variety of methods to reach out to the community we continue to explore new ways of increasing participation from individuals, organizations and businesses.

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(l)).

The City of Fayetteville Community Resources Division enhances coordination through a variety of methods.

Community Resources organizes community events throughout the year, such as CDBG in the Park and FEST of ALL. We encourage local service providers to participate in these events, as they are free of charge and thus an effective way to reach out to the community. Community Resources also participates in community events put on by other organizations. Community events serve a dual purpose of enhancing coordination and getting information out to the community.

Outreach presentations are another way to enhance coordination and Community Resources does presentations at a variety of organizations and is always looking for new locations to expand to. We do presentations to organization staff and clientele both, depending upon the needs of the organization. These presentations ensure that local organizations and/or the organization's clients know the resources that are offered through CDBG and provide an opportunity for organizations/individuals to share what their needs are.

The subrecipient grant process brings many of the local service providers to the table through the grant workshop and subsequent application process. Discussion at the grant workshop and the grant applications provide information on what the current needs of various providers in the community are.

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

The City of Fayetteville is a member of the Northwest Arkansas (NWA) Continuum of Care. We attend meetings and participate with the other members to address the needs of the homeless and potential homeless in our community.

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 Fayetteville provides input to the NWA Continuum of Care at the meetings. We also consult with the CoC and member agencies whenever requested.

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

See Table 2 pp. 7-14

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Arts Live Theatre
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with Arts Live Theatre (ALT) through their participation in the CDBG Public Facility Lease Program, the Subrecipient Grant process and involvement in community activities/events.
2	Agency/Group/Organization	Big Brothers Big Sisters of Northwest Arkansas, Inc.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with BBBS of NWA through their participation in the Subrecipient Grant process and through involvement in community activities/events.
3	Agency/Group/Organization	Donald W Reynolds Boys & Girls Club of Fayetteville
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with Boys & Girls Club through their participation in the Subrecipient Grant process and through involvement in community activities/events.
4	Agency/Group/Organization	CASA of Northwest Arkansas
	Agency/Group/Organization Type	Services-Children Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with CASA of Northwest Arkansas through their participation in the Subrecipient Grant process and through involvement in community activities/events.

5	Agency/Group/Organization	Credit Counseling of Arkansas, Inc
	Agency/Group/Organization Type	Services - Housing Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Housing & Credit Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with CCOA through their participation in the Subrecipient Grant process and through involvement in community activities/events.
6	Agency/Group/Organization	Community Clinic NWA
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with Community Clinic NWA through their participation in the Subrecipient Grant process and through involvement in community activities/events.
7	Agency/Group/Organization	Fayetteville Fire Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Subrecipient Grant Program
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Fayetteville Fire Department participates in our Grant Prioritization Committee utilizing their knowledge of community needs to help determine which applicants for CDBG Public Services and Public Facility funding should be included in the Action Plan.
8	Agency/Group/Organization	Fayetteville Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with the Fayetteville Housing Authority through the consulting/sharing of their plan; as well as, their participation in the Subrecipient Grant process and involvement in community activities/events.

9	Agency/Group/Organization	Fayetteville Planning Division
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Subrecipient Grant Program
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fayetteville Planning Division participates in our Grant Prioritization Committee utilizing their knowledge of community needs to help determine which applicants for CDBG Public Services and Public Facility funding should be included in the Action Plan.
10	Agency/Group/Organization	Fayetteville Police Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Subrecipient Grant Program
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Fayetteville Police Department participates in our Grant Prioritization Committee utilizing their knowledge of community needs to help determine which applicants for CDBG Public Services and Public Facility funding should be included in the Action Plan.
11	Agency/Group/Organization	Fayetteville Senior Activity and Wellness Center
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with Senior Activity & Wellness Center through their participation in the Subrecipient Grant process and through involvement in community activities/events.
12	Agency/Group/Organization	Fayetteville Veterans Affairs
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with the VA through participation in the Continuum of Care and through involvement in community activities/events.

13	Agency/Group/Organization	Habitat for Humanity of Washington County
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with Habitat for Humanity through their participation in the Subrecipient Grant process and through involvement in community activities/events.
14	Agency/Group/Organization	Havenwood Transitional Housing Facility
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with Havenwood through participation in the Continuum of Care and through involvement in community activities/events.
15	Agency/Group/Organization	Life Styles
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with Life Styles through their participation in the Subrecipient Grant process and through involvement in community activities/events.
16	Agency/Group/Organization	LifeSource International
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with LifeSource through their participation in the Subrecipient Grant process and through involvement in community activities/events.

17	Agency/Group/Organization	NWA Continuum of Care
	Agency/Group/Organization Type	Housing Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The NWA Continuum of Care is consulted through participation as a member of the group, interactions with other member agencies and through involvement in community activities/events.
18	Agency/Group/Organization	Ozark Guidance
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with Ozark Guidance through their participation in the Subrecipient Grant process and through involvement in community activities/events.
19	Agency/Group/Organization	Peace at Home Family Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with Peace at Home through participation in the Continuum of Care, their participation in the Subrecipient Grant process and through involvement in community activities/events.

20	Agency/Group/Organization	Prism Education Center
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with Prism Education Center through their participation in the Public Facility Lease Program, the Subrecipient Grant process and through involvement in community activities/events.
21	Agency/Group/Organization	The Salvation Army, A Georgia Corporation
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with The Salvation Army through participation in the Continuum of Care, their participation in the Subrecipient Grant process and through involvement in community activities/events.
22	Agency/Group/Organization	Seven Hills Homeless Center
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with 7hills Homeless Center through participation in the Continuum of Care, their participation in the Subrecipient Grant process and through involvement in community activities/events.
23	Agency/Group/Organization	Sources
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Employment

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with Sources through their eligibility to participate in the Subrecipient Grant process and through involvement in community activities/events.
24	Agency/Group/Organization	Washington County Health Unit - Fayetteville
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with the Washington County Health Unit as needed and through involvement in community activities/events.
25	Agency/Group/Organization	Welcome Health
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with Welcome Health through their participation in the Subrecipient Grant process and through involvement in community activities/events.
26	Agency/Group/Organization	Youth Bridge
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homelessness Needs - Unaccompanied youth Non-Housing Community Development Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with Youth Bridge through participation in the Continuum of Care, their participation in the Subrecipient Grant process and through involvement in community activities/events.
27	Agency/Group/Organization	Yvonne Richardson Community Center - YRCC
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We consult with YRCC through their participation in the Subrecipient Grant process and through involvement in community activities/events.

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

There are no agency types we are aware of in our community that were not consulted.

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	Havenwood	The City of Fayetteville Community Resources Division takes the needs identified by the CoC into account as part of the development of the Strategic Plan.
Fayetteville Housing Authority Plan	Fayetteville Housing Authority	The goal overlap can vary from year to year. The City of Fayetteville receives a copy of the FHA plan annually to ensure consistency with the City's Consolidated Plan.

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))

We work with all departments/divisions of the City; however, there are three that work closely with us in regards to the Consolidated Plan. The Fayetteville Police Department, Fayetteville Fire Department and the Planning Division are three city areas that are out in the community and interacting with citizens on a regular basis allowing them to see and hear needs of the community. This knowledge of the community is put to use through having PD, FD and Planning as members of the Grant Prioritization Committee. This committee reviews all the subrecipient grant applications then meets to rank the applications and determine which proposals will be included in the Action Plan each year.

At the state level we work closely with our HUD Field Office. We utilize the expertise and technical assistance available as needed. The good relationship we have with the Field Office led to our recently taking on the Fayetteville SNAP grants when a local non-profit determined that they were no longer able to do so. We are using CDBG as match for the SNAP funds that are being utilized to provide housing to homeless and chronically homeless in Fayetteville.

PR-15 Citizen Participation

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 Fayetteville CDBG activities are designed and carried out based on local needs. Through public meetings, consultation with area public and non-profit service agencies, informal discussion with citizens, studies, city staff and special purpose committees; input from community stakeholders is sought and integrated into designating action priorities. In addition, a Community Development Outreach Quarterly publication serves to inform the community of current and future program projects and services. We realize that even in our connected age not everyone has access to the internet; therefore, the Outreach Quarterly is distributed in printed format to 40 locations in our community. The Outreach Quarterly also provides the community with program contact information so they can provide feedback/input. We implement and participate in community events to both provide information about the programs we offer and to receive input from citizens about our programs and community needs.

A summary of the Action Plan and Budget was published in conjunction with, announcing the public comment period and a public hearing, in the Northwest Arkansas Democrat Gazette on March 6, 2016 and March 9, 2016. It was also published in the March 10th issues of the weekly publications: The Fayetteville Free Weekly and La Prensa Libre (in Spanish). Finally, the information was posted to the City's website at <http://www.fayetteville-ar.gov> throughout the public comment period. The public comment period ran from March 10, 2016 to April 8, 2016. A public hearing was held on March 23, 2016 at 5:30 pm. A draft of the 5-Year Consolidated Plan and Year 1 Action Plan was made available to the public in the City Clerk's Office and the Community Resource Office throughout the public comment period.

Community Resources reviews our citizen participation process regularly and seeks opportunities to expand community access and increase citizen participation.

Organizations in the community seeking funding assistance receive technical support throughout the Subrecipient Grant Process. This begins in August with a mandatory grant workshop for all entities seeking funding for the upcoming year. The grant workshop provides all organizations that want to submit an application with a walk through of the grant application and an opportunity to ask questions and provide input. The workshop also provides information on the availability of technical assistance throughout the application process and who to contact for assistance. Those applicants included in the Action Plan receive technical support throughout the grant year to answer any questions and provide support/assistance throughout the entire time they are receiving CDBG funds.

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-English Speaking - Specify other language: Spanish (La Prensa Libre) Non-targeted/broad community	The newspaper ads are placed in three papers; the NWA Democrat Gazette, The Fayetteville Free Weekly and La Prensa Libre (Spanish). We don't currently have a method of tracking how many people respond to the ads however, we are confident that by utilizing the three major print media sources in our community that we are reaching a wide section of the city.	There were no comments received.	There were no comments that were not accepted.	

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	Internet Outreach	Non-targeted/broad community	We utilize the City of Fayetteville website and the Community Resources Division Facebook page (Ranger's Pantry Pet Food Bank) to announce public comment periods and public hearing dates. We also utilize the City of Fayetteville website to post copies of the current Action Plans and CAPERs making them accessible to the community for review and comment.	There were no comments received.	There were no comments that were not accepted.	http://www.fayetteville-ar.gov

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)
3	Public Hearing	Non-targeted/broad community	A public hearing was held on Wednesday March 23, 2016 at 5:30 pm. The hearing was attended by program staff. We have tried a variety of means to increase participation and continue to explore new ways to generate interest. We have lots of response/attendance at our community events and are working to get better response to our public hearings.	There were no comments received.	There were no comments that were not accepted.	

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	Outreach Quarterly	Non-targeted/broad community Residents of Public and Assisted Housing	The Community Resources Outreach Quarterly includes information on any upcoming activities related to the Consolidated Plan, Action Plan, CAPER, public comment periods, etc. We don't currently have a method of tracking how many people respond due to the Outreach Quarterly. We know that the 40 locations in the community where we distribute the newsletter reach segments of the population that may not have easy access to the internet or the local paper.	There were no comments received.	There were no comments that were not accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Below is an overview of the analysis completed in the Needs Assessment. The sections of the needs assessment are: Housing Needs Assessment, Disproportionately Greater Need, Public Housing, Homeless Needs Assessment, Non-Homeless Special Needs Assessment and Non-Housing Community Development Needs.

The Housing Needs Assessment (NA-10) shows that cost burden is the most significant housing problem in Fayetteville; therefore affordable housing is clearly a high priority need. The City of Fayetteville has identified maintaining the affordable housing stock through housing rehabilitation and repair, including increasing energy efficiency/reducing utility costs, as a priority.

The analysis of Disproportionately Greater Need (NA-15, NA-20, NA-25, and NA-30) shows there was no racial or ethnic group that had disproportionately greater need in comparison to the needs of that category of need as a whole. In addition, the racial and ethnic group percentages within each of the categories are reflective of the breakdown by percentage of the racial and ethnic groups in the City of Fayetteville as a whole.

The review of Public Housing (NA-35) shows that public housing needs directly compare to the housing needs of the population at large. The need for affordability of housing is consistently identified as a need by service providers in our community including the Fayetteville Housing Authority.

The Homeless Needs Assessment (NA-40) primarily utilized the NWA Continuum of Care 2015 Point-in-Time count to look at homelessness in our area. While the majority of respondents were sheltered, most of those were in emergency shelter rather than transitional housing, which is more stable. While the point-in-time count encompassed all of Northwest Arkansas and not Fayetteville exclusively, the demographics by race/ethnicity and the proportion of male to female were reflective of Fayetteville demographics. The needs of the homeless in Northwest Arkansas and in Fayetteville will continue to be a priority.

The Non-Homeless Special Needs Assessment (NA-45) looks at the special needs that are addressed in Fayetteville. The City of Fayetteville works with those agencies that provide non-homeless special needs services, primarily through our Subrecipient Grant program. We consult with these agencies through our subrecipient grant program, technical assistance provision and one-on-one consultations. We invite these agencies to our community events to provide additional opportunities for community members to learn about their services and to allow us increased interaction with them as well.

The assessment of Non-Housing Community Development Needs (NA-50) looks at Public Facilities and Public Services both of which are a need in our community. The types of public facilities and public services available in our community are discussed as well as the process we use to determine which organizations will be funded annually. We do not discuss Public Improvements as the City does not currently utilize CDBG funds for public improvements and does not anticipate doing so during the 5-years of this Consolidated Plan.

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

Summary of Housing Needs

The Housing Needs Assessment shows that cost burden is the most significant housing problem in Fayetteville. Analysis of the information/data provided in the tables and by service providers in Fayetteville also show that persons occupying rental units are more likely to be affected by housing problems than those in owner occupied units. Those persons who qualify as LMI are more likely to be affected by housing problems which include cost burden. The need for public services will be specifically addressed in section NA-50; however, it is important to note that in consultations with local service providers regarding housing needs, the need for supportive public services was frequently brought up. Due to cost burden being the primary housing problem in Fayetteville, maintaining affordable housing stock will continue to be a priority.

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	58,085	74,191	28%
Households	25,486	31,444	23%
Median Income	\$31,345.00	\$36,447.00	16%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,125	3,875	4,860	2,465	10,585
Small Family Households *	1,615	1,365	1,625	835	5,230
Large Family Households *	350	200	475	65	485
Household contains at least one person 62-74 years of age	354	460	640	320	2,030
Household contains at least one person age 75 or older	260	820	615	275	950
Households with one or more children 6 years old or younger *	925	500	1,089	335	485

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2008-2012 CHAS

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	170	205	90	60	525	170	60	0	40	270
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	65	0	25	55	145	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	150	10	15	200	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	3,675	820	170	15	4,680	415	220	170	110	915
Housing cost burden greater than 30% of income (and none of the above problems)	320	1,615	1,165	275	3,375	105	140	550	275	1,070

	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)	770	0	0	0	770	75	0	0	0	75

Table 7 – Housing Problems Table

Data 2008-2012 CHAS
Source:

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	3,940	1,175	295	140	5,550	430	3,940	170	150	4,690
Having none of four housing problems	620	2,165	3,355	1,685	7,825	150	500	1,315	920	2,885
Household has negative income, but none of the other housing problems	770	0	0	0	770	75	0	0	0	75

Table 8 – Housing Problems 2

Data 2008-2012 CHAS
Source:

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	1,020	695	345	2,060	130	130	430	690
Large Related	45	120	40	205	55	15	0	70
Elderly	170	225	120	515	165	145	110	420

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	2,995	1,715	890	5,600	160	105	180	445
Total need by income	4,230	2,755	1,395	8,380	510	395	720	1,625

Table 9 – Cost Burden > 30%

Data 2008-2012 CHAS
Source:

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	885	190	25	1,100	115	85	105	305
Large Related	0	50	0	50	0	15	0	15
Elderly	160	65	30	255	105	65	30	200
Other	2,815	610	115	3,540	135	95	35	265
Total need by income	3,860	915	170	4,945	355	260	170	785

Table 10 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

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	29	125	35	15	204	0	0	0	0	0
Multiple, unrelated family households	30	25	0	0	55	0	0	0	40	40
Other, non-family households	30	0	0	55	85	0	0	0	0	0
Total need by income	89	150	35	70	344	0	0	0	40	40

Table 11 – Crowding Information – 1/2

Data 2008-2012 CHAS
Source:

	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

Data Source

Comments:

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

Utilizing information provided by homeless service providers in our community, we estimate that approximately 1,943 single person households are in need of housing assistance annually. The majority of those single person households are male 85% with the remaining 15% being female.

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.

According to the local family violence program, there are an estimated 500 families annually in the City of Fayetteville who are victims of domestic violence, dating violence, sexual assault and/or stalking. The estimate that approximately 25% (125 families) of the above families have at least one disabled family member.

Information provided by local providers would indicate that approximately 526 disabled families are in need of housing assistance annually. This estimate includes the families that have also experienced violence.

What are the most common housing problems?

Utilizing the information in the tables above, the most common housing problems are cost burden followed by crowding and substandard housing (lacking complete plumbing or kitchen facilities).

According to the 2010-2014 American Community Survey (ACS) 5-year Estimates, Fayetteville has 32,601 occupied housing units. Fifty-nine percent (19,117) of those are renter occupied with the remaining 41% (13,484) being owner occupied. Fayetteville has a high percentage of rental property in large part because of the presence of the University of Arkansas. Cost burden is a common housing problem for LMI in both renter and owner occupied units. Crowding is only an LMI housing problem in renter occupied units.

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

Those occupying rental units are more likely to be affected by housing problems than those in owner occupied units.

The 2010-2014 ACS indicated that Fayetteville has 19,117 rental units. The tables above indicate that 13,325 (70%) of those are cost burdened and occupied by households that meet the LMI definition. Of the 13,325 cost burdened households, 8,380 (61%) have a cost burden >30% and 4,945 (36%) have a cost burden >50%. The tables also show that 344 (2%) of the rental units have crowding and are occupied by LMI households.

The same ACS shows Fayetteville has 13,484 owner occupied units. The tables indicate that 2,410 (18%) of those are cost burdened and owned by households that meet LMI guidelines. The 2,410 cost burdened owner occupied households consist of 1,625 (67%) that have a cost burden >30% and 785 (33%) that have a cost burden >50%.

The information in Table 7 indicates that 2% of LMI renter occupied units (465) and 2% of LMI owner occupied units (230) are substandard housing (lacking complete plumbing or kitchen facilities).

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

Information, provided by service providers in our community, indicates that the characteristics of those who are currently housed but are at risk of either residing in shelter or becoming unsheltered include: poverty, being unemployed, working low income jobs, having untreated medical or mental health issues, having children under 18, prior evictions, poor credit, lack of education, and/or lack of social supports. The needs of the imminent risk LMI population include; financial, housing, transportation, and education needs. Financial needs encompass many areas including; a way to pay arrears for those facing eviction (it is generally much less expensive to keep someone in a home than to start from scratch), assistance with security and utility deposits as well as rent assistance, greater availability of child care vouchers (the current wait lists are over a year), and increased full-time employment opportunities. Housing needs include; more shelter options for families that are not experiencing domestic violence (most of our shelters are for individuals or families fleeing dv), increased transitional housing with long-term supportive services attached, more in-patient mental health beds, and an increase in supportive housing for individuals and families with serious mental health or physical impairments. Transportation needs include; more public transportation and until then more affordable housing near existing bus routes. Education needs require increased education opportunities in a variety of areas including; financial management, employment coaching, life skills mentoring, and job readiness courses. The needs of formerly homeless families and individuals who are receiving rapid-rehousing

assistance and are nearing the termination of that assistance are; permanent supportive housing for those needing additional assistance/support, social supports for those ready to move on from case management, exit planning so participants know the resources available to them, and financial management tools to be able to manage money effectively on their own.

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:

The jurisdiction does not currently provide estimates of the at-risk populations.

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

The housing characteristic most closely linked with instability and an increased risk of homelessness for the Fayetteville LMI population is cost burden, as detailed above.

Discussion

Having determined that cost burden is the most significant housing problem in Fayetteville, affordable housing is clearly a high priority need. The City of Fayetteville has identified maintaining the affordable housing stock through housing rehabilitation and repair, including increasing energy efficiency/reducing utility costs as a priority.

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

Tables 13-16 look at Disproportionately Greater Need: Housing Problems, where 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%**. Based on the Housing Needs Assessment in section NA-10 the housing need most likely to be present in the “Has one or more of the four housing problems” column is Cost Burden greater than 30%.

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	4,795	345	845
White	4,215	315	635
Black / African American	225	20	65
Asian	110	10	90
American Indian, Alaska Native	70	0	0
Pacific Islander	0	0	0
Hispanic	50	0	60

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2008-2012 CHAS

*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	3,190	910	0
White	2,560	815	0
Black / African American	110	19	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
Asian	85	40	0
American Indian, Alaska Native	100	25	0
Pacific Islander	0	0	0
Hispanic	185	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2008-2012 CHAS

*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	2,175	2,955	0
White	1,720	2,440	0
Black / African American	85	209	0
Asian	145	70	0
American Indian, Alaska Native	4	44	0
Pacific Islander	25	0	0
Hispanic	170	175	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2008-2012 CHAS

*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	840	2,050	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
White	695	1,610	0
Black / African American	25	115	0
Asian	15	15	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	70	290	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2008-2012 CHAS

*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

An analysis of Tables 13-16 indicates that as income increases, the number with one or more of the four housing problems goes down, and the number with none of the four housing problems goes up.

In the 0-30% AMI category, 80% have one or more of the four housing problems, 6% have none of the four housing problems and 75% have no/negative income, but none of the other housing problems.

NOTE: This is the only category that has no/negative income, but none of the other housing problems.

The 30-50% AMI category shows 78% have one or more of the four housing problems and 22% have none of the four housing problems.

The 50-80% AMI category indicates 42% have one or more of the four housing problems and 58% have none of the four housing problems.

The 80-100% AMI category shows 29% have one or more of the four housing problems and 71% have none of the four housing problems.

There is no racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. In addition, the racial and ethnic group percentages within each of the categories are reflective of the breakdown by percentage of the racial and ethnic groups in the City of Fayetteville as a whole.

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

Tables 17-20 look at Disproportionately Greater Need: Severe Housing Problems, where 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 50%**. Based on the Housing Needs Assessment in section NA-10 the housing need most likely to be present in the “Has one or more of the four housing problems” column is Cost Burden greater than 50%.

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	4,370	770	845
White	3,845	690	635
Black / African American	205	40	65
Asian	110	10	90
American Indian, Alaska Native	70	0	0
Pacific Islander	0	0	0
Hispanic	50	0	60

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2008-2012 CHAS

*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	1,435	2,665	0
White	1,080	2,295	0

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
Black / African American	60	69	0
Asian	75	50	0
American Indian, Alaska Native	75	50	0
Pacific Islander	0	0	0
Hispanic	74	105	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2008-2012 CHAS

*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	465	4,670	0
White	345	3,815	0
Black / African American	10	285	0
Asian	70	150	0
American Indian, Alaska Native	4	44	0
Pacific Islander	0	25	0
Hispanic	30	315	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2008-2012 CHAS

*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	290	2,605	0
White	200	2,105	0
Black / African American	25	115	0
Asian	15	15	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	55	305	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2008-2012 CHAS

*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

An analysis of Tables 17-20 indicates that as income increases, the number with one or more of the four housing problems goes down, and the number with none of the four housing problems goes up.

In the 0-30% AMI category, 73% have one or more of the four housing problems, 13% have none of the four housing problems and 14% have no/negative income, but none of the other housing problems.

NOTE: This is the only category that has no/negative income, but none of the other housing problems.

The 30-50% AMI category shows 35% have one or more of the four housing problems and 65% have none of the four housing problems.

The 50-80% AMI category indicates 9% have one or more of the four housing problems and 91% have none of the four housing problems.

The 80-100% AMI category shows 10% have one or more of the four housing problems and 90% have none of the four housing problems.

There is no racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. In addition, the racial and ethnic group percentages within each of the categories are reflective of the breakdown by percentage of the racial and ethnic groups in the City of Fayetteville as a whole.

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:

Table 21 looks at Disproportionately Greater Need: Housing Cost Burdens. The analysis of Table 21 is in the Discussion section.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	18,940	5,615	6,040	860
White	16,230	4,600	5,245	655
Black / African American	865	215	255	65
Asian	490	130	210	90
American Indian, Alaska Native	265	100	70	0
Pacific Islander	0	25	0	0
Hispanic	925	330	115	60

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2008-2012 CHAS

Discussion:

An analysis of Table 21 shows that the lower the AMI the greater the Housing Cost Burden. Of those experiencing a Housing Cost Burden, 60% are in the less than or equal to 30% AMI, 18% are in the 30-50% AMI, 19% are in the greater than 50% AMI and 3% are in the no/negative income category.

There is no racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. In addition, the racial and ethnic group percentages within each of the categories are reflective of the breakdown by percentage of the racial and ethnic groups in the City of Fayetteville as a whole.

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?

The analysis of tables 13-21 showed there was no racial or ethnic group that had disproportionately greater need in comparison to the needs of that category of need as a whole. In addition, the racial and ethnic group percentages within each of the categories are reflective of the breakdown by percentage of the racial and ethnic groups in the City of Fayetteville as a whole.

According to the 2010-2014 American Community Survey, the racial/ethnic composition of Fayetteville is 84% white, 6% Black/African American, 3% Asian, 1% American Indian/Alaskan Native, less than 1% Pacific Islander and 7% Hispanic. This was reflected in all of the Disproportionately Greater Need Tables that included race and ethnicity (Tables 13 - 21).

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

We did not identify any additional needs related to Disproportionately Greater Need.

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

Through our knowledge of the community and the use of CPD maps we determined that generally there are not specific areas of our community where a racial or ethnic group is predominately located. The exception found on CPD maps is a section of southwest Fayetteville that is indicated as being 46.54-78.63% Hispanic origin.

NA-35 Public Housing – 91.205(b)

Introduction

The Fayetteville Housing Authority is the PHA serving Fayetteville. We work closely with the Fayetteville Housing Authority and they provided us with the information to complete this section of the Consolidated Plan. The Fayetteville Housing Authority has three programs: Public Housing, Section 8 and HUD/VASH.

The Public Housing program consists of four properties. Hillcrest Towers is a 12-story building with efficiency and one bedroom apartments exclusively for elderly and disabled persons. Morgan Manor Apartments is a 52 unit complex with apartments ranging from 1-4 bedrooms. Willow Heights Apartments is a 40 unit complex with apartments ranging from 1-3 bedrooms. Lewis Plaza Apartments is a 40 unit complex with apartments ranging from 1-3 bedrooms. The Public Housing program has 499 units in use.

The Section 8 program has 540 vouchers being utilized to provide housing through participating landlords.

The HUD/VASH program is providing Supportive Housing for 40 veterans in our community. The program is run jointly by the Fayetteville Housing Authority and the Fayetteville Veterans Affairs office.

Totals in Use

	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 in use	0	0	0	540	0	499	40	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

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	0	9,783	0	9,875	8,669	0
Average length of stay	0	0	0	3	0	4	0	0
Average Household size	0	0	0	1	0	1	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	119	0	115	4	0
# of Disabled Families	0	0	0	199	0	186	12	0
# of Families requesting accessibility features	0	0	0	540	0	499	40	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

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	433	0	396	36	0	0
Black/African American	0	0	0	96	0	93	3	0	0
Asian	0	0	0	4	0	4	0	0	0
American Indian/Alaska Native	0	0	0	4	0	3	1	0	0
Pacific Islander	0	0	0	3	0	3	0	0	0
Other	0	0	0	0	0	0	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

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	13	0	13	0	0	0
Not Hispanic	0	0	0	527	0	486	40	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

Data Source: PIC (PIH Information Center)

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

According to the Housing Needs chart in the Fayetteville Housing Authority 5 year plan, the primary need for families with disabilities is finding accessible units. Affordability, supply and quality are identified as minor needs.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Fayetteville Housing Authority has a waiting list for both public housing and Section 8. The public housing waitlist is 3-9 months and has 150 people on it. The Section 8 wait list is 18-24 months and has over 300 people. The Fayetteville Housing Authority 5 year plan indicates that in addition to availability, the major needs of all families on the wait list are affordability, size, and quality of housing.

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

These needs directly compare to the housing needs of the population at large. The need for affordability of housing is consistently identified as a need by service providers in our community, including the Fayetteville Housing Authority.

Discussion

The needs of the Fayetteville Housing Authority are comparative to the needs of the community as a whole with affordability being a major area of need. The City of Fayetteville will continue to consult and work with the Fayetteville Housing Authority to address the needs of our community.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The information in the Homeless Needs Assessment is from the January 2015 Point-in-Time count that was done for Northwest Arkansas. Therefore, this information is not specific to Fayetteville, but does provide some insight as to the level of homelessness within the NWA Continuum of Care. Currently the NWA Continuum of Care does not project annual numbers for persons experiencing homelessness, and we do not feel a point-in-time count provides enough information for us to do our own projections; therefore, the columns not reflected on the point-in-time count are being left blank.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	2	102	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	50	244	0	0	0	0
Chronically Homeless Individuals	26	92	0	0	0	0
Chronically Homeless Families	4	80	0	0	0	0
Veterans	11	186	0	0	0	0
Unaccompanied Child	11	27	0	0	0	0
Persons with HIV	0	1	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Information is from the NWA Continuum of Care January 2015 Point-in-Time count. The Unaccompanied Youth reflects Unaccompanied Youth 18-24. NOTE: The NWA CoC covers all of Northwest Arkansas therefore these numbers include Fayetteville but are not exclusive to Fayetteville.

Indicate if the homeless population is: Has No Rural Homeless

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):

Using the information from the 2015 point-in-time count, the following observations can be made about the homeless population in Northwest Arkansas. There are more persons in households with only adults (294) than persons in households with adult(s) and children (104). There are also more chronically homeless individuals (108) than chronically homeless families (84). The majority of the households with children were sheltered; of the persons in households with adults and children - 98% were sheltered, and of the chronically homeless families - 95% were sheltered. There were 197 veterans counted with 186 (94%) of them being sheltered at the time of the count. There were 38 unaccompanied youth, all of whom fell in the unaccompanied youth 18-24 age group. Twenty-eight (71%) of the unaccompanied youth were sheltered.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	449	53
Black or African American	85	5
Asian	0	1
American Indian or Alaska Native	21	2
Pacific Islander	28	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	50	1
Not Hispanic	554	60

Data Source
Comments:

Information is from the NWA Continuum of Care January 2015 Point-in-Time count. The point-in-time count includes 21 sheltered persons who identified Multiple Races that are not reflected above. NOTE: The NWA CoC covers all of Northwest Arkansas therefore these numbers include Fayetteville but are not exclusive to Fayetteville.

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

The Point-in-Time count does not provide enough information to accurately estimate the number and type of families in need of housing assistance, but it does provide a view of those in need at the time of the count. While all of those experiencing homelessness need resources to become homed, those that are unsheltered will generally have a more urgent need for assistance than those that are sheltered. The point-in-time count indicates that persons in households with children and chronically homeless families are more likely to be sheltered than unsheltered. For persons in households with children, 2% were unsheltered while 98% were sheltered. Chronically homeless families were 5% unsheltered and 95% sheltered. The point-in-time count also indicates that homeless veterans are more likely to be sheltered than unsheltered. Ninety-four percent of veterans were sheltered while 6% were unsheltered at the time of the count.

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

The 2015 point-in-time count provided the following information regarding the nature and extent of homelessness by racial and ethnic group in Northwest Arkansas. In all racial and ethnic groups, more of the homeless are sheltered than not sheltered. Reflective of Northwest Arkansas as a whole, the majority of the homeless are White. The point-in-time count for White homeless was 502 (449 sheltered, 53 unsheltered) which was 75% of the respondents. Black/African American homeless was 90 (85 sheltered, 5 unsheltered) and represented 14% of respondents. There was 1 unsheltered Asian homeless person which was 1%. American Indian or Alaska Native was 23 (21 sheltered, 2 unsheltered) representing 3% of respondents. Twenty-eight sheltered Native Hawaiian or Other Pacific Islander were

homeless, which was 4% of respondents. Twenty-one shelter respondents identified as Multiple Races and represented 3% of respondents. Fifty-one homeless were Hispanic (50 sheltered, 1 unsheltered) which was 8% of the respondents.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2015 point-in-time count for Northwest Arkansas indicated that the majority of homeless are sheltered. Ninety-one percent of the 665 respondents were sheltered (431 in emergency shelter, 173 in transitional housing); the remaining 9% (61) were unsheltered.

Approximately 50% of households did not have children, and the other 50% had at least one adult and one child. Households without children (330) were 83% sheltered (197 emergency shelter, 76 transitional housing) and 17% unsheltered (57). Households with at least one adult and one child (335) were 99% sheltered (234 emergency shelter, 97 transitional housing) and 1% unsheltered (4).

Forty-five percent (300) of respondents were female and 55% (365) were male. Both female and male respondents were more likely to be sheltered than not, with females being slightly more likely than males to be sheltered. Ninety-six percent of females were sheltered (204 emergency shelter, 84 transitional housing) with the remaining 4% (12) being unsheltered. Eighty-seven percent of males were sheltered (227 emergency shelter, 89 transitional housing) and 13% (49) were unsheltered.

Discussion:

The Northwest Arkansas Continuum of Care 2015 Point-in-Time count provided some baseline information about homelessness in Northwest Arkansas that is indicative of the areas where assistance may need to be directed.

While the majority of respondents were sheltered, most of those were in emergency shelter rather than transitional housing, which is more stable. While the point-in-time count encompassed all of Northwest Arkansas and not Fayetteville exclusively, the demographics by race/ethnicity and the proportion of male to female were reflective of Fayetteville demographics.

The subpopulation information in the point-in-time count indicates that four subpopulations have the highest rates of homelessness. The four subpopulations are: chronically homeless, severely mentally ill, chronic substance abuse and veterans. The numbers would also indicate that homeless persons may belong to more than one of these subpopulations. Other subpopulations experiencing homelessness include; HIV/AIDS, victims of domestic violence, unaccompanied youth, parenting youth and children of parenting youth.

The needs of the homeless in Northwest Arkansas and in Fayetteville will continue to be a priority.

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

Introduction:

The special needs populations in Fayetteville include the elderly, persons with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and victims of domestic violence/dating violence/sexual assault/stalking. We work with local service providers for these special needs populations to determine what the needs are.

Describe the characteristics of special needs populations in your community:

The 2010 - 2014 American Community Survey 5-Year Estimates places the number of Fayetteville residents that are 65 years and over at 6,724 which represents 9% of the city's population. Forty percent (2,761) are male and the remaining 59% (3,963) are female. We were unable to locate information on how many of those in the elderly population would be considered frail elderly.

The 2010-2014 ACS 5-Year Estimates indicate that 7,171 (9%) Fayetteville residents are disabled. Seven percent (472) are under 18 years of age, 61% (4,382) are 18-64 years of age, and 32% (2,317) are 65 years and over. The ACS does not break this category down by type of disability.

There is currently not a source for information specific to Fayetteville for what percentage and demographics of the community are affected by alcohol and other drug addiction. The NWA Continuum of Care 2015 Point-in-Time count indicates that 221 of the homeless in Northwest Arkansas have chronic substance abuse issues.

We were unable to locate HIV/AIDS information specific to the City of Fayetteville. We utilized AIDSVu for local (county) statistics. AIDSVu is an interactive online map illustrating the prevalence of HIV in the United States. The maps at AIDSVu do not go down to city level, therefore we are utilizing the information for Washington County. The 2012 HIV/AIDS statistics indicate that 319 people have reported cases of HIV/AIDS out of a population of 225, 477 (less than 1%). The characteristics are discussed in more detail below.

According to the local family violence program, there are an estimated 500 families annually in the City of Fayetteville who are victims of domestic violence, dating violence, sexual assault and/or stalking. They estimate that approximately 25% (125 families) of the above families have at least one disabled family member.

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

The housing needs of these special needs populations are the same as those outlined in detail at NA-10 Housing Needs Assessment. At their most basic, those housing needs are affordability, no crowding and complete facilities (plumbing/kitchen). Special needs populations are more likely to need specialized support services than the rest of the population. Examples of some of those support services are listed below.

Elderly citizens, especially those that are frail elderly, may need in-home services, access to a senior center, transportation assistance, and/or care coordination.

Disabled citizens may need transportation assistance, support programs, counseling, job training, and/or education opportunities.

Those experiencing alcohol and other drug addiction may need alcohol/drug rehabilitation, Alcoholics Anonymous or Narcotics Anonymous groups, and family members may need support also such as an Al-Anon group.

Those diagnosed with HIV/AIDS may need assistance accessing medical care, counseling and/or prescription assistance.

Victims of domestic violence, dating violence, sexual assault, and stalking may need medical assistance, legal assistance, job readiness courses, child care, and/or transportation assistance.

Additionally, these special needs populations may be at greater risk to be victims of housing discrimination so access to fair housing information is also important. The needs of special needs populations in Fayetteville are determined by and through consultation with local service providers.

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

Fayetteville is part of Washington County. We utilized aidsvu.org for local county statistics. The Washington County 2012 HIV/AIDS statistics indicate there were 319 reported cases; 257 (81%) male and 62 (19%) female. The race/ethnic distribution of HIV/AIDS in Washington County is White - 258 (81%), Black/African American - 16 (5%), Other/Not Specified - 10 (3%), and Hispanic/Latino - 35 (11%). The race distribution is consistent with the race distribution of Fayetteville as a whole. The ethnic distribution is slightly higher than that for Fayetteville. Fayetteville is 7% Hispanic and the County HIV/AIDS percentage for Hispanic/Latino is 11%. The ages of those in Washington County are; 12 & under - 1 person, 13 to 24 years - 6 people (2%), 25 to 34 years - 39 people (12%), 35 to 44 years - 82 people (26%), 45 to 54 years - 121 people (38%), and 55 year and over - 70 people (22%).

Discussion:

The City of Fayetteville works with those agencies that provide non-homeless special needs services, primarily through our Subrecipient Grant program. We consult with these agencies through our subrecipient grant program, technical assistance provision and one-on-one consultations. We invite these agencies to our community events to provide additional opportunities for community members to learn about their services, and to allow us increased interaction with them as well.

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

Describe the jurisdiction's need for Public Facilities:

Public facilities and the services provided within them are an integral part of our community. Many of these public facilities provide services primarily (and sometimes exclusively) to the LMI community. As with any facility, local public facilities need updates and improvements over time. Following is a list of local public facility types we have funded in the past and will consider funding in the future: senior centers, handicapped centers, homeless service centers, youth centers, neighborhood facilities, health facilities, and facilities for special needs populations. This list is not all inclusive - we would consider any public facility that can show benefit to the LMI community and that they fill a need in the community. A public facility must provide services primarily or exclusively to the LMI community in order to request funding for that facility.

In addition, the Community Resources Division has a CDBG Public Facility Lease Program that leases public facility buildings owned by CDBG to local non-profits that benefit primarily LMI clients. These buildings are leased to the non-profits for \$1/year. The non-profits are selected through a competitive application process whenever one of the buildings become vacant. The CDBG Public Facility Lease Program has three public facility buildings. They are currently occupied by Headstart, LifeSource International, and Arts Live Theatre.

How were these needs determined?

Each year a competitive Subrecipient Grant process is used to determine which public facility projects will be included in the Action Plan for the upcoming year. The Subrecipient Grant process begins with a mandatory grant workshop for all potential applicants. Applicants are provided with technical assistance throughout the process, and those applicants selected for inclusion in the Action Plan have technical assistance available to them throughout their time as a subrecipient.

The applications from the various organizations inform us of what the current public facility needs in our community are. The Grant Prioritization Committee members read all of the applications then meet to determine, based on available funding, which of the applicants will be included in the Action Plan.

The CDBG Public Facility Lease Program buildings do not become available often; however, when they do there is a competitive application process with the Grant Prioritization Committee deciding which organization should be awarded the lease.

Describe the jurisdiction's need for Public Improvements:

The City of Fayetteville does not currently utilize CDBG funds for public improvements and does not anticipate doing so during the 5-years of this Consolidated Plan. The City is funding public improvements from the general fund.

How were these needs determined?

N/A

Describe the jurisdiction's need for Public Services:

Public services are an integral part of our community. Following is a list of local public services types we have funded in the past and will consider funding in the future: homeless programs, senior services, handicapped services, youth services, transportation services, services for battered/abused spouses, housing counseling, health services, services for abused/neglected children and mental health services. This list is not all inclusive - we would consider any organization providing public services that can show benefit to the LMI community and that they fill a need in the community. An organization must provide services primarily or exclusively to the LMI community in order to request funding for public services.

How were these needs determined?

Each year a competitive Subrecipient Grant process is used to determine which public services projects will be included in the Action Plan for the upcoming year. The Subrecipient Grant process begins with a mandatory grant workshop for all potential applicants. Applicants are provided with technical assistance throughout the process, and those applicants selected for inclusion in the Action Plan have technical assistance available to them throughout their time as a subrecipient.

The applications from the various organizations inform us of what the current public services needs in our community are. The Grant Prioritization Committee members read all of the applications then meet to determine, based on available funding and the public services cap, which of the applicants will be included in the Action Plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis looked at the number of housing units, the cost of housing, the condition of housing, public and assisted housing, homeless facilities and services, special needs facilities and services, barriers to affordable housing, and non-housing community development assets. This is an overview of each area with the detailed analysis occurring in the following sections.

Analysis of the number of housing units indicates that there are a sufficient number of units for the population of Fayetteville; however, other issues such as affordability and special needs contribute to some of our citizens being unhoused.

The cost of housing analysis further confirms that cost burden is an issue in Fayetteville. In response, the City of Fayetteville will continue to keep maintaining the stock of affordable housing units through rehabilitation and repair as a priority.

The analysis of the condition of housing, particularly the age of housing in our community, indicates that maintaining the affordable housing stock through housing rehabilitation and repair remains a priority in our community.

The Fayetteville Housing Authority provides Public Housing, Section 8 and HUD/VASH to our community. They have short and long range goals for public housing in Fayetteville and receive good average inspection scores on their properties. The City of Fayetteville will continue to consult and work with the Fayetteville Housing Authority to meet the needs of our community.

The analysis of homeless facilities and services provides information on the services available to the homeless in Fayetteville and the organizations that offer them.

The special needs facilities and services section provides information on what is available in Fayetteville for various special needs populations. It also discusses how we determine assistance for those organizations.

There were no barriers to affordable housing identified as discussed in more detail in Section MA-40.

The analysis of the Non-Housing Community Development Assets in Fayetteville will show that there are not any significant gaps in educational attainment and levels of employment. While there is not currently a specific workforce training initiative, there are resources in the community that provide education, job skills and other training for those needing that assistance in order to obtain employment.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Fayetteville is the home to the University of Arkansas, which means there are frequent transitions in the population and is part of why Fayetteville has a high percentage of properties that are renter occupied. Table 28 shows that 58% percent of units are renter occupied with the remaining 42% being owner occupied. Student enrollment at the University has been growing the last several years and is projected to continue growing, which has caused Fayetteville to see new student-centered housing construction to occur.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	17,651	49%
1-unit, attached structure	1,267	4%
2-4 units	3,749	10%
5-19 units	9,722	27%
20 or more units	3,025	8%
Mobile Home, boat, RV, van, etc	645	2%
Total	36,059	100 %

Table 27 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	40	0%	678	4%
1 bedroom	270	2%	4,202	23%
2 bedrooms	1,808	14%	8,776	48%
3 or more bedrooms	11,130	84%	4,540	25%
Total	13,248	100 %	18,196	100 %

Table 28 – Unit Size by Tenure

Data Source: 2008-2012 ACS

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

The housing units assisted with federal or state funding and/or run by local programs are through the Fayetteville Housing Authority, Life Styles, and the Walker Family Residential Community (7hills Homeless Center)

The Fayetteville Housing Authority public housing program consists of four properties. Hillcrest Towers is a 12-story building with efficiency and one bedroom apartments exclusively for elderly and disabled persons. Morgan Manor Apartments is a 52 unit complex with apartments ranging from 1-4 bedrooms. Willow Heights Apartments is a 40 unit complex with apartments ranging from 1-3 bedrooms. Lewis Plaza Apartments is a 40 unit complex with apartments ranging from 1-3 bedrooms. The public housing program has 499 units in use. The Section 8 program has 540 vouchers being utilized to provide housing through participating landlords.

Life Styles is a local organization that provides a variety of services to individuals with disabilities. The housing component of their services consists of 24 units located in 4 duplexes (8 units) and an apartment building (16 units).

The Walker Family Residential Community (WFRC) is a part of 7hills Homeless Center. In addition to units dedicated to transitional housing, WFRC has 8 units (studio apartments) that provide permanent homes to disabled men and women that were homeless.

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

At this time, the City of Fayetteville does not expect to lose any of the affordable housing inventory. There are no Section 8 contracts that are expected to expire.

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

Through consultation with local homeless service providers we were able to provide estimates of homelessness in section NA-10. Those estimates indicate that there are approximately 2,969 homeless annually in Fayetteville. According to the 2010-2014 American Community Survey 5-Year Estimates the City of Fayetteville has 3,727 vacant housing units. This would indicate that the number of housing units available in the community is adequate to meet the needs of the population and that other factors such as cost burden and need for supportive services are contributing factors to not everyone being housed.

Describe the need for specific types of housing:

Information provided through consultation with local service providers and through the evaluations done in the Needs Assessment section of the Consolidated Plan indicate that Fayetteville needs affordable housing, which includes maintaining the affordable housing stock that currently exists. There is also a need for more transitional and permanent supportive housing.

Discussion

The number of housing units is sufficient for the population of Fayetteville; however other issues such as affordability and special needs contribute to some of our citizens being unhoused. Increased enrollment

at the University of Arkansas could have potentially led to the number of housing units being inadequate if construction of new student housing wasn't occurring.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The cost of housing is always going to be a factor in whether people have housing and if they are cost burdened when they do. The City of Fayetteville's cost of housing is analyzed below.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	97,700	175,900	80%
Median Contract Rent	390	553	42%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	7,529	41.4%
\$500-999	9,273	51.0%
\$1,000-1,499	1,102	6.1%
\$1,500-1,999	124	0.7%
\$2,000 or more	168	0.9%
Total	18,196	100.0 %

Table 30 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	645	No Data
50% HAMFI	2,540	545
80% HAMFI	6,365	1,000
100% HAMFI	No Data	1,205
Total	9,550	2,750

Table 31 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	518	548	709	1,030	1,238

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

Table 32 – Monthly Rent

Data Source Comments: 2016 HUD FMR Rents. We did not include HOME rents due to Fayetteville not having HOME.

Is there sufficient housing for households at all income levels?

Comparing the data in Table 31 with the number of households by HUD Area Median Family Income (HAMFI) in CPD Maps shows that Fayetteville does not have sufficient housing for households at all income levels. This is confirmed by the information in MA-10 Number of Housing Units and the Needs Assessment which indicate that while there are sufficient units in Fayetteville cost burden is a primary issue.

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

Based on the information available it does not appear that any known factors will affect affordability of housing. However, home values and/or rents are affected by the economy so there is always the possibility for changes unforeseen.

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

The 2016 Fair Market Rents for Fayetteville are shown in Table 32. According to the 2010-2014 American Community Survey the majority of housing units in Fayetteville are 2 or 3 bedrooms (34% are 2 bedroom and 34% are 3 bedroom), the next most common would be 1 or 4 bedrooms (14% are 1 bedroom and 14% are 4 bedroom), followed by efficiency units with no bedroom (2%), and the remaining 1% have 5 or more bedrooms. The 2010-2014 ACS indicates that the median rent in Fayetteville is \$711. This is slightly higher (\$2) than the Fair Market Rent for a 2 bedroom unit. (NOTE: Using the 2 bedroom unit for comparison due to determining that the majority of units in Fayetteville have 2 or 3 bedrooms). Currently this does not impact our strategy regarding affordable housing as our focus remains maintaining our current owner occupied affordable housing units.

Discussion

The Cost of Housing analysis further confirms that cost burden is an issue in Fayetteville. In response, the City of Fayetteville will continue to keep maintaining the stock of affordable housing units through rehabilitation and repair as a priority.

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

Introduction

The condition of units in Fayetteville is looked at in more detail below. The analysis will show that 21% of owner occupied units have one selected condition and that 46% of renter occupied units have one selected condition. One percent of owner occupied units have two or more selected conditions and 4% of rental units have two or more selected conditions. The selected conditions are: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room and 4) cost burden greater than 30%. The Needs Assessment showed that cost burden was overwhelmingly the most common condition. Table 34 indicates that 34% of housing units in Fayetteville were built before 1980 and could have lead-based paint present. The presence of children is a factor in the risk presented by lead-based paint, and of those houses built prior to 1980 only 4% have children present. According to the 2010-2014 American Community Survey 3,727 housing units in Fayetteville are vacant.

Definitions

The Community Resources definitions of "Standard Condition" and "Substandard Condition but suitable for rehabilitation" are:

Standard Condition is a housing unit that meets HUD Housing Quality Standards (HQS), and state and local codes.

Substandard Condition but suitable for rehabilitation is a housing unit that is in poor condition and is **both** structurally sound and financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,826	21%	8,397	46%
With two selected Conditions	20	0%	571	3%
With three selected Conditions	78	1%	126	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,324	78%	9,102	50%
Total	13,248	100 %	18,196	100 %

Table 33 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,732	28%	4,662	26%
1980-1999	4,400	33%	7,855	43%
1950-1979	3,958	30%	4,657	26%
Before 1950	1,158	9%	1,022	6%
Total	13,248	100 %	18,196	101 %

Table 34 – Year Unit Built

Data Source: 2008-2012 CHAS

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	5,116	39%	5,679	31%
Housing Units build before 1980 with children present	345	3%	800	4%

Table 35 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

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 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Fayetteville has a lot of older/aging housing units, as only 26% (8,394) of the housing units are less than 16 years old. The majority of the housing units in Fayetteville (23,050 units/73%) are 17 years or older. Thirty-four percent (10,795 units) are 37 years or older. As housing units age the potential need for rehabilitation and/or repair increases, especially for housing units owned by LMI qualified homeowners.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

We do not have the data to estimate how many housing units occupied by LMI families have LBP hazards. The information in Table 35 indicates that 34% of housing units may have a risk of lead-based paint hazard because they were built before 1980. Our housing rehabilitation and repair program follows HUD guidelines regarding testing for and addressing LBP issues as required.

Discussion

We do not have an Alternate Data source to be able to upload information into Table 36 Vacant Units. However, we were able to find some information regarding vacant units in Fayetteville. The 2010 - 2014 American Community Survey indicates that there are 3,727 vacant units in Fayetteville. The ACS does not indicate which of those units are abandoned nor if those units are suitable for rehabilitation or not. A review of local realty tracking websites indicate that there are approximately 575 REO properties in Fayetteville. We were unable to determine how many were abandoned nor whether they are suitable for rehabilitation or not.

The analysis of the condition of housing, particularly the age of housing in our community, indicates that maintaining the affordable housing stock through housing rehabilitation and repair remains a priority in our community.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Fayetteville Housing Authority is the PHA serving Fayetteville. We work closely with the Fayetteville Housing Authority and they provided us with the information to complete this section of the Consolidated Plan. The Fayetteville Housing Authority has three programs: Public Housing, Section 8 and HUD/VASH.

The information below looks at the public housing component of the Fayetteville Housing Authority.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				567			277	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

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 Fayetteville Housing Authority public housing program consists of four properties: Hillcrest Towers is a 12-story building with efficiency and one bedroom apartments exclusively for elderly and disabled persons; Morgan Manor Apartments is a 52 unit complex with apartments ranging

from 1-4 bedrooms; Willow Heights Apartments is a 40 unit complex with apartments ranging from 1-3 bedrooms; Lewis Plaza Apartments is a 40 unit complex with apartments ranging from 1-3 bedrooms. The Public Housing program has 499 units in use.

Public Housing Condition

Public Housing Development	Average Inspection Score
Hillcrest Towers/Lewis Plaza/Willow Heights/Morgan Manor	83

Table 38 - Public Housing Condition

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

The Fayetteville Housing Authority 5-year plan includes long term goals including renovating and modernizing units, as well as demolishing/disposing of obsolete public housing and providing replacement public housing.

Some of the specific restoration and revitalization plans that the Fayetteville Housing Authority has in place for the next five years are:

2016 - Emergency fire alarm system upgrade, south side window replacement and door replacement at Hillcrest Towers.

2017 - Site improvements (sidewalks, parking lots, drainage, landscaping, etc.), and brick tuck-pointing/painting and siding painting PHA wide; begin kitchen and flooring renovations at Hillcrest Towers; entry doors/frames and flooring at Morgan Manor.

2018 - Continue site improvements PHA wide, and continue kitchen and flooring renovations at Hillcrest Towers.

2019 - Continue site improvements PHA wide, and continue kitchen and flooring renovations at Hillcrest Towers.

2020 - Site improvements, interior/exterior building improvements, HVAC, and roofing PHA wide; continue kitchen and flooring renovations at Hillcrest Towers.

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

The Fayetteville Housing Authority's strategy for improving the living environment of low- and moderate-income families residing in public housing includes: implementing measures to deconcentrate poverty by bringing higher income public housing households into lower income developments, implementing public housing security improvements, and improving public housing management.

Discussion:

The Fayetteville Housing Authority provides Public Housing, Section 8 and HUD/VASH to our community. They have short and long range goals for public housing in Fayetteville and receive good average inspection scores on their properties. The City of Fayetteville will continue to consult and work with the Fayetteville Housing Authority to meet the needs of our community.

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

Introduction

The Needs Assessment identified needs in homeless service provision. This section will look more closely at what is available to the homeless in Fayetteville.

Facilities and Housing Targeted to Homeless Households

	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)	19	0	20	0	0
Households with Only Adults	60	75	34	24	0
Chronically Homeless Households	0	0	0	4	0
Veterans	0	0	34	85	0
Unaccompanied Youth	0	0	21	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: 2015 Northwest Arkansas Continuum of Care Housing Inventory Count.

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

There are a variety of organizations in Fayetteville that provide services available to homeless persons. Some of these organizations work exclusively with the homeless and other provide services to the community as a whole, including the homeless. The types of services and agencies/organizations providing them are listed below:

Case Management - Hearth Program, 7hills Homeless Center, The Salvation Army/Fayetteville, Peace at Home Family Shelter, Youth Bridge, Veterans Health Care System of the Ozarks (VA).

Substance Abuse - Decision Point, VA Substance Abuse Assistance

Legal - Legal Aid, Peace at Home, U of A School of Law Legal Clinic

Transportation - City of Fayetteville CDBG Transportation Program, Fayetteville Senior Activity and Wellness Center

Medical Services - Community Clinic, Welcome Health

Mental Health - NWA Crisis Intervention Center, Ozark Guidance Center, VISTA Health

Food - Cooperative Emergency Outreach, LifeSource, Mt. Comfort Church of Christ, The Salvation Army/Fayetteville

Employment - Arkansas Workforce Center, ASSET Development, Fayetteville Adult & Community Education Center, VA Vocational Rehabilitation, Veterans Healthcare of the Ozarks

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.

Fayetteville has several facilities that provide services to meet the needs of homeless persons including chronically homeless, families with children, veterans, and unaccompanied youth. This does not mean there are no unmet needs for the homeless in our community, which was addressed in the Needs Assessment section of the Consolidated Plan. Facilities and services available to meet the needs of homeless persons in Fayetteville are:

Day Center - 7hills Homeless Center (meals, showers, storage lockers, laundry, clothing, blankets, service referrals, use of telephone, computers, coffee, newspapers, safe mail drop, crisis counseling, volunteer opportunities, identification and birth certificate assistance, psychological counseling referrals and assessments, prescription assistance, day labor opportunities, and job search assistance)

Homeless Veterans - 7hills Homeless Shelter (Supportive Services for Veteran Families - rapid re-housing for individual veterans and veterans with families, assistance with obtaining/maintaining employment, budgeting, and applying for VA benefits, rent, utilities, employment and vocational costs, childcare, moving costs), Fayetteville Housing Authority/Veterans Healthcare of the Ozarks (HUD Veterans Affairs Supportive Housing Program, long-term, intensive case management program)

Overnight Shelter - Peace at Home Family Shelter (shelter for individuals and families with children experiencing domestic violence, support groups, counseling, job readiness skills, legal services, Spanish speaking services, follow-up services, and 24 hour crisis line), The Salvation Army/Fayetteville (shelter for individuals and families with children, food, clothing, diapers, formula, hygiene items, rent and utility assistance)

Permanent Supportive Housing - City of Fayetteville Hearth Program (permanent supportive housing for homeless and chronically homeless, utility and security deposits, rent assistance, case management), 7hills Homeless Center/Walker Family Residential Community (permanent supportive housing for disabled men and women, support for health and wellness needs, help developing a strong support network)

Transitional Housing Programs - City of Fayetteville Hearth Program (transitional housing for individuals and families with children, utility and security deposits, rent assistance, case management), 7hills Homeless Center/Walker Family Residential Community (transitional housing for individuals and families with children, assistance with further education, obtaining stable employment, creating a support network, case management)

Unaccompanied Youth - Youth Bridge (emergency shelter, residential treatment, transitional housing, group foster home, outpatient substance abuse, case management, outreach, and prevention)

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

Introduction

Fayetteville makes assistance available to special needs facilities and services through our Subrecipient Grant Program. This section will look in more detail at the special needs facilities and services currently available in our community.

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

Fayetteville has facilities and services for many of the special needs populations; some of the facilities and services that aren't available in Fayetteville are available in nearby communities. For this consolidated plan we will be looking at what is available in Fayetteville with the knowledge that our division and other service providers in our community refer Fayetteville citizens with special needs to programs in other communities as needed.

Elderly/Frail Elderly - Hillcrest Towers is part of the Fayetteville Housing Authority and provides housing exclusively for elderly and disabled persons. Fayetteville also has privately owned senior living communities for seniors. Seniors who wish to stay in their own home but may have supportive needs can utilize programs available through the Area Agency on Aging of Northwest Arkansas. The Area Agency on Aging offers a variety of supportive services including: care coordination, personal emergency response system, family caregiver support, in-home services, and medical supplies. The Area Agency on Aging is also over senior centers in Northwest Arkansas; in Fayetteville it is the Fayetteville Senior Activity and Wellness Center which provides socialization, health and wellness programs/facilities, educational and enrichment opportunities, nutritious noontime meals, and home delivered meals to homebound frail seniors. The senior center also offers transportation to and from the center as well as to shopping, medical appointments and on recreational trips.

Persons with Disabilities - Life Styles provides a variety of services for individuals with disabilities including: educational programming through their College for Living, supported employment and supported living. The Elizabeth Richardson Center provides children's and adult services for individuals with disabilities including; employment supports, job development, community integration, supported living, community housing, and child development centers.

Persons with Alcohol or Other Drug Addictions - Ozark Guidance provides outpatient substance abuse treatment and recovery services. Northwest Arkansas Alcoholics Anonymous has 14 groups that meet at various locations throughout Fayetteville. Vantage Point of Northwest Arkansas provides a variety of treatment options including: inpatient treatment, detox, medication management, individual therapy,

group therapy, and family therapy. There is not currently a residential nonprofit program for substance abuse in Fayetteville but Vantage Point does accept insurance including Medicaid.

Persons with HIV/AIDS - The Washington County Health Unit provides counseling, testing and treatment for those with HIV/AIDS. There are currently no other HIV/AIDS programs in Fayetteville.

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

Fayetteville does not have a supportive housing provider specifically for persons returning from mental and physical health institutions; however, there are services available to persons returning from health institutions to their homes or a shelter environment.

Ozark Guidance Center provides assertive community treatment, recovery services, outpatient treatment and adult day treatment. They use a multi-disciplinary team including psychiatric physicians and nurses. They also provide programs for children.

Elderly persons who are returning home from a physical health institution can access services available through the Area Agency on Aging. The Area Agency on Aging offers a variety of supportive services including: care coordination, personal emergency response system, family caregiver support, in-home services, and medical supplies.

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)

Community Resources supports services that assist persons who are not homeless but have other special needs through our Subrecipient Grant Program, which provides service providers with the opportunity to apply for funding for Public Services and/or Public Facilities to support them in their provision of service. The grant process is competitive, therefore the organizations and the needs they meet vary from year to year. In GY2016 we have included organizations that provide services to support/mentor at-risk youth, advocate for abused youth, and provide budget and housing counseling.

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))

See above.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

In February of 2016 an Analysis of Impediments to Fair Housing Choice (AI) was completed by J-Quad Planning Group, LLC for the City of Fayetteville. A public policy review was a component of the AI. The AI determined that the City of Fayetteville's land development codes and zoning regulations address affordable housing and offer the provision of making allowances through the code to allow the construction of a variety of types of housing, including single family and multifamily housing. Regulations allow unrelated persons to reside in a single family structure and have adequate provisions for group homes and special needs populations.

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

Introduction

The City of Fayetteville does not utilize CDBG funding for economic development. The City contracts with the Fayetteville Chamber of Commerce to provide economic development services for the community. This section of the Consolidated Plan will analyze the non-housing community development assets of the City of Fayetteville.

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	167	64	1	0	-1
Arts, Entertainment, Accommodations	3,941	6,720	17	20	3
Construction	933	1,233	4	4	0
Education and Health Care Services	4,291	7,736	18	23	5
Finance, Insurance, and Real Estate	1,306	1,998	6	6	0
Information	453	703	2	2	0
Manufacturing	2,244	3,747	9	11	2
Other Services	650	838	3	2	-1
Professional, Scientific, Management Services	3,106	2,553	13	8	-5
Public Administration	0	0	0	0	0
Retail Trade	3,617	6,630	15	20	5
Transportation and Warehousing	1,643	336	7	1	-6
Wholesale Trade	1,355	1,262	6	4	-2
Total	23,706	33,820	--	--	--

Table 40 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	41,693
Civilian Employed Population 16 years and over	38,447
Unemployment Rate	7.79
Unemployment Rate for Ages 16-24	17.67
Unemployment Rate for Ages 25-65	5.05

Table 41 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	10,839
Farming, fisheries and forestry occupations	2,129
Service	4,016
Sales and office	9,958
Construction, extraction, maintenance and repair	2,074
Production, transportation and material moving	1,256

Table 42 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	29,049	82%
30-59 Minutes	5,588	16%
60 or More Minutes	883	2%
Total	35,520	100 %

Table 43 - Travel Time

Data Source: 2008-2012 ACS

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	1,686	254	839
High school graduate (includes equivalency)	4,681	557	1,424
Some college or Associate's degree	7,126	452	2,282

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	13,712	531	1,957

Table 44 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	45	295	149	281	500
9th to 12th grade, no diploma	679	883	518	653	380
High school graduate, GED, or alternative	3,831	2,374	1,472	2,816	1,887
Some college, no degree	11,261	3,197	1,667	3,093	1,249
Associate's degree	523	536	513	854	195
Bachelor's degree	1,962	4,203	2,547	3,124	1,015
Graduate or professional degree	252	2,181	1,369	2,804	1,085

Table 45 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,182
High school graduate (includes equivalency)	21,511
Some college or Associate's degree	27,078
Bachelor's degree	42,258
Graduate or professional degree	56,994

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

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

The Business Activity table (Table 40) above indicates that the major employment sectors in Fayetteville are: education and health care services (17%), arts/entertainment/accommodations (16%), retail trade (14%), and professional/scientific/management services (12%).

Describe the workforce and infrastructure needs of the business community:

The Business Activity table indicates that there are unfilled jobs in areas such as arts/entertainment/accommodations, construction, education and healthcare services, manufacturing, and retail trade. This could point to a need for education and/or job training programs to prepare people to fill these types of jobs. Infrastructure needs are determined and prioritized by the appropriate divisions of the City.

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.

There are no major changes that we are currently aware of that may affect job and business growth opportunities during the planning period.

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

Looking at Table 44 Educational Attainment by Employment Status, it would appear that the skills and education of the current workforce correspond to employment opportunities in Fayetteville. In all of the educational attainment levels, the majority of those in the labor force are employed. Less than high school graduate has an employment rate of 87%, high school graduate (including equivalency) has an 89% employment rate, some college or Associate's degree a 94% employment rate, and Bachelor's or higher degree has a 96% employment rate. If the skills and education of the workforce didn't correspond to employment opportunities, we would expect to see lower levels of employment.

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.

Our research did not find any current workforce training initiatives. While there are not currently any specific initiatives, there are organizations in our community that provide job skills programs and educational opportunities are available through Northwest Arkansas Community College.

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.

The City of Fayetteville participates in the Northwest Arkansas Economic Development District; however, due to the fact that Fayetteville does not use CDBG funds for economic development, we are not currently nor planning during the period of this plan to undertake any economic development initiatives that could be coordinated with the Consolidated Plan. The City of Fayetteville contracts with the Fayetteville Chamber of Commerce to provide economic development. We did not identify any current local/regional plans or initiative that will impact economic growth.

Discussion

The analysis of the Non-Housing Community Development Assets in Fayetteville show that there are not any significant gaps in educational attainment and levels of employment. While there is not currently a specific workforce training initiative there are resources in the community that provide education, job skills and other training for those needing that assistance in order to obtain employment.

MA-50 Needs and Market Analysis Discussion

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

We did not identify any areas where there is a concentration of households with multiple housing problems.

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

We used CPD Maps to look at racial/ethnic and income distribution in Fayetteville and did not identify any areas with significant concentrations of a group.

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

Due to not finding any areas of significant concentration, there are no characteristics to be identified. The market characteristics of Fayetteville as a whole were determined in the previous sections of the Housing Market Analysis and will be applied to the Consolidated Plan as needed.

Are there any community assets in these areas/neighborhoods?

Due to not finding any areas of significant concentration, there are no community assets specific to areas/neighborhoods to be identified. The community assets identified in other sections of the Consolidated Plan are available to all residents of Fayetteville.

Are there other strategic opportunities in any of these areas?

There are no other strategic opportunities identified, since we did not identify any area of significant concentration.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City developed the Strategic Plan utilizing a variety of sources including: census data, public input/consultation with service providers, the needs assessment, and the market analysis. These sources were used to determine the priority needs, goals and other aspects of the strategic plan that are outlined in the following sections.

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

Geographic Area

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

All of the internal programs funded with CDBG (Housing Rehabilitation/Repair, Redevelopment and Transportation) are available citywide. The Housing Rehabilitation/Repair is available to any Fayetteville homeowner who meets the requirements of the program. Redevelopment is available to any qualified homeowner in the City, however, there is a focus on the Target Area. The Fayetteville Target Area is a neighborhood within a low- to moderate- income area of Fayetteville that was designated the target area in 1992. It was determined that Code Compliance efforts were placing an additional economic strain on the low- to moderate- income homeowners who were financially and/or physically unable to correct code violations. Thus, in 2004, the Redevelopment Program was established to assist in cleaning and revitalizing deteriorating neighborhoods throughout the City, including the Target Area. The Transportation Program is a public service that is available to all qualifying members of the community. The taxi component is available to elderly and/or disabled Fayetteville residents and the transit component is available to LMI residents of Fayetteville.

Public Services and Public Facilities projects are funded throughout the City based upon their ability to show their proposal meets HUD guidelines, benefits the Fayetteville LMI population and ranking by the Grant Prioritization Committee.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Administration and Planning
	Priority Level	High
	Population	Other
	Geographic Areas Affected	
	Associated Goals	Administration and Planning
	Description	Administration and Planning activities related to implementation and oversight of CDBG funding and the programs/projects it is used for. HUD has a cap on the amount of CDBG funds that can be spent on administration and planning and Community Resources budgets to remain under that cap.
	Basis for Relative Priority	Administration and planning are necessary components of overseeing CDBG program activities and projects.
2	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Housing

	Description	Maintaining the affordable housing stock through housing rehabilitation and repair. This allows LMI homeowners to stay in their homes by bringing the homes up to city code and making them more energy efficient.
	Basis for Relative Priority	The Needs Assessment, Market Analysis and consultations with area organizations/service providers indicate that cost burden is an issue in Fayetteville making maintaining the affordable housing stock a priority.
3	Priority Need Name	Redevelopment
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Redevelopment
	Description	The Redevelopment Program provides assistance in correcting code violations. Redevelopment recognizes that an additional economic strain is potentially placed on the low- to moderate- income homeowners who are financially and/or physically unable to correct code violations.
	Basis for Relative Priority	The Needs Assessment, Market Analysis, consultation with local organizations/service providers, and program experience show that assistance correcting code violations prevents LMI citizens from incurring the additional costs associated with being unable to address a code violation themselves. The Redevelopment program is also often a stepping stone to a homeowner accessing the Housing Rehabilitation and Repair program.
4	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Services
	Description	Public services provided to LMI residents; internally through the City of Fayetteville Transportation Program and externally through the Subrecipient Grant Program for non-profits providing services to LMI Fayetteville residents.
	Basis for Relative Priority	The Needs Assessment, Market Analysis and consultation with local organizations/service providers indicates the importance of public services in our community. The Grant Prioritization Committee reviews the annual applications to determine which organizations/agencies will have their proposed programs included in the Action Plan each year.

5	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities
	Description	Fayetteville organizations/agencies that provide services to LMI Fayetteville residents can need assistance with construction, renovation and development of their facilities.

	Basis for Relative Priority	The Needs Assessment, Market Analysis and consultation with local organizations/service providers indicates the importance of the public facilities used to provide services in our community. The Grant Prioritization Committee reviews the annual applications to determine which organizations/agencies will have their proposed public facility projects included in the Action Plan each year.
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Narrative (Optional)

The City of Fayetteville's priority needs are developed through consultation with community members, organizations, and agencies; as well as through assessing the needs of the community utilizing currently available tools and resources. The priority needs of Housing, Redevelopment, Public Services, and Public Facilities are geared toward utilizing CDBG funds to effectively benefit the LMI residents of Fayetteville.

The City of Fayetteville is committed to the development of programs which address the need for housing for Low and Moderate Income (LMI) persons and families. The City of Fayetteville has been helping homeowners with rehabilitation of their homes for approximately 40 years. The funding has allowed homeowners to stay in their homes and the improvements to their homes have acted as a catalyst for other, high quality renovations and new construction of housing in the project areas. The majority of recipients have been very low income and/or elderly households. These owners have little or no funds available to repay a loan and typically have the greatest amount of deferred maintenance.

Redevelopment is available to any qualified homeowner in the City, however there is a focus on the Target Area. The Fayetteville Target Area is a neighborhood within a low- to moderate- income area of Fayetteville that was designated the target area in 1992. It was determined that Code Compliance efforts were placing an additional economic strain on the low- to moderate- income homeowners in the City who were financially and/or physically unable to correct code violations. Thus, in 2004, the Redevelopment Program was established to assist LMI homeowners correct code violations.

Utilization of CDBG funds for the provision of public services, which serve LMI groups, has been and continues to be a focus of the Community Development Program. The Transportation Program has two components and provides assistance to LMI, disabled and/or elderly members of our community. The Transit Program provides qualifying LMI residents with bus passes through a partnership with Ozark Regional Transit to supplement their ability to get to appointments, jobs, etc. The Taxi Program provides supplemental transportation for elderly and/or disabled residents of Fayetteville in hopes of allowing them greater self-sufficiency. The Public Services component also includes the CDBG Subrecipient Grant Program which allows local nonprofits to apply for funding through a competitive grant application process.

Community Resources has historically supported public facilities projects in Fayetteville. The organizations/agencies providing services to LMI Fayetteville residents in their own facilities often need

assistance with maintaining and/or updating those facilities. The CDBG Subrecipient Grant Program competitive grant application process has a Public Facilities component to help meet those needs.

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)	We do not use CDBG funds for TBRA. We do provide CDBG funded staff to administer and provide case management for the Hearth Program, which includes a TBRA component.
TBRA for Non-Homeless Special Needs	We do not use CDBG funds for TBRA for Non-Homeless Special Needs.
New Unit Production	We do not use CDBG funds for new unit production.
Rehabilitation	The needs assessment and market analysis show that cost burden is an issue in Fayetteville. Therefore, maintaining affordable housing stock is an identified priority. The City of Fayetteville will utilize CDBG funds to maintain affordable housing stock through rehabilitation and repair of LMI owner occupied homes in Fayetteville.
Acquisition, including preservation	We do not plan to use CDBG funds for acquisition during the duration of this Consolidated Plan.

Table 49 – Influence of Market Conditions

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

Introduction

The City of Fayetteville understands that there are fluctuations in the annual allocation of CDBG funds and in the amount of program income taken in annually. We prepare our initial (estimated) annual budget with the knowledge that there will be adjustments made when notification of the actual allocation is received.

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	619,098	10,000	776,259	1,405,357	2,400,000	Actual funding for Year 1 is shown along with an estimate of Program Income for Year 1. Prior Year Resources is the amount in IDIS at the beginning of Year 1. The Years 2-5 estimate is based on the Year 1 actual amount.

Table 50 - 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

The CDBG program does not have a matching requirement. There are times when subrecipients are able to utilize their CDBG award to leverage additional funding into their programs.

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

Fayetteville has three properties that were purchased with CDBG funds and are utilized in our CDBG Public Facility Lease Program. When one of the three buildings becomes available they are offered through a competitive application process to local non-profits that benefit exclusively or primarily LMI residents of Fayetteville. Applicants must show that their utilization of the property fits within HUD Guidelines and will benefit the LMI population. Upon being awarded a CDBG Public Facility Lease the non-profit signs an agreement leasing the property for \$1/year with the understanding that they are responsible for utilities, insurance and routine maintenance/upkeep on the property.

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
City of Fayetteville	Government	Homelessness Non-homeless special needs Ownership public facilities public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Community Resources Division (CR) of the City of Fayetteville oversees the CDBG programming for our community. CR administers the internal housing, redevelopment and transportation programs funded through CDBG. CR also administers and monitors the CDBG funds allocated to public services and public facilities in our community. We ensure that internal and external programs follow HUD guidelines and benefit the LMI population.

The City has not identified any gaps in the institutional delivery system.

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	X	X	
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	

Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - 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)

Fayetteville has several facilities that provide services to meet the needs of homeless persons including chronically homeless, families with children, veterans, and unaccompanied youth. This does not mean there are no unmet needs for the homeless in our community which was addressed in the Needs Assessment section of the Consolidated Plan. Facilities and services available to meet the needs of homeless persons in Fayetteville are:

Day Center - 7hills Homeless Center (meals, showers, storage lockers, laundry, clothing, blankets, service referrals, use of telephone, computers, coffee, newspapers, safe mail drop, crisis counseling, volunteer opportunities, identification and birth certificate assistance, psychological counseling referrals and assessments, prescription assistance, day labor opportunities, and job search assistance)

Homeless Veterans - 7hills Homeless Shelter (Supportive Services for Veteran Families rapid re-housing for individual veterans and veterans with families, assistance with obtaining/maintaining employment, budgeting, and applying for VA benefits, rent, utilities, employment and vocational costs, childcare, moving costs), Fayetteville Housing Authority/Veterans Healthcare of the Ozarks (HUD Veterans Affairs Supportive Housing Program, long-term, intensive case management program)

Overnight Shelter - Peace at Home Family Shelter (shelter for individuals and families with children experiencing domestic violence, support groups, counseling, job readiness skills, legal services, Spanish speaking services, follow-up services, and 24 hour crisis line), The Salvation Army/Fayetteville (shelter for individuals and families with children, food, clothing, diapers, formula, hygiene items, rent and utility assistance)

Permanent Supportive Housing - City of Fayetteville Hearth Program (permanent supportive housing for homeless and chronically homeless, utility and security deposits, rent assistance, case management), 7hills Homeless Center/Walker Family Residential Community (permanent supportive housing for disabled men and women, support for health and wellness needs, help developing a strong support network)

Transitional Housing Programs - City of Fayetteville Hearth Program (transitional housing for individuals and families with children, utility and security deposits, rent assistance, case management), 7hills Homeless Center/Walker Family Residential Community (transitional housing for individuals and families with children, assistance with further education, obtaining stable employment, creating a support network, case management)

Unaccompanied Youth - Youth Bridge (emergency shelter, residential treatment, transitional housing, group foster home, outpatient substance abuse, case management, outreach, and prevention)

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

Information, provided by service providers in our community, indicates that while overall the service delivery system provides for the needs of special needs populations and persons experiencing homelessness there are gaps. Organizations provide financial, housing, transportation, and education services but those organizations have identified ways those services could be improved, as listed below: Financial needs encompass many areas including; a way to pay arrears for those facing eviction as it is generally much less expensive to keep someone in a home than to start from scratch, assistance with security and utility deposits as well as rent assistance, greater availability of child care vouchers as the current wait lists are over a year, and increased full-time employment opportunities. Housing needs include; more shelter options for families that are not experiencing domestic violence (most of our shelters are for individuals or families fleeing dv), increased transitional housing with long-term supportive services attached, more in-patient mental health beds, and an increase in supportive housing for individuals and families with serious mental health or physical impairments. Transportation needs include; more public transportation and until then more affordable housing near existing bus routes. Education needs require increased education opportunities in a variety of areas including; financial management, employment coaching, life skills mentoring, and job readiness courses.

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 Fayetteville will continue to consult with local organizations/agencies, seek public input, and participate of the NWA Continuum of Care to stay aware of the needs of the community and provide assistance in addressing them. The Subrecipient Grant Program will remain the primary way that we will provide assistance to organizations/agencies in the community that benefit LMI Fayetteville residents.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration and Planning	2016	2020	Administration and Planning		Administration and Planning	CDBG: \$400,000	
2	Housing	2016	2020	Affordable Housing		Housing	CDBG: \$1,588,690	Homeowner Housing Rehabilitated: 95 Household Housing Unit
3	Redevelopment	2016	2020	Affordable Housing		Redevelopment	CDBG: \$272,000	Housing Code Enforcement/Foreclosed Property Care: 40 Household Housing Unit
4	Public Services	2016	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$307,500	Public service activities other than Low/Moderate Income Housing Benefit: 2860 Persons Assisted
5	Public Facilities	2016	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Facilities	CDBG: \$600,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1415 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Administration and Planning
	Goal Description	Funding is allowed through CDBG to pay for administration and planning costs of the grant. CDBG rules do not require that beneficiaries be reported for administration and planning activities therefore there is not a goal outcome indicator selected. Funding in this category is capped by federal regulations. The available funding listed below utilized the current year allocation (the only year the actual grant amount is known) to estimate the funding for the duration of the Consolidated Plan.
2	Goal Name	Housing
	Goal Description	Maintain affordable housing stock through housing rehabilitation and repair bringing LMI owner occupied residences up to city code, increasing energy efficiency and addressing lead based paint issues. The available funding listed below utilized the current year allocation (the only year the actual grant amount is known) to estimate the funding for the duration of the Consolidated Plan.
3	Goal Name	Redevelopment
	Goal Description	Redevelopment recognizes that an additional economic strain is potentially placed on the low- to moderate- income homeowners who are financially and/or physically unable to correct code violations. The Redevelopment Program provides assistance in correcting code violations. The available funding listed below utilized the current year allocation (the only year the actual grant amount is known) to estimate the funding for the duration of the Consolidated Plan.
4	Goal Name	Public Services
	Goal Description	Providing public services to LMI residents; internally through the City of Fayetteville Transportation Program and externally through the Subrecipient Grant Program for non-profits providing services to Fayetteville residents. The available funding listed below utilized the current year allocation (the only year the actual grant amount is known) to estimate the funding for the duration of the Consolidated Plan.

5	Goal Name	Public Facilities
	Goal Description	Assisting with construction, renovation and development of facilities utilized by local non-profit organizations to provide services to LMI Fayetteville residents. The available funding listed below utilized the current year allocation (the only year the actual grant amount is known) to estimate the funding for the duration of the Consolidated Plan.

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)

The City of Fayetteville does not receive HOME funds.

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)

There is not a Section 504 Voluntary Compliance Agreement in place.

Activities to Increase Resident Involvements

The City of Fayetteville CDBG is not directly involved with these activities; however, through consultation with the Fayetteville Housing Authority and access to their 5-year plan we are aware of activities designed to increase resident involvement. Hillcrest Tower (elderly and disabled) has an active Resident Council that meets regularly. CDBG staff does periodic presentations to this council to provide information about programs we provide and to give residents an opportunity to share information/thoughts/needs with us. The three family complexes (Willow Heights, Lewis Plaza and Morgan Manor) are implementing neighborhood watch programs in cooperation with the Fayetteville Police Department which will increase resident involvement in keeping their complexes safe.

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

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

In February of 2016 an Analysis of Impediments to Fair Housing Choice (AI) was completed by J-Quad Planning Group, LLC for the City of Fayetteville. A public policy review was a component of the AI. The AI determined that the City of Fayetteville's land development codes and zoning regulations address affordable housing and offer the provision of making allowances through the code to allow the construction of a variety of types of housing, including single family and multifamily housing. Regulations allow unrelated persons to reside in a single family structure and have adequate provisions for group homes and special needs populations.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The AI did not identify any public policy barriers to affordable housing.

SP-60 Homelessness Strategy – 91.215(d)

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

The City's involvement in the NWA Continuum of Care and ongoing consultation/partnership with local service providers is our primary method of reaching out to homeless persons and assessing their needs. Hosting and participating in community events is another method utilized to reach out. For example, our annual CDBG in the Park event is widely attended by homeless persons who in addition to lunch have an opportunity to learn more about our programs and programs offered by other organizations/agencies in our community.

Addressing the emergency and transitional housing needs of homeless persons

The Subrecipient Grant Program which provides funds for public services and public facilities is the primary method that the City has to address emergency and transitional housing needs in our community. We also address transitional housing through the provision of staff to provide oversight and case management for the City of Fayetteville Hearth Program.

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 Subrecipient Grant Program which provides funds for public services and public facilities is one method that the City has to help homeless persons. We also help homeless persons make the transition to permanent housing through the provision of staff to provide oversight and case management for the City of Fayetteville Hearth Program. In addition, the City partners with local service providers and participates in the NWA Continuum of Care to address the issues homeless persons face.

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 Subrecipient Grant Program which provides funds for public services and public facilities is the primary method that the City has to help low-income individuals and families avoid homelessness. In addition, the City partners with local service providers and participates in the NWA Continuum of Care to address the issues those at risk of homelessness face.

SP-65 Lead based paint Hazards – 91.215(i)

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

All of the housing rehabilitation and repair projects the City does adhere to lead based paint regulations. Lead based paint testing is done as required, determined by the age of the home and type/cost of work being performed. When lead based paint is found, lead based paint hazards are remediated as appropriate according to the LBP regulations. In all rehabilitation projects, lead safe work practices are used at all times when lead is present.

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

The information in Table 35 (MA-20 Housing Market Analysis: Condition of Housing) indicates that 34% of housing units in the City of Fayetteville may have a risk of lead-based paint hazard because they were built before 1980. We do not have the data to estimate how many of those older housing units are occupied by LMI families but it is safe to assume that older homes may be more affordable for an LMI family. LBP procedures as listed above are applied to all homes we work on.

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

The City of Fayetteville follows lead based paint regulations as required by HUD. As described above, the presence of lead and lead based paint hazards is considered at each step of the rehabilitation process from initial inspection through clearance testing (if required based on presence of lead and type of work performed).

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

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

The City of Fayetteville partners with local agencies and participates in the NWA Continuum of Care in local efforts to develop goals, programs and policies for reducing the number of poverty-level families.

The City of Fayetteville anticipates allocating CDBG funds to activities that will assist poverty level families in Fayetteville. Specific activities will be identified in each year's Action Plan. Examples of activities we have funded that assist poverty level families include, the City's transportation program for LMI individuals and public service activities that support mentoring, after school, and summer programs for LMI children.

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

Goals, programs, and policies are coordinated through partnering with local service providers, participating in the NWA Continuum of Care, and administering our Subrecipient Grant Program.

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

COMMUNITY DEVELOPMENT PROGRAMS will be monitored by the Community Development Division, State HUD staff and external auditors to ensure long-term compliance with federal, state and local regulations and statutes. Goals and objectives outlined in the Consolidated Plan will be reviewed periodically by the Community Development staff to ensure compliance to the plan.

HOUSING PROGRAMS will be monitored by the CDBG Housing Program staff and State HUD staff. When needed the City of Fayetteville Building Safety Division will provide monitoring for compliance to building ordinances. All building ordinances must be met prior to final payment on all housing rehabilitation projects. Follow-up visits will be made to all housing rehabilitation project sites.

PUBLIC SERVICE ACTIVITIES will be monitored by Community Development staff. Subrecipient agreements will be required for all public service activities. Monitoring includes assessment of program performance, financial performance and regulatory compliance. Subrecipient agreements will require documentation of activities and results. The subrecipient agreement will outline procedures to be followed in case a non-compliance situation may occur.

REDEVELOPMENT PROGRAMS will be monitored by Community Development staff, State HUD staff and external auditors. Code compliance issues are administered according to city ordinances and policy/procedure guidelines.

LEAD BASED PAINT hazard reduction will be monitored by CDBG Housing Program staff. Rehabilitation projects are evaluated and tested for lead-based paint hazards in accordance with the City of Fayetteville lead-based paint policy. The policy has been established based on current federal regulations for lead-based paint. This policy will be reviewed on an annual basis by Community Resources staff.

GRANTEE MONITORING Division staff continue to take all necessary steps to ensure compliance with program requirements. All activities are looked at on an individual basis to determine what regulations are applicable and how they should be met. Division staff receive on-going training to develop the knowledge and skills to operate and comply with program requirements.

MINORITY BUSINESS OUTREACH is accomplished through encouraging minority businesses to apply in all bid ads that are placed. In addition, through community outreach activities and community involvement we strive to educate about the opportunities available and encourage minority businesses to apply.

Expected Resources

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

Introduction

The City of Fayetteville understands that there are fluctuations in the annual allocation of CDBG funds and in the amount of program income taken in annually. We prepare our initial (estimated) annual budget with the knowledge that there will be adjustments made when notification of the actual allocation is received.

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	619,098	10,000	776,259	1,405,357	2,400,000	Actual funding for Year 1 is shown along with an estimate of Program Income for Year 1. Prior Year Resources is the amount in IDIS at the beginning of Year 1. The Years 2-5 estimate is based on the Year 1 actual amount.

Table 54 - 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

The CDBG program does not have a matching requirement. There are times when subrecipients are able to utilize their CDBG award to leverage additional funding into their programs.

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

Fayetteville has three properties that were purchased with CDBG funds and are utilized in our CDBG Public Facility Lease Program. When one of the three buildings becomes available they are offered through a competitive application process to local non-profits that benefit exclusively or primarily LMI residents of Fayetteville. Applicants must show that their utilization of the property fits within HUD Guidelines and will benefit the LMI population. Upon being awarded a CDBG Public Facility Lease the non-profit signs an agreement leasing the property for \$1/year with the understanding that they are responsible for utilities, insurance and routine maintenance/upkeep on the property.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration and Planning	2016	2020	Administration and Planning		Administration and Planning	CDBG: \$80,000	
2	Housing	2016	2020	Affordable Housing		Housing	CDBG: \$343,198	Homeowner Housing Rehabilitated: 19 Household Housing Unit
3	Redevelopment	2016	2020	Affordable Housing		Redevelopment	CDBG: \$54,400	Housing Code Enforcement/Foreclosed Property Care: 8 Household Housing Unit
4	Public Services	2016	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$61,500	Public service activities other than Low/Moderate Income Housing Benefit: 617 Persons Assisted
5	Public Facilities	2016	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Facilities	CDBG: \$80,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 225 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Administration and Planning
	Goal Description	Administration and Planning funds are used for a portion of the salary and benefits of the Community Resources Director, administrative staff, office supplies, travel and training costs, some Fair Housing activities and other costs associated with administration of community development activities. CDBG funds allocated - \$80,000. Location: Development Services Building, 125 West Mountain Street, Fayetteville, Arkansas 72701.
2	Goal Name	Housing
	Goal Description	This allocation provides housing rehabilitation and repairs to low and moderate income persons in owner-occupied housing. The rehabilitation services are offered up to \$25,000. The program provides labor, materials, project management, Lead Based Paint (LBP) Hazard Control, and other associated costs to bring a home into compliance with State and City Housing Codes. Emphasis is placed on repairs that improve energy efficiency, alleviate deferred maintenance conditions, provide safety devices and/or replace principal fixtures and components. CDBG funds allocated - \$343,198 which includes salary and program delivery costs for management and oversight of all housing programs. Nineteen households to be served. Location: Citywide, when there is a waiting list applicants are prioritized according to established criteria to give highest priority to those most in need of services. Priority criteria include: very low income, elderly, disabled, single-parent household, lead-based paint hazards in home and homes located in the Target Area.
3	Goal Name	Redevelopment
	Goal Description	Program activities conducted throughout Fayetteville, with emphasis in the Target Area, include code compliance, clearance and demolition, and when funds are available land acquisition for attainable housing. Eight households to be served. CDBG funds allocated - \$54,400. Location: Throughout the City of Fayetteville with emphasis in the identified Target Area in southeast Fayetteville.

4	Goal Name	Public Services
	Goal Description	Providing public services to LMI residents; internally through the City of Fayetteville Transportation Program and externally through the Subrecipient Grant Program for non-profits providing services to Fayetteville residents. There will be one internal program and three external subrecipients funded in Year 1. The internal program is the City of Fayetteville Transportation Program (taxi and transit components) - \$41,491. The three subrecipients in Year 1 are Big Brothers Big Sisters of NWA - \$5,000, CASA of NWA - \$10,000, and Credit Counseling of Arkansas - \$5,009. Public services allocations were made taking the funding cap into consideration.
5	Goal Name	Public Facilities
	Goal Description	Public facility projects assist with construction, renovation and development of facilities utilized by local non-profit organizations to provide services to LMI Fayetteville residents. Year 1 plans include one public facility project for Prism Education Center - \$80,000.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Fayetteville's Priority Needs and the Subrecipient Grant Process determined the projects to be included in the Annual Plan for Year 1. The projects listed below are the City of Fayetteville and subrecipient projects that will be undertaken.

Projects

#	Project Name
1	Administration and Planning
2	Housing Program 2016
3	Redevelopment Program 2016
4	Transportation Program 2016
5	Big Brothers Big Sisters PS 2016
6	CASA PS 2016
7	Credit Counseling of Arkansas PS 2016
8	Prism Education Center PF 2016

Table 56 – Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Administration and Planning
	Target Area	
	Goals Supported	Administration and Planning
	Needs Addressed	Administration and Planning
	Funding	CDBG: \$80,000
	Description	Administration and Planning funds are used for a portion of the salary and benefits of the Community Resources Director, administrative staff, office supplies, travel and training costs, some Fair Housing activities and other costs associated with administration of community development activities.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Funding for administration and planning costs of the grant are allowed for CDBG. CDBG rules do not require that beneficiaries be reported for administration and planning activities therefore there is not a goal outcome indicator selected.
	Location Description	Administration and planning activities occur at the Community Resources offices located at 125 W Mountain St Fayetteville AR 72701.
2	Planned Activities	Administration and planning activities necessary to provide program oversight, implementation, and planning.
	Project Name	Housing Program 2016
	Target Area	
	Goals Supported	Housing
	Needs Addressed	Housing
	Funding	CDBG: \$343,198
	Description	The Housing Program does rehabilitation and repair to bring low- and moderate- income owner occupied residences in Fayetteville up to city code, increase energy efficiency and address lead-based paint issues.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Based on previous years we estimate providing housing rehabilitation and/or repair to 19 LMI households.

	Location Description	Citywide, when there is a waiting list applicants are prioritized according to established criteria to give highest priority to those most in need of services. Priority criteria include: very low income, elderly, disabled, single-parent household, lead-based paint hazards in home and homes located in the Target Area.
	Planned Activities	The Housing Program will provide housing rehabilitation and repair to qualified applicants. The program provides labor, materials, project management, Lead Based Paint (LBP) Hazard Control, and other associated costs to bring a home into compliance with State and City Housing Codes. Emphasis is placed on repairs that improve energy efficiency, alleviate deferred maintenance conditions, provide safety devices and/or replace principal fixtures and components.
3	Project Name	Redevelopment Program 2016
	Target Area	
	Goals Supported	Redevelopment
	Needs Addressed	Redevelopment
	Funding	CDBG: \$54,400
	Description	Code compliance assistance provided to low- and moderate- income owner-occupied properties in the City of Fayetteville.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Based on previous years we estimate providing redevelopment to 8 LMI households.
	Location Description	Citywide with emphasis in the identified Target Area in southeast Fayetteville.
	Planned Activities	The Redevelopment Program will provide code compliance assistance to qualified applicants. The program provides labor, project management, and other associated costs to bring a property into compliance with City codes.
4	Project Name	Transportation Program 2016
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$41,491

	Description	The Transportation Program consists of two components - taxi and transit. The taxi component provides supplemental transportation in the form of taxi coupons for elderly and/or disabled residents of Fayetteville. The transit component provides transportation assistance in the form of bus passes to qualifying low- and moderate- income residents of Fayetteville.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	We estimate that 376 individuals will benefit from the transportation program in Year 1.
	Location Description	The Transportation Program is citywide. Applications are taken and the program is administered at the Community Resources offices located at 125 W Mountain St Fayetteville AR 72701.
	Planned Activities	Taxi coupons will be provided to qualified elderly and/or disabled residents of Fayetteville. Transit (bus) passes will be provided to qualified LMI residents of Fayetteville.
5	Project Name	Big Brothers Big Sisters PS 2016
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000
	Description	A portion of the costs associated with providing mentors and mentoring to at-risk youth living in Fayetteville. To qualify to participate in the BBBS program, a child either lives in poverty, has an incarcerated parent, or comes from a single parent household. Often youth qualify in all of these areas.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Big Brothers Big Sisters of NWA (BBBS) projects serving 70 at-risk youth in Fayetteville.
	Location Description	Citywide; children are accepted into the program from throughout the City. The Fayetteville mentoring program provides both site-based (schools) and community-based opportunities for the mentors (Bigs) to meet with the at-risk children (Littles).

	Planned Activities	The BBBS Fayetteville Mentoring Program includes child enrollment and evaluation, mentor recruitment and training, and match (Big/Little) supervision.
6	Project Name	CASA PS 2016
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	The CASA (Court Appointed Special Advocate) of Northwest Arkansas program will be provided with a portion of the costs to provide advocacy to foster children in Fayetteville. Children in this program have experienced potentially life-threatening abuse or neglect which led to removal from the home and placement into foster care.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	CASA of NWA projects serving 25 foster children in Fayetteville.
	Location Description	Citywide; the child is visited at the foster home they have been placed in. Foster homes are located throughout the community.
7	Planned Activities	Each child will be visited in their foster home or shelter at least once per month. In addition, each child will receive 5-10 hours of advocacy each month to ensure the child is safe, happy and receiving the appropriate medical, psychological, and educational services. This advocacy also reduces the number of placements (and subsequent trauma) a foster child experiences prior to finding a permanent home.
	Project Name	Credit Counseling of Arkansas PS 2016
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,009
	Description	Funding will cover a portion of the costs of providing budget, credit, and housing counseling to LMI Fayetteville residents.
	Target Date	12/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	Credit Counseling of Arkansas (CCOA) projects providing services to 146 Fayetteville residents.
	Location Description	Citywide; program participants will come from throughout the community. Most counseling occurs at the CCOA offices located at 1111 Zion Rd. Fayetteville AR 72703
	Planned Activities	Provision of 1-on-1 budget, credit, and housing counseling to Fayetteville residents. Budget and credit counseling can include financial goals, developing and following a household budget, and addressing credit issues. As a HUD approved housing counseling agency they can help struggling homeowners develop a strategy and apply for mortgage workout assistance as well as providing pre-purchase counseling to assist prospective homeowners make informed purchasing decisions.
8	Project Name	Prism Education Center PF 2016
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$80,000
	Description	Provide funding for the final stage of construction of Prism's new facility including installation of a parking lot, a playscape, sidewalks, and landscaping.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Prism Education Center projects that 225 students will be enrolled at the new facility.
	Location Description	The new Prism Education Center facility is located at 2030 Morningside Drive, Fayetteville AR 72701.
	Planned Activities	The public facility project will install playscape equipment for children at Prism to play and learn safely while outdoors, sidewalks to provide safe access between the building and playscapes area, parking for staff, teachers and parents, and landscaping for the new facility.

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

Funding for all projects is citywide as the LMI population of Fayetteville can be found throughout the city. The Redevelopment Program is available citywide with a focus on the self-identified Target Area.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Fayetteville feels that it is important to reach as much of the LMI population as possible through the projects receiving CDBG funds. Allocations to projects that are available to all LMI residents meet this goal.

Discussion

There have been projects in the past that have targeted specific areas of the community and could be in the future. The current needs of the community are best met by the projects included in the Action Plan and they are available to LMI residents throughout the City.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

As detailed in the Con Plan maintaining the affordable housing stock is a priority for the City of Fayetteville. This is accomplished through housing rehabilitation and repair to LMI owner-occupied homes. Emphasis is placed on bringing homes into compliance with State and City Codes, improving energy efficiency, alleviating deferred maintenance conditions, providing safety devices, and when needed addressing lead based paint issues.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	19
Special-Needs	0
Total	19

Table 58 - 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	19
Acquisition of Existing Units	0
Total	19

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The one year goals for households to be supported was determined through looking at previous years' project numbers to make an estimate of the number of households that will receive support through rehabilitation/repair.

AP-60 Public Housing – 91.220(h)

Introduction

The Fayetteville Housing Authority is the public housing provider in Fayetteville. The Fayetteville Housing Authority has three programs: Public Housing, Section 8 and HUD/VASH. We work closely with the Fayetteville Housing Authority.

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

The City of Fayetteville Annual Plan does not have actions specific to public housing. The actions planned by the Fayetteville Housing Authority are delineated in the Public Housing sections of the Con Plan.

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

The City of Fayetteville CDBG is not directly involved with these activities; however, through consultation with the Fayetteville Housing Authority and access to their 5-year plan we are aware of activities designed to increase resident involvement. Hillcrest Tower (elderly and disabled) has an active Resident Council that meets regularly. CDBG staff does periodic presentations to this council to provide information about programs we provide and to give residents an opportunity to share information/thoughts/needs with us. The three family complexes (Willow Heights, Lewis Plaza and Morgan Manor) are implementing neighborhood watch programs in cooperation with the Fayetteville Police Department which will increase resident involvement in keeping their complexes safe.

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

The Fayetteville Housing Authority is not designated as troubled.

Discussion

The Fayetteville Housing Authority is an important component of meeting the housing needs of Fayetteville. The City of Fayetteville will continue to support and work with the Fayetteville Housing Authority.

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

Introduction

The City of Fayetteville recognizes the need for homeless and other special needs activities in our community. Participation in the NWA Continuum of Care, consultation/partnership with local service providers, and hosting/participation in community events keep us apprised of the needs in our community. The Subrecipient Grant Program and the provision of staff for the Hearth Program are the primary ways the City addresses homeless and other special needs activities.

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 City's involvement in the NWA Continuum of Care and ongoing consultation/partnership with local service providers is our primary method of reaching out to homeless persons and assessing their needs. Hosting and participating in community events is another method utilized to reach out. For example, our annual CDBG in the Park event is widely attended by homeless persons who in addition to receiving lunch have an opportunity to learn more about our programs and programs offered by other organizations/agencies in our community.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Subrecipient Grant Program which provides funds for public services and public facilities has been the primary method that the City has to address emergency and transitional housing needs in our community. The subrecipients included in this action plan do not specifically address emergency shelter and transitional housing needs.

We also address transitional housing through the provision of CDBG funded staff to provide oversight and case management for the City of Fayetteville Hearth Program.

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 Subrecipient Grant Program which provides funds for public services and public facilities is one method that the City has to help homeless persons. This action plan does not include subrecipients that

specifically provide services to homeless persons. We will during the period of this action plan help homeless persons make the transition to permanent housing through the provision of CDBG funded staff to provide oversight and case management for the City of Fayetteville Hearth Program. In addition, the City partners with local service providers and participates in the NWA Continuum of Care to address the issues homeless persons face.

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 Subrecipient Grant Program which provides funds for public services and public facilities is the primary method that the City has to help low-income individuals and families avoid homelessness. This action plan includes funding for Credit Counseling of Arkansas who through budget/credit counseling, and mortgage workout assistance help people stay in their home. While not directly related to avoiding becoming homeless, the inclusion of programs that assist at-risk children (Big Brothers Big Sisters) and abused children (CASA) in the action plan addresses LMI special needs and youth needs in our community. In addition, the City partners with local service providers and participates in the NWA Continuum of Care to address the issues those at risk of homelessness face.

Discussion

The City of Fayetteville through the processes described throughout the Con Plan strives to identify and provide support for those in our community who need it most. Funding levels do not allow all of the organizations/agencies that address homeless and special needs activities to receive support in a given year but we utilize the assessment tools available to us to determine the best projects to implement annually.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

In February of 2016 an Analysis of Impediments to Fair Housing Choice (AI) was completed by J-Quad Planning Group, LLC for the City of Fayetteville. A public policy review was a component of the AI. The AI determined that the City of Fayetteville's land development codes and zoning regulations address affordable housing and offer the provision of making allowances through the code to allow the construction of a variety of types of housing including single family and multifamily housing. Regulations allow unrelated persons to reside in a single family structure and have adequate provisions for group homes and special needs populations.

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 AI did not identify any public policy barriers to affordable housing.

Discussion:

Community Resources is cognizant of the importance of being aware of any proposed public policy changes that could create a barrier to affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

The areas listed below are explored in greater detail in other sections of the Con Plan, this section describes the actions planned to address the various areas.

Actions planned to address obstacles to meeting underserved needs

The City of Fayetteville will continue to consult with local organizations/agencies, seek public input, and participate in the NWA Continuum of Care to stay aware of the needs of the community, identify obstacles to meeting underserved needs and provide assistance in addressing them.

Actions planned to foster and maintain affordable housing

Maintaining the affordable housing stock is a priority for the City of Fayetteville. This is accomplished through housing rehabilitation and repair to LMI owner-occupied homes. Emphasis is placed on bringing homes into compliance with State and City Codes, improving energy efficiency, alleviating deferred maintenance conditions, providing safety devices, and when needed addressing lead based paint issues.

Actions planned to reduce lead-based paint hazards

All housing rehabilitation and repair projects the City does adhere to lead based paint regulations. Lead based paint testing is done as required, determined by the age of the home and type/cost of work being performed. When lead based paint is found lead based paint hazards are remediated as appropriate according to the LBP regulations. In all rehabilitation projects, lead safe work practices are used at all times when lead is present.

Actions planned to reduce the number of poverty-level families

The City of Fayetteville partners with local agencies and participates in the NWA Continuum of Care in local efforts to develop goals, programs and policies for reducing the number of poverty-level families.

The City of Fayetteville anticipates allocating CDBG funds to activities that will assist poverty level families in Fayetteville. Specific activities will be identified in each year's Action Plan. Examples of activities we have funded that assist poverty level families include the City's transportation program for LMI individuals and public service activities that support mentoring, after school, and summer programs for LMI children.

Actions planned to develop institutional structure

The Community Resources Division (CR) of the City of Fayetteville oversees the CDBG programming for our community. CR administers the internal housing, redevelopment and transportation programs that funded through CDBG. CR also administers and monitors the CDBG funds allocated to public services and public facilities in our community. We ensure that internal and external programs follow HUD guidelines and benefit the LMI population.

The City has not identified any gaps in the institutional delivery system.

The City of Fayetteville will continue to consult with local organizations/agencies, seek public input, and participate in the NWA Continuum of Care to stay aware of the needs of the community and provide assistance in addressing them. The Subrecipient Grant Program will remain the primary way that we will provide assistance to organizations/agencies in the community that benefit LMI Fayetteville residents.

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

The City of Fayetteville will continue to consult with local organizations/agencies, seek public input, and participate in the NWA Continuum of Care to stay aware of the needs of the community and provide assistance in addressing them.

Discussion:

The City recognizes the importance of combining the information available from others in our community with the information we have internally to develop actions that will benefit Fayetteville.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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
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%

Attachments

SF-424 and Certifications

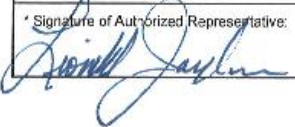
Grantee SF-424's and Certification(s)

OMB Number: 4040-0004

Expiration Date: 6/31/2016

Application for Federal Assistance SF-424		
* 1. Type of Submission: ☐ Preapplication ☒ Application ☐ Changed/Corrected Application		* 2. Type of Application: ☒ New ☐ Continuation ☐ Revision * If Revision, select appropriate letter(s): * Other (Specify):
* 3. Date Received: 		4. Applicant Identifier:
5a. Federal Entity Identifier: 		5b. Federal Award Identifier:
State Use Only: 6. Date Received by State: 7. State Application Identifier:		
8. APPLICANT INFORMATION:		
* a. Local Name: City of Fayetteville		
* c. Employer/Taxpayer Identification Number (EIN/TIN): 71-0018462		* e. Organizational DUNS: 1633135780000
d. Address:		
* Street1: 113 W Mountain Street2: * City: Fayetteville County/Parish: Washington * State: AR: Arkansas Province: * Country: USA: UNITED STATES * Zip / Postal Code: 72701-0000		
e. Organizational Unit:		
Department Name: Development Services		Division Name: Community Resources
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms. * First Name: Miranda Middle Name: * Last Name: Fields Suffix:		
Title: Community Resources Director		
Organizational Affiliation: 		
* Telephone Number: 479-571-9250		Fax Number: 479-144-0640
* Email: mfields@fayetteville-ar.gov		

Application for Federal Assistance SF-424			
* 9. Type of Applicant 1: Select Applicant Type: City or Township Government			
Type of Applicant 2: Select Applicant Type: 			
Type of Applicant 3: Select Applicant Type: 			
* Other (specify): 			
* 10. Name of Federal Agency: Department of Housing and Urban Development			
* 11. Catalog of Federal Domestic Assistance Number: 14.218			
CFDA Title: Community Development Block Grants/Entitlement Grants			
* 12. Funding Opportunity Number: 			
* Title: 			
13. Competition Identification Number: 			
Title: 			
14. Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Cancel OK			
* 15. Descriptive Title of Applicant's Project: Community Development Block Grant/Entitlement City			
Attach supporting documents as specified in agency instructions. Add Attachments Cancel OK			

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	AR-003
* b. Program/Project	AR-003
Attach an additional list of Program/Project Congressional Districts if needed.	
Add Attachment Delete Attachment View Attachment	
17. Proposed Project:	
* a. Start Date:	01/01/2016
* b. End Date:	12/31/2016
18. Estimated Funding (\$):	
* a. Federal	619,098.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	\$19,098.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
☐ a. This application was made available to the State under the Executive Order 12372 Process for review on	
☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
☒ c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
☐ Yes ☒ No	
If "Yes", provide explanation and attach	
Add Attachment Delete Attachment View Attachment	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
☒ ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix:	Mr.
* First Name:	Lionel
Middle Name:	
* Last Name:	Jordan
Suffix:	
* Title:	Mayor
* Telephone Number:	479-575-8331
Fax Number:	479-444-3445
* Email:	ljordan@fayetteville-ar.gov
* Signature of Authorized Representative:	
* Date Signed:	6/9/16



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

☐	This certification does not apply.
☒	This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about:
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Jurisdiction

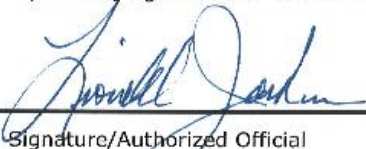
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

6/9/16
Date

Lioneld Jordan

Name

Mayor City of Fayetteville

Title

113 W Mountain St

Address

Fayetteville AR 72701

City/State/Zip

479-575-8331

Telephone Number

Jurisdiction

- ☐ This certification does not apply.
- ☒ This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. **Maximum Feasible Priority** -- With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. **Overall Benefit** - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2____, 2____, 2____, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. **Special Assessments** - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

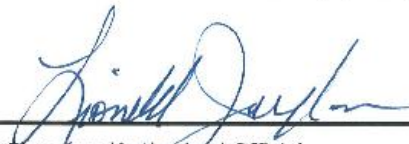
14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Jurisdiction

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official

6/9/16

Date

Lioneld Jordan

Name

Mayor City of Fayetteville

Title

113 W Mountain St

Address

Fayetteville AR 72701

City/State/Zip

479-575-8331

Telephone Number

Jurisdiction _____

- ☒ This certification does not apply.
☐ This certification is applicable.

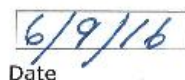
**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature/Authorized Official


Date

Lioneld Jordan

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☐ This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

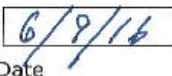
The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official


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HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature/Authorized Official

6/9/16
Date

Lioneld Jordan

Name

Mayor City of Fayetteville

Title

113 W Mountain St

Address

Fayetteville AR 72701

City/State/Zip

479-575-8331

Telephone Number

Jurisdiction

- ☒ This certification does not apply.
☐ This certification is applicable.

ESG Certifications

I, n/a, Chief Executive Officer of Jurisdiction, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 576.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official

Date

Lioneld Jordan

Name

Mayor City of Fayetteville

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Fayetteville AR 72701

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Jurisdiction:

- ☐ This certification does not apply.
- ☒ This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, IIUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code). Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City of Fayetteville	125 W Mountain St	Fayetteville	Washington	AR	72701

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

Jurisdiction

controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

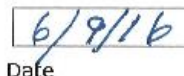
- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



Signature/Authorized Official


Date

Lioneld Jordan

Name

Mayor City of Fayetteville

Title

113 W Mountain St

Address

Fayetteville AR 72701

City/State/Zip

479-575-8331

Telephone Number

City of Fayetteville, Arkansas - Budget Adjustment Form (Legistar)

Budget Year	Division: Community Resources	Adjustment Number
2016	Dept.: Development Services	
	Requestor: Cherrell Lee	

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

Budget Adjustment to reconcile the CDBG budget to reflect the amount available in HUD's Integrated Disbursement and Information System (IDIS)

RESOLUTION/ORDINANCE	COUNCIL DATE:	6/29/2016
	LEGISTAR FILE ID#:	2016-0316
	<i>Barbara Fell</i> 6/29/2016 1:07 PM	
	Budget Director	Date
	TYPE:	
	DESCRIPTION:	
	GLDATE:	
	POSTED:	/

TOTAL	129,294	129,294					v.20160624
Account Number	Increase / (Decrease)	Project.Sub#	Project	Sub	AT	Account Name	
Expense	Revenue						
2180.4930.5103.00	500	-			EX	Overtime	
2180.4930.5210.00	1,300	-			EX	Minor Equipment	
2180.4930.5301.00	4,000	-			EX	Public Notification	
2180.4930.5302.00	200	-			EX	Uniforms/Personal Equipment	
2180.4940.5103.00	500	-			EX	Overtime	
2180.4940.5209.00	3,000	-			EX	Software	
2180.4940.5210.00	3,000	-			EX	Minor Equipment	
2180.4940.5302.00	200	-			EX	Uniforms/Personal Equipment	
2180.4940.5304.00	5,800	-			EX	Travel & Training	
2180.4940.5315.06	3,000	-			EX	Cont Ser Housing Partner	
2180.4940.5320.01	500	-			EX	Bank Service Charges	
2180.4945.5103.00	300	-			EX	Overtime	
2180.4945.5302.00	200	-			EX	Uniforms/Personal Equipment	
2180.4970.5390.00	(25,500)	-			EX	Cdbg Projects Undesignated	
2180.4970.5390.02	5,491	-			EX	Transportation Services	
2180.4970.5390.58	5,000	-			EX	Big Brothers Big Sisters	
2180.4970.5390.59	5,009	-			EX	Credit Counseling of Ark	
2180.4970.5390.62	10,000	-			EX	CASA of NWA	
2180.4990.5390.00	26,794	-			EX	Cdbg Projects Undesignated	
2180.4990.5390.66	80,000	-			EX	Prism Education Center	
2180.0918.4320.00		129,294			RE	Grant Funding CDBG	



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Text File

File Number: 2016-0321

Agenda Date: 7/19/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 4

ARKANSAS FIREWISE GRANT:

A RESOLUTION TO AUTHORIZE ACCEPTANCE OF AN ARKANSAS FIREWISE GRANT FROM THE ARKANSAS FORESTRY COMMISSION IN THE AMOUNT OF \$500.00 FOR USE BY THE FIRE DEPARTMENT, AND TO APPROVE A BUDGET ADJUSTMENT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes acceptance of an Arkansas Firewise Grant from the Arkansas Forestry Commission in the amount of \$500.00 for use by the Fire Department.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution, recognizing the grant revenue.

City of Fayetteville Staff Review Form

2016-0321

Legistar File ID

7/19/2016

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

David Dayringer

6/28/2016

Fire /
Fire Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff requests approval to accept an Arkansas Forestry Commission Firewise Grant and approval of a Budget Adjustment.

Budget Impact:

1010.3020.5210.00

General

Account Number

Fund

32016.2016

Firewise Grant

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 500.00

Funds Obligated \$ 270.81

Current Balance \$ 229.19

Does item have a cost? No

Item Cost \$ -

Budget Adjustment Attached? Yes

Budget Adjustment \$ 500.00

Remaining Budget \$ 729.19

V20140610

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:

MEETING OF JULY 19, 2016

TO: Mayor and City Council

FROM: David Dayringer, Fire Chief

DATE: June 28, 2016

SUBJECT: Staff requests approval to accept an Arkansas Forestry Commission Firewise Grant and approval of a Budget Adjustment.

RECOMMENDATION:

The Fire Department has been awarded the Arkansas Firewise Grant for 2016. The Fire Department will use the \$500.00 for minor equipment such as special wildland fire rakes, hand tools, posters, and educational materials to assist with assigned job tasks.

DISCUSSION:

The Arkansas Forestry Commission provides financial assistance to help fire departments educate and assist municipalities in becoming fire safe communities through the Firewise Program. The goal of this program is to bring awareness to the dangers of wildland fire within the urban environment. This awareness is brought about through assessing residential and commercial property and identifying hazards that might exist. Once wildland fire hazards have been identified then efforts are made to help facilitate the property owners in reducing their fire danger risk.

BUDGET/STAFF IMPACT:

There is no requirement for matching funds so there should be no impact to budgeted expenses.

Attachments:

Budget Adjustment

Budget Year	Division: Fire	Adjustment Number
2016	Dept.: Fire	
	Requestor: David Dayringer	

Approval of a Budget Adjustment to accept the Firewise Grant from the Arkansas Forestry Commission.

RESOLUTION/ORDINANCE	COUNCIL DATE:	7/19/2016
	LEGISTAR FILE ID#:	2016-0321
		Barbara Fell
		6/29/2016 7:37 AM
	Budget Director	Date
	TYPE:	
	DESCRIPTION:	
	GLDATE:	
	POSTED:	/

[illegible]



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Text File

File Number: 2016-0329

Agenda Date: 7/19/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Resolution

Agenda Number: A. 5

A RESOLUTION TO AUTHORIZE THE PURCHASE OF OFFICE FURNISHINGS FROM INNERPLAN, INC. D/B/A INNERPLAN OFFICE INTERIORS IN THE AMOUNT OF \$64,491.62, PURSUANT TO A STATE PROCUREMENT CONTRACT, FOR THE RECYCLING AND TRASH COLLECTION DIVISION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby authorizes the purchase of office furnishings from Innerplan, Inc., d/b/a Innerplan Office Interiors in the amount of \$64,491.62, pursuant to a state procurement contract, for the Recycling and Trash Collection Division.

City of Fayetteville Staff Review Form

2016-0329

Legistar File ID

7/19/2016

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jeff Coles

7/1/2016

Recycling & Trash Collection /
Transportation Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A resolution to authorize the purchase of office furnishings from Innerplan Office Interiors in the amount of \$64,491.62 pursuant to a state procurement contract for the Recycling & Trash Collection Division.

Budget Impact:

5500.5080.5801.00

Recycling & Trash Collection

Account Number

Fund

13021.2000

Solid Waste Office & Trans Station Exp

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 3,163,156.00

Funds Obligated \$ 2,913,381.00

Current Balance \$ 249,775.00

Does item have a cost? Yes

Item Cost \$ 64,491.62

Budget Adjustment Attached? No

Budget Adjustment

Remaining Budget \$ 185,283.38

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF JULY 19, 2016

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff
Terry Gulley, Transportation Services Director

FROM: Jeff Coles, Recycling & Trash Collection Director

DATE: July 1, 2016

SUBJECT: Office Furnishings for the Recycling & Trash Collection Facility Expansion

RECOMMENDATION:

A resolution to authorize the purchase of office furnishings from Innerplan Office Interiors in the amount of \$64,491.62 pursuant to a state procurement contract for the Recycling & Trash Collection Division.

BACKGROUND:

City Council authorized a contract in October 2015 for the construction of facilities expansion for the Happy Hollow Road Recycling & Trash Collection site. Part of this expansion includes improvements to existing offices and additional offices and meeting spaces.

DISCUSSION:

Multiple bids were received for office furnishings. Innerplan Office Interiors was chosen from a state procurement contract for the delivery and installation of office furnishings.

BUDGET/STAFF IMPACT:

These items will be funded from the Solid Waste Office and Transfer Station Expansion project in the Solid Waste Fund.

Attachments:

Innerplan Office Interiors Proposal
Recycling & Trash Collection Office Map
Purchase Order Request

P R O P O S A L

i n n e r p l a n

Office Interiors + Furniture + Design

7001 Innerplan Drive, North Little Rock, AR 72113
501-371-0300 Fax 501-372-3838
100 W. Center - Suite 303, Fayetteville, AR 72701

PROPOSAL # 77865
PROJECT # 81-7
DATE 06/28/16

C U S T O M E R

CITY OF FAYETTEVILLE
113 WEST MOUNTAIN DRIVE
FAYETTEVILLE, AR 72701

I N S T A L L A T

CITY OF FAYETTEVILLE
113 WEST MOUNTAIN DRIVE
FAYETTEVILLE, AR 72701

<u>SALESPERSON</u>	<u>DUE ON RECEIPT</u>	<u>CUSTOMER P.O.</u>	<u>QUOTE VALID TO:</u>	<u>ALL SALES</u>
SUSAN THOMAS			07/01/16	ARE FINAL

#	QTY	PRODUCT / DESCRIPTION	SELL	EXTENDED
1	7	WURA-2448-L JSA HAWORTH, INC Worksurface, Rect, 24Dx48W, Lam, Edgeband, Std Core, Notched H-22 GREY SPEX GRD A HP-8J CHARCOAL GRD A Tag(s): #1	102.42	716.94
2	14	ZUBF-0000-P N HAWORTH, INC Flush Mount Plate Tag(s): #1	5.84	81.76
3	7	JDSL-2472-J FFSBN HAWORTH, INC X Series, Rect Desk, Lam, EB3, 24X72, End, End, Ptd, 1/3 Mod, No Cbl Mgt H-22 GREY SPEX GRD A HP-8J CHARCOAL GRD A TR-K CHARCOAL GRD A TR-K CHARCOAL GRD A Tag(s): #1	499.79	3,498.53
4	3	JDSL-3072-J AFSBN HAWORTH, INC X Series, Rect Desk, Lam, EB3, 30X72, Ped, End, Ptd, Full Mod, No Cbl Mgt H-22 GREY SPEX GRD A HP-8J CHARCOAL GRD A TR-K CHARCOAL GRD A TR-K CHARCOAL GRD A Tag(s): #1	429.09	1,287.27
5	4	JDSL-3072-J FASFN HAWORTH, INC X Series, Rect Desk, Lam, EB3, 30X72, End, Ped, Ptd, Full Mod, No Cbl Mgt H-22 GREY SPEX GRD A CONTINUED...	429.09	1,716.36

P R O P O S A L

i n n e r p l a n

Office Interiors + Furniture + Design

7001 Innerplan Drive, North Little Rock, AR 72113
501-371-0300 Fax 501-372-3838
100 W. Center - Suite 303, Fayetteville, AR 72701

PROPOSAL # 77865
PROJECT # 81-7
DATE 06/28/16

#	QTY	PRODUCT / DESCRIPTION	SELL	EXTENDED
		,HP-8J CHARCOAL GRD A		
		,TR-K CHARCOAL GRD A		
		,TR-K CHARCOAL GRD A		
		Tag(s): #1		
6	1	WURA-2442-L HAWORTH, INC	84.40	84.40
		JSA Worksurface,		
		Rect, 24Dx42W, Lam, Edgeband, Std		
		Core, Notched		
		,H-22 GREY SPEX GRD A		
		,HP-8J CHARCOAL GRD A		
		Tag(s): #1 (SECRETARY 110)		
7	2	ZUBF-0000-P HAWORTH, INC	5.84	11.68
		N Flush Mount Plate		
		Tag(s): #1 (SECRETARY 110)		
8	1	JDSL-2466-J HAWORTH, INC	484.04	484.04
		FFSBN X Series, Rect Desk, Lam,		
		EB3, 24X66, End, End, Ptd, 1/3 Mod, No Cbl Mgt		
		,H-22 GREY SPEX GRD A		
		,HP-8J CHARCOAL GRD A		
		,TR-K CHARCOAL GRD A		
		,TR-K CHARCOAL GRD A		
		Tag(s): #1 (SECRETARY 110)		
9	1	JDSL-3066-J HAWORTH, INC	413.34	413.34
		AFSBN X Series, Rect Desk, Lam,		
		EB3, 30X66, Ped, End, Ptd, Full Mod, No Cbl Mgt		
		,H-22 GREY SPEX GRD A		
		,HP-8J CHARCOAL GRD A		
		,TR-K CHARCOAL GRD A		
		,TR-K CHARCOAL GRD A		
		Tag(s): #1 (SECRETARY 110)		
10	4	JPDH-30-SJL HAWORTH, INC	211.85	847.40
		F X Series, Pedestal, Attached		
		Desk, Box/Box/File, 30"D, Ptd Drawer Front		
		, Steel Lockbar, Ellipse Pull, LH, Full Mod		
		,TR-K CHARCOAL GRD A		
		,LR-BP CHROME GRD A		
		Tag(s): #2		
11	4	JPDH-30-SJR HAWORTH, INC	211.85	847.40
		F X Series, Pedestal, Attached		
		Desk, Box/Box/File, 30"D, Ptd Drawer Front		
		, Steel Lockbar, Ellipse Pull, LH, Full Mod		
		,TR-K CHARCOAL GRD A		
		,LR-BP CHROME GRD A		
		CONTINUED...		

PROPOSAL

innerplan

Office Interiors + Furniture + Design

7001 Innerplan Drive, North Little Rock, AR 72113
501-371-0300 Fax 501-372-3838
100 W. Center - Suite 303, Fayetteville, AR 72701

PROPOSAL # 77865
PROJECT # 81-7
DATE 06/28/16

#	QTY	PRODUCT / DESCRIPTION	SELL	EXTENDED
		Tag(s): #2		
12	8 JPAJ-18-SJ	HAWORTH, INC X Series, Pedestal, Attached, F/F, 18"D, PtdDrwF rt, Stl Lkrl, J Pull CHARCOAL GRD A CHROME GRD A Tag(s): #3	180.91	1,447.28
	, TR-K			
	, LR-BP			
13	12 VLRD-0430-L	HAWORTH, INC V Series, Lateral File, 51.5"H x 30"W, Four-High, Freestanding, Full Pu CHARCOAL GRD A CHROME GRD A Tag(s): #4	395.67	4,748.04
	, TR-K			
	, LR-BP			
14	48 JFFA-15	HAWORTH, INC X Series, Lateral File, Front-To-Back Hanging Bars, 15.5"D Tag(s): #4	9.46	454.08
15	8 LSET-3	HAWORTH, INC ***** HW, Lock Set, Keyed Alike, Lock Plug And Key, Qty Of 3 CHROME GRD A	0.00	0.00
	, LX-BP			
16	13 SCT-20-4115	HAWORTH, INC Very Task Chair, Fab Seat, Mesh Bk, Hgt Adj Arms, Plstc Bse Hd Ctrs, B UNDECIDED UNDECIDED FABRIC - STG GRD A UNDECIDED COLOR GRD A FOG GRD A METALLIC SILVER GRD B Tag(s): #6	391.06	5,083.78
	(QF)			
	, QF-A~			
	, MS--			
	, TR-7			
	, TR-LE			
17	16 SCS-24-3H	HAWORTH, INC Very Side, Fab Seat, Plstc Bk, Arm, Plstc Gld, UNDECIDED UNDECIDED FABRIC - STG GRD A UNDECIDED COLOR GRD A FOG GRD A METALLIC SILVER GRD B Tag(s): #7	156.23	2,499.68
	(QF)			
	, QF-A~			
	, TR--			
	, TR-7			
	, TR-LE			

P R O P O S A L

i n n e r p l a n

Office Interiors + Furniture + Design

7001 Innerplan Drive, North Little Rock, AR 72113
 501-371-0300 Fax 501-372-3838
 100 W. Center - Suite 303, Fayetteville, AR 72701

PROPOSAL # 77865
 PROJECT # 81-7
 DATE 06/28/16

#	QTY	PRODUCT / DESCRIPTION	SELL	EXTENDED
18	14	SCS-24-31 HAWORTH, INC Very Side, Fab Seat, Plstc Bk, Arm, Hd Csts, ----- UNSELECTED ----- FOG GRD A FOG GRD A METALLIC CHAMPAGNE GRD B Tag(s): #8	173.65	2,431.10
		? ,TR-7 ,TR-7 ,TR-MC		
19	30	SCS-44-0H HAWORTH, INC Very Side, Plstc Seat, Plstc Bk, Armless, Plstc Gld, FOG GRD A FOG GRD A METALLIC SILVER GRD B Tag(s): #8A	109.31	3,279.30
		,TR-7 ,TR-7 ,TR-LE		
20	2	TPPR-42 HAWORTH, INC Round Hybrid Table 42" GREY SPEX GRD A CHARCOAL GRD A CHARCOAL GRD A Tag(s): #9	225.52	451.04
		, H-22 ,TR-K ,TR-K		
21	4	VLRD-0430-L HAWORTH, INC V Series, Lateral File, 51.5"H x 30"W, Four-High, Freestanding, Full Pu CHARCOAL GRD A CHROME GRD A Tag(s): #10	395.67	1,582.68
		,TR-K ,LR-BP		
22	4	VLRD-0436-L HAWORTH, INC V Series, Lateral File, 51.5"H x 36"W, Four-High, Freestanding, Full Pu CHARCOAL GRD A CHROME GRD A Tag(s): #10	464.46	1,857.84
		,TR-K ,LR-BP		
23	4	VLRD-0236-L HAWORTH, INC V Series, Lateral File, 27.5"H x 36"W, Two-High, Freestanding, Full Pul CHARCOAL GRD A CHROME GRD A Tag(s): #10	325.78	1,303.12
		,TR-K ,LR-BP		
24	40	JFFA-15 HAWORTH, INC X Series, Lateral File, Front-To-Back Hanging Bars, 15.5"D Tag(s): #10	9.46	378.40

P R O P O S A L

innerplan

Office Interiors + Furniture + Design

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501-371-0300 Fax 501-372-3838
100 W. Center - Suite 303, Fayetteville, AR 72701

PROPOSAL # 77865
PROJECT # 81-7
DATE 06/28/16

#	QTY	PRODUCT / DESCRIPTION	SELL	EXTENDED
25	1	TARA-48E4-L JMMPG4C HAWORTH, INC Planes, Table, Rt, Lam, 48"x144", Eb3, 2", Co:2S d/8 Opn/Cntr, Prm, Gld, 29"H ,H-22 GREY SPEX GRD A ,HP-8J CHARCOAL GRD A ,TR-K CHARCOAL GRD A ,H-8J CHARCOAL GRD A ,HP-8J CHARCOAL GRD A Tag(s): #12	1,696.79	1,696.79
26	2	EUE2-PFOW-2 110 HAWORTH, INC FTU, 2sd, 8 Port, 2 Recpt, 1 USB, 1 Data port, No Cable Garage, Clr Anod Tag(s): #12	575.66	1,151.32
27	12	SCS-44-3H HAWORTH, INC Very Side, Plstc Seat, Plstc Bk, Arm, Plstc Gld, ,TR~~ UNDECIDED COLOR GRD A ,TR~~ UNDECIDED COLOR GRD A ,TR~~ UNDECIDED COLOR GRD A Tag(s): #13	134.47	1,613.64
28	4	KING-HR48 SPECIAL T TABLES 48" HALF ROUND TABLE WITH T LEG BASE Tag(s): #14	346.67	1,386.68
29	12	KING-2435 SPECIAL T TABLES KINGSTON 24X36 T LEG TABLE Tag(s): #14	278.40	3,340.80
30	1	F44041 FIRST OFFICE G3 26.75x29x32.75 Lounge Chair Brushed Nickel Legs Grade 3 Material ----- UNSELECTED ----- Tag(s): #15	819.00	819.00
31	1	F44043 FIRST OFFICE G3 70.75x29x32.75 Sofa Brushed Nickel Legs Grade 3 Material ----- UNSELECTED ----- Tag(s): #15	1,405.04	1,405.04
32	1	LT01-2222CT FIRST OFFICE Scale 22x22x24.125 Square End Table No Selection Square Tag(s): #16	483.60	483.60

PROPOSAL

innerplan

Office Interiors + Furniture + Design

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PROPOSAL # 77865
PROJECT # 81-7
DATE 06/28/16

#	QTY	PRODUCT / DESCRIPTION	SELL	EXTENDED
33	8 3050	COE DISTRIBUTING ARMLESS STACKER POLY STACKER WITH CHROME FRAME AND BLACK SEAT AND BACK Tag(s): OFFICES 135, 136, 138, & 140	40.00	320.00
34	2 SDM3072BG18	GLOBAL - THE TOTAL OFFICE 30"d x 72"w x 29"h, Single Pedestal Desk, Metal Box Box File on Le ~STOP Streamline Laminate Top Finishes ? ----- UNSELECTED ----- ~SCHASS Streamline Metal Chassis Finishes ? ----- UNSELECTED ----- ? ----- UNSELECTED ----- ? ----- UNSELECTED ----- ? ----- UNSELECTED ----- ? ----- UNSELECTED ----- Tag(s): OFFICES 135, 136, 138, & 140	662.40	1,324.80
35	2 SDM3072GB18	GLOBAL - THE TOTAL OFFICE 30"d x 72"w x 29"h, Single Pedestal Desk, Metal Box Box File on Ri ~STOP Streamline Laminate Top Finishes ? ----- UNSELECTED ----- ~SCHASS Streamline Metal Chassis Finishes ? ----- UNSELECTED ----- ? ----- UNSELECTED ----- ? ----- UNSELECTED ----- ? ----- UNSELECTED ----- ? ----- UNSELECTED ----- Tag(s): OFFICES 135, 136, 138, & 140	662.40	1,324.80
36	4 EOR2448	GLOBAL - THE TOTAL OFFICE Straight Rectangular Worksurface - 48W x 24D x 1"H, EO+ ~EOL EO+ Laminate Top Finishes ? ----- UNSELECTED ----- Tag(s): OFFICES 135, 136, 138, & 140	108.96	435.84
37	24 EFB	GLOBAL - THE TOTAL OFFICE Flat Bracket - 4.5W x 3.5D, EO+ Tag(s): OFFICES 135, 136, 138, & 140	7.68	184.32
38	2 SDM2472FG18	GLOBAL - THE TOTAL OFFICE 24"d x 72"w x 29"h, Single Pedestal Desk, Metal File File on Left, ~STOP Streamline Laminate Top Finishes ? ----- UNSELECTED ----- ~SCHASS Streamline Metal Chassis Finishes ? ----- UNSELECTED ----- CONTINUED...	508.80	1,017.60

PROPOSAL

innerplan

Office Interiors + Furniture + Design

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501-371-0300 Fax 501-372-3838
100 W. Center - Suite 303, Fayetteville, AR 72701

PROPOSAL # 77865
PROJECT # 81-7
DATE 06/28/16

#	QTY	PRODUCT / DESCRIPTION	SELL	EXTENDED
		----- UNSELECTED -----		
		----- UNSELECTED -----		
		----- UNSELECTED -----		
		----- UNSELECTED -----		
		Tag(s): OFFICES 135, 136, 138, & 140		
39	2	SDM2472GF18 GLOBAL - THE TOTAL OFFICE	508.80	1,017.60
		24"d x 72"w x 29"h, Single Pedestal Desk,		
		Metal File on Right		
	~STOP	Streamline Laminate Top Finishes		
	??	INCOMPLETE OPTIONS		
		Tag(s): OFFICES 135, 136, 138, & 140		
		HAWORTH, INC		
		FREIGHT INCLUDED		
		FIRST OFFICE		
		FREIGHT INCLUDED		
		INNERPLAN, INC.		
		CAD/DESIGN TIME		
		Tag(s): KB		
		INNERPLAN, INC.		
		DELIVERY & INSTALLATION TO BE BILLED AT		
		\$5,625.00. QUOTE IS BASED ON ONE TRIP		
		ONLY. ADDITIONAL TRIPS WILL BE BILLED		
		SEPARATELY. PRICING BASED UPON NORMAL		
		BUSINESS HOURS.		
		PHASED CONTRACT { per Susan Thomas }		
		6-30-16		

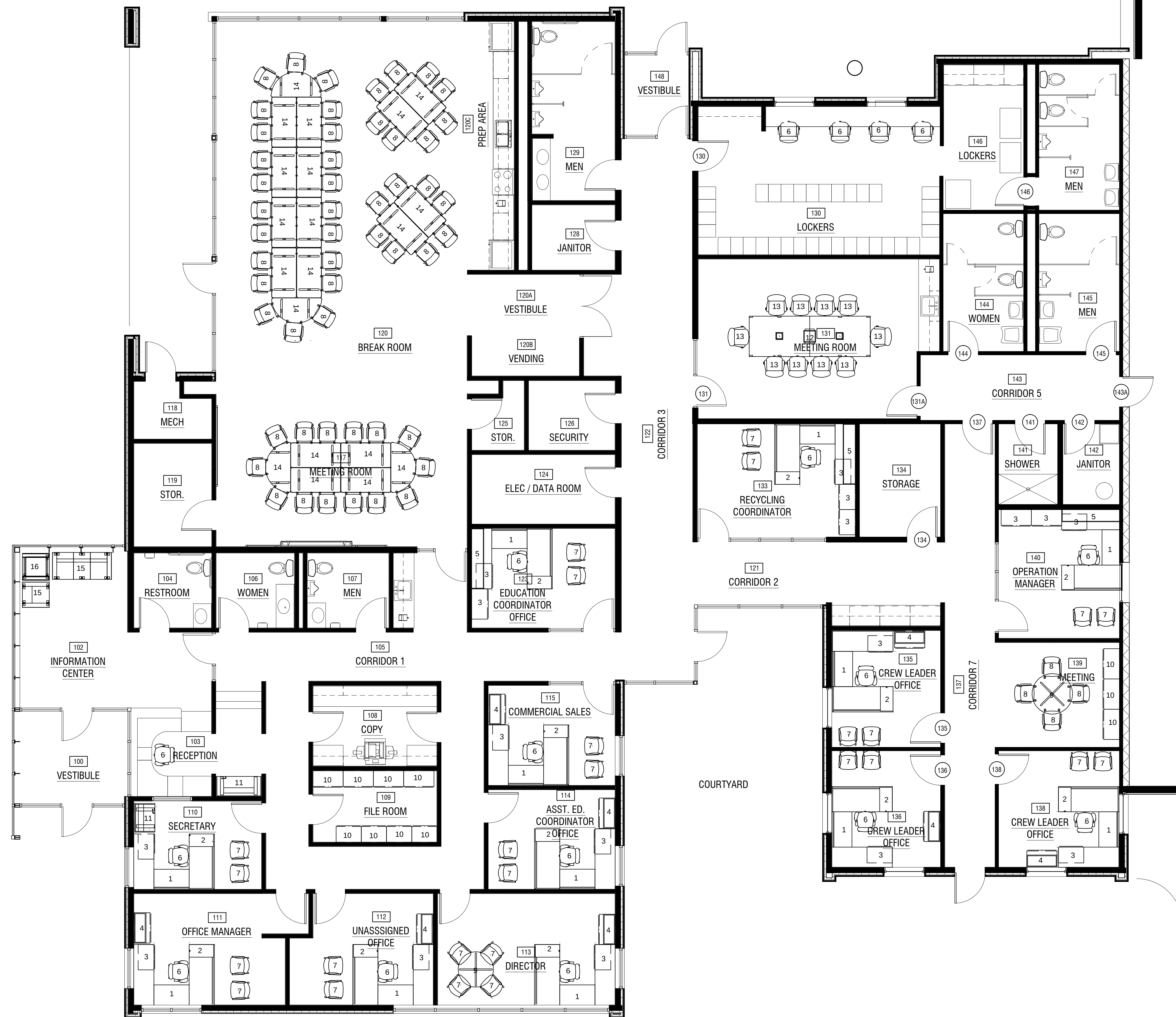
DEPOSIT PERCENT: 50.00 %
DEPOSIT REQUIRED: 32,246.00

All Credit Card Orders will be charged a 4% fee
Ask about our financing options.

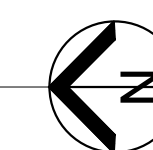
PRODUCT.....:	53,027.29
DELIVERY.....:	5,625.00
OTHER.....:	110.00
SALES TAX....:	5,729.33
FINAL TOTAL..:	64,491.62

APPROVED BY: _____

DATE APPROVED: _____

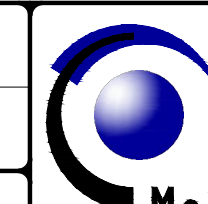


FURNITURE FLOOR PLAN
1/4" = 1'-0"



REV	DATE	BY	DESCRIPTION

DESIGNED	DRAWN
LB	LB
CHECKED	
DLP	
PLANS NO.	
FY355	



McGoodwin Williams & Yates
Engineering Confidence
© 2015 Fayetteville, Arkansas

TRANSFER STATION AND MATERIAL RECOVERY FACILITY EXPANSION
CONTRACT SECTION 1 – OFFICE FACILITIES & SITE IMPROVEMENTS
RECYCLING AND TRASH COLLECTION DIVISION, FAYETTEVILLE, ARKANSAS

FURNITURE LAYOUT

STRUCTURE NO.

SHEET NO.

11.1

City of Fayetteville - Purchase Order Request (PO) (Not a Purchase Order) All PO Requests shall be scanned to the Purchasing e-mail: Purchasing@fayetteville-ar.gov. Purchase shall not be made until an actual PO has been issued.							Requisition No.: Date: 7/1/2016			
							P.O Number:			
Vendor #: 26687			Vendor Name: Innerplan Office Interiors				Mail ☐ YES ☒ NO		Legistar#: 2016-0329	
Address:					FOB Point:		Taxable ☒ YES ☐ NO			
City:			State:		Zip Code:	Ship to code:	Quotes Attached ☒ YES ☐ NO		Expected Delivery Date:	
Requester: Jeff Coles					Requester's Employee #: 1908		Extension: 3499			
Item	Description	Quantity	Unit of Issue	Unit Cost	Extended Cost	Account Number	Project.Sub#	Inventory #	Fixed Asset #	
1	Office Furnishings for RTC	1	LOT	53,137.29	\$53,137.29	5500.5080.5801.00	13021.2000			
2					\$0.00					
3					\$0.00					
4					\$0.00					
5					\$0.00					
6					\$0.00					
7					\$0.00					
8					\$0.00					
9					\$0.00					
10					\$0.00					
*	Shipping/Handling	1	Lot	5,625.00	\$5,625.00	5500.5080.5801.00	13021.2000			
Special Instructions:							Subtotal: \$58,762.29			
							Tax: \$5,729.33			
							Total: \$64,491.62			
Approvals:										
Mayor: _____			Department Director: _____			Purchasing Manager: _____				
Chief Financial Officer: _____			Budget Director: _____			IT Director: _____				
Dispatch Manager: _____			Utilities Manager: _____			Other: _____				



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Text File

File Number: 2016-0328

Agenda Date: 7/19/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Ordinance

Agenda Number: C. 1

RZN 16-5442 (2514 W. LORI RD./RAZORBACK GOLF COURSE)

AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 16-5442 FOR APPROXIMATELY 99.10 ACRES LOCATED AT 2514 WEST LORI ROAD FROM R-A, RESIDENTIAL AGRICULTURAL; RSF-1, RESIDENTIAL SINGLE FAMILY, ONE UNIT PER ACRE AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE TO NC, NEIGHBORHOOD CONSERVATION; R-A, RESIDENTIAL AGRICULTURAL AND NS, NEIGHBORHOOD SERVICES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from R-A, Residential Agricultural; RSF-1, Residential Single Family, One Unit Per Acre and RSF-4, Residential Single Family, 4 Units Per Acre to NC, Neighborhood Conservation; R-A, Residential Agricultural and NS, Neighborhood Services.

Section 2. That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

City of Fayetteville Staff Review Form

2016-0328

Legistar File ID

7/19/2016

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Jeremy Pate

7/1/2016

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN 16-5442: Rezone (2514 W. LORI RD./RAZORBACK GOLF COURSE, 285): Submitted by BLEW & ASSOCIATES, INC. for properties located at 2514 W. LORI RD. The properties are zoned R-A, RESIDENTIAL-AGRICULTURAL, RSF-1, RESIDENTIAL SINGLE FAMILY ONE UNIT PER ACRE, AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 99.10 acres. The request is to rezone the properties to NC, NEIGHBORHOOD CONSERVATION; R-A, RESIDENTIAL AGRICULTURE; and NS, NEIGHBORHOOD SERVICES.

Budget Impact:

Account Number		Fund	
Project Number		Project Title	
Budgeted Item?	NA	Current Budget	\$ -
		Funds Obligated	\$ -
		Current Balance	\$ -
Does item have a cost?	No	Item Cost	
Budget Adjustment Attached?	NA	Budget Adjustment	
		Remaining Budget	\$ -

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF JULY 19, 2016

TO: Mayor, Fayetteville City Council
THRU: Andrew Garner, City Planning Director
FROM: Harry Davis, Planner
DATE: June 30, 2016

SUBJECT: RZN 16-5442: Rezone (2514 W. LORI RD./RAZORBACK GOLF COURSE, 285):
Submitted by BLEW & ASSOCIATES, INC. for properties located at 2514 W. LORI RD. The properties are zoned R-A, RESIDENTIAL-AGRICULTURAL, RSF-1, RESIDENTIAL SINGLE FAMILY ONE UNIT PER ACRE, AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 99.10 acres. The request is to rezone the properties to NC, NEIGHBORHOOD CONSERVATION; R-A, RESIDENTIAL AGRICULTURE; and NS, NEIGHBORHOOD SERVICES.

RECOMMENDATION:

The Planning Commission and City Planning staff recommend approval of an ordinance to rezone the properties from R-A, RSF-1, and RSF-4 to R-A, NC, and NS as shown in Exhibits A and B.

BACKGROUND:

Background and Property Description: The assembled tracts contain approximately 99.10 acres located north of Mount Comfort Road and west of Deane Solomon Road. The property has been used for many years for the Razorback Golf Course that has closed for business. The land has been cleared for many decades for golf greens, fairways and paved golf course paths. There are some mature stands of trees in various areas, several ponds and water features, with the protected stream Clabber Creek and its associated floodplain in the northern portion of the site. The property is zoned RSF-4, Residential Single Family Four Units per Acre; R-A, Residential Agricultural; and RSF-1, Residential Single Family One Unit per Acre.

Request: The applicant requests to rezone 72.72 acres to NC, Neighborhood Conservation; 14.79 acres to NS, Neighborhood Services; and 11.59 acres to R-A, Residential Agriculture as depicted in the attached rezoning exhibit. The applicant has indicated the intention to develop a majority of the property with a single-family neighborhood. The portion zoned NS is intended by the applicant to allow greater flexibility of housing density while the portion zoned R-A is for conserving the floodway around Clabber Creek. The proposed NC zoning is a single family zoning district that provides additional variety of lot sizes compared to the predominant RSF-4 pattern in this area and opportunity for increased density up to ten units per acre. NS would allow other housing typologies greater than a single-family home, including two- and three-family dwellings by right.

STAFF FINDINGS:

The City Plan 2030 Future Land Use Plan map (FLUM) identifies this area primarily as a **Civic and Private Open Space/Parks Area** with **Natural Area** in the Clabber Creek floodplain area and **Residential Neighborhood Area** in the south. The site is designated as Civic and Private Open Space/Parks Area because of its historical use as a private golf course. However, this designation does not limit the property from being able to be redeveloped and transition over time into a different land use.

For the areas proposed NC, the proposed zoning is compatible with the surrounding residential properties to the north, east, and west by proposing similar single family detached zoning. In staff's opinion, the proposal is not only compatible, it is complimentary and adds to the variety and mix of residential dwelling types. For the area proposed to be NS, the proposed zoning is compatible with nearby zones. The NS portion would be adjacent to the Coyote Trail subdivision zoned RT-12. Like RT-12, NS would allow single-, two-, and three-family dwellings along with limited business that would serve as a low-intensity, walkable area with an underlying purpose as a transition between low- and medium-density areas.

The rezoning is consistent with goals and policies of City Plan 2030 to discourage suburban sprawl by encouraging development in an area surrounded by developed neighborhoods and roadways. The proposed use of NC and NS zones are consistent with the goal to make traditional town form the standard. The proposal is also consistent with the Future Land Use map designation of Natural Area on the Clabber Creek floodplain portion of the site, as it appears the proposed rezoning would place R-A zoning on the majority of the floodplain and floodway. Such a zone would better protect and manage the riparian corridor along Clabber Creek.

Staff finds that the proposed zoning is justified and needed to accommodate planned development of this area. Paralleling national trends in the golf course industry, Razorback Golf Course endured declining success before going out of business in recent months. Given this site's proximity to existing roads, utility infrastructure, and surrounding development, it is justified to rezone the property for single-family to three-family residential density alongside possible limited business for residents of the area.

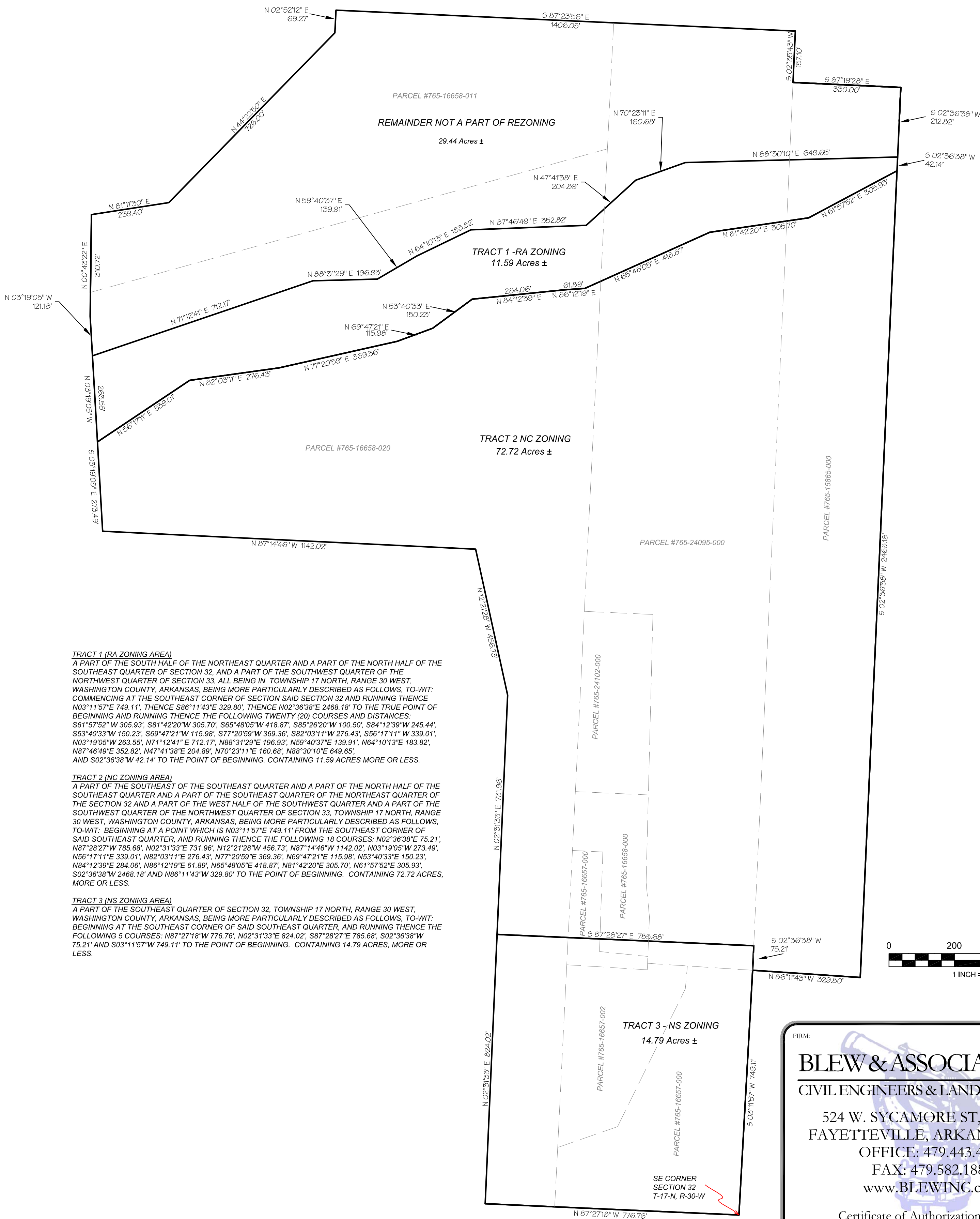
DISCUSSION:

This item was discussed at the June 13, 2016 Planning Commission meeting. At that meeting three members of the public spoke opposed to the rezoning. Primary items of discussion included concerns with increased density, flooding, traffic, and a lack of adequate street infrastructure. The Planning Commission discussed with the applicant a desire for more variety as the entire property was proposed to be rezoned NC, Neighborhood Conservation. The commission also discussed the potential for non-residential services and tabled the item for two weeks. The applicant revised the proposal for the June 27, 2016 meeting in an attempt to address the commission's concerns. On June 27, 2016 the Planning Commission forwarded the applicant's request for rezoning 99.10 acres of R-A, RSF-1, and RSF-4 to R-A, NC, and NS with a recommendation for approval by a vote of 8-1-0, Commissioner Hoskins dissenting. There was no public comment at the June 27th Planning Commission meeting.

Attachments:

- Exhibit A
- Exhibit B
- Application
- Planning Commission Staff Report

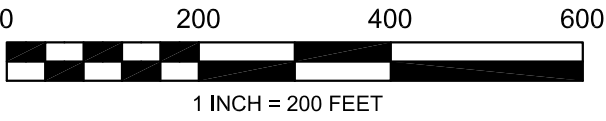
Rezone Exhibit A



TRACT 1 (RA ZONING AREA)
A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, ALL BEING IN TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SECTION SAID SECTION 32 AND RUNNING THENCE N03°11'57"E 749.11', THENCE S86°11'43"E 329.80', THENCE N02°36'38"E 2468.18' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE THE FOLLOWING TWENTY (20) COURSES AND DISTANCES: S61°57'52" W 305.93', S81°42'20"W 305.70', S65°48'05"W 418.87', S85°26'20"W 100.50', S84°12'39"W 245.44', S53°40'33"W 150.23', S69°47'21"W 115.98', S77°20'59"W 369.36', S82°03'11"W 276.43', S56°17'11"W 339.01', N03°19'05"W 263.55', N71°12'41"E 712.17', N88°31'29"E 196.93', N59°40'37"E 139.91', N64°10'13"E 183.82', N87°46'49"E 352.82', N47°41'38"E 204.89', N70°23'11"E 160.68', N88°30'10"E 649.65', AND S02°36'38"W 42.14' TO THE POINT OF BEGINNING. CONTAINING 11.59 ACRES MORE OR LESS.

TRACT 2 (NC ZONING AREA)
A PART OF THE SOUTHEAST OF THE SOUTHEAST QUARTER AND A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SECTION 32 AND A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N03°11'57"E 749.11' FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, AND RUNNING THENCE THE FOLLOWING 18 COURSES: N02°36'38"E 75.21', N87°28'27"W 785.68', N02°31'33"E 731.96', N12°21'28"W 456.73', N87°14'46"W 1142.02', N03°19'05"W 273.49', N56°17'11"E 339.01', N82°03'11"E 276.43', N77°20'59"E 369.36', N69°47'21"E 115.98', N53°40'33"E 150.23', N84°12'39"E 284.06', N86°12'19"E 61.89', N65°48'05"E 418.87', N81°42'20"E 305.70', N61°57'52"E 305.93', S02°36'38"W 2468.18' AND N86°11'43"W 329.80' TO THE POINT OF BEGINNING. CONTAINING 72.72 ACRES, MORE OR LESS.

TRACT 3 (NS ZONING AREA)
A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, AND RUNNING THENCE THE FOLLOWING 5 COURSES: N87°27'18"W 776.76', N02°31'33"E 824.02', S87°28'27"E 785.68', S02°36'38"W 75.21' AND S03°11'57"W 749.11' TO THE POINT OF BEGINNING. CONTAINING 14.79 ACRES, MORE OR LESS.



FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization No 1534

DRAWN BY & DATE: Sebo 06/20/2016	REVIEWED BY:	SURVEYED BY:
-------------------------------------	--------------	--------------

COUNTY & STATE: Washington County Arkansas	JOB NUMBER:
--	-------------

LOCATION:
Razorback Golf Course

FOR THE USE AND BENEFIT OF:
Bart Bauer



Blew & Associates, P.A.

Civil Engineers

Professional Land Surveyors

EXHIBIT B

524 West Sycamore St., Suite #4
Fayetteville, Arkansas 72703
479-443-4506
Fax 582-1883

Description of Area(s) to Be Rezoned:

TRACT 1 (RA ZONING AREA)

A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, ALL BEING IN TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SECTION SAID SECTION 32 AND RUNNING THENCE N03°11'57"E 749.11', THENCE S86°11'43"E 329.80', THENCE N02°36'38"E 2468.18' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE THE FOLLOWING TWENTY (20) COURSES AND DISTANCES: S61°57'52" W 305.93', S81°42'20"W 305.70', S65°48'05"W 418.87', S85°26'20"W 100.50', S84°12'39"W 245.44', S53°40'33"W 150.23', S69°47'21"W 115.98', S77°20'59"W 369.36', S82°03'11"W 276.43', S56°17'11" W 339.01', N03°19'05"W 263.55', N71°12'41" E 712.17', N88°31'29"E 196.93', N59°40'37"E 139.91', N64°10'13"E 183.82', N87°46'49"E 352.82', N47°41'38"E 204.89', N70°23'11"E 160.68', N88°30'10"E 649.65', AND S02°36'38"W 42.14' TO THE POINT OF BEGINNING. CONTAINING 11.59 ACRES MORE OR LESS.

TRACT 2 (NC ZONING AREA)

A PART OF THE SOUTHEAST OF THE SOUTHEAST QUARTER AND A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SECTION 32 AND A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N03°11'57"E 749.11' FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, AND RUNNING THENCE THE FOLLOWING 18

COURSES: N02°36'38"E 75.21', N87°28'27"W 785.68', N02°31'33"E 731.96', N12°21'28"W 456.73', N87°14'46"W 1142.02', N03°19'05"W 273.49', N56°17'11"E 339.01', N82°03'11"E 276.43', N77°20'59"E 369.36', N69°47'21"E 115.98', N53°40'33"E 150.23', N84°12'39"E 284.06', N86°12'19"E 61.89', N65°48'05"E 418.87', N81°42'20"E 305.70', N61°57'52"E 305.93', S02°36'38"W 2468.18' AND N86°11'43"W 329.80' TO THE POINT OF BEGINNING. CONTAINING 72.72 ACRES, MORE OR LESS.

TRACT 3 (NS ZONING AREA)

A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, AND RUNNING THENCE THE FOLLOWING 5 COURSES: N87°27'18"W 776.76', N02°31'33"E 824.02', S87°28'27"E 785.68', S02°36'38"W 75.21' AND S03°11'57"W 749.11' TO THE POINT OF BEGINNING. CONTAINING 14.79 ACRES, MORE OR LESS.

CITY OF FAYETTEVILLE, ARKANSAS

REZONING

FOR STAFF USE ONLY

Date Application Submitted:

Date Accepted as Complete:

Case / Appeal Number:

Public Hearing Date:

5442

FEE: \$325.00

Sign Fee: \$5.00

S-T-R:

PP#:

Zone:

285
246

Please fill out this form completely, supplying all necessary information and documentation to support your request.
Your application will not be placed on the Planning Commission agenda until this information is furnished.

Application:

Indicate one contact person for this request: _____ Applicant _____ Representative

Applicant (person making request):

Name:

Bart Bauer

Address:

1417 N Addington Ave

Fayetteville, AR 72703

E-mail:

bart.bauer@sbcglobal.net

Phone:

(479) 283-0153

()

Fax:

()

Representative (engineer, surveyor, realtor, etc.):

Name:

Blew and Associates, PA

Address:

524 W Sycamore St Ste 4

Fayetteville, AR 72703

E-mail:

engineers@blewinc.com

Phone:

(479) 443-4506

()

Fax:

()

Site Address / Location: 2575 Deane Solomon Rd

Current Zoning District: R-ARSF-4

Requested Zoning District: NC

Assessor's Parcel Number(s) for subject property: 765-16658-020, 765-24095-000, 765-15865-000, 765-24102-000, 765-16658-000

FINANCIAL INTERESTS

The following entities and / or people have financial interest in this project:

Bart Bauer

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I understand that the City might not approve what I am applying for, or might set conditions on approval.

Name (printed): BART BAUER Date: 5/4/16

Signature: _____

PROPERTY OWNER(S) / AUTHORIZED AGENT: I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. *(If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)*

Property Owners of Record (attach additional info if necessary):

Name (printed): Ren Carness

Signature: *Ren Carness*

Date: 5-4-16

Address: 2724 W. Howard Mickell Rd

Fayetteville, AR

Phone: (479) 304 1082

Name (printed): Lori Taylor

Signature: *Lori Taylor*

Date: 5-4-16

Address: 2595 W Lori Dr

Fayetteville AR

Phone: (479) 236-1808

Rezoning Checklist:

Attach the following items to this application:

- (1) Payment in full of applicable fees for processing the application:
 - \$325.00 application fee
 - \$5.00 public notification sign fee
- (2) A legal description of the property to be rezoned. A survey may be required if the property description can not accurately be platted or if it is described by referring to other deeds.
- (3) CD containing a copy of the legal description in MS Word and all required submittal items should be also included on the CD in PDF format.
- (4) A copy of the county parcel map from the Washington County Assessor's office or from the Washington County website (www.co.washington.ar.us). The subject property and all adjacent parcels should be identified on this parcel map. The owner's name, official mailing address, and the parcel number for every adjacent property shall be shown on this map.

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Harry Davis, Planner

MEETING DATE: ~~June 27, 2016~~ **UPDATED W/ PC RESULTS**

SUBJECT: **RZN 16-5442: Rezone (2514 W. LORI RD./RAZORBACK GOLF COURSE, 285):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 2514 W. LORI RD. The properties are zoned R-A, RESIDENTIAL-AGRICULTURAL, RSF-1, RESIDENTIAL SINGLE FAMILY ONE UNIT PER ACRE, AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately ~~128.54~~ acres. The request is to rezone the properties to NC, NEIGHBORHOOD CONSERVATION; R-A, RESIDENTIAL AGRICULTURE; and NS, NEIGHBORHOOD SERVICES.

RECOMMENDATION: **ERROR ON PART OF ENGINEER TO INCLUDE NORTHERN SECTION - ACTUAL PROPOSAL IS LOWER 99.10 ACRES**
Staff recommends forwarding **RZN 16-5442** to the City Council with a recommendation for approval of NC, NS, and R-A as proposed.

BACKGROUND:

The previous request by the current applicant was to rezone 99.10 acres south of Clabber Creek to NC, Neighborhood Conservation. The applicant indicated an intention to develop this area into a single-family neighborhood. This item was tabled at the June 13, 2016 Planning Commission to give the applicant time to meet with staff and revise their request according to comments and concerns by the Planning Commission. The applicant has submitted another revised request as described herein and depicted on the attached rezoning exhibit.

As Currently Proposed: The assembled tracts contain approximately ~~128.54~~ acres located north of Mount Comfort Road and west of Deane Solomon Road. The property has been used for many years for the Razorback Golf Course that has closed for business. The land has been cleared for many decades for golf greens, fairways and paved golf course paths. There are some mature stands of trees in various areas, several ponds and water features, with the protected stream Clabber Creek and its associated floodplain in the northern portion of the site. The property is zoned RSF-4, Residential Single Family Four Units per Acre; R-A, Residential Agricultural; and RSF-1, Residential Single Family One Unit per Acre. The surrounding land use and zoning is depicted in *Table 1*.

CLABBER CREEK
FLOODPLAIN

SHOULD INCLUDE
RSF-1 & R-A

Table 1
Surrounding Land Use and Zoning

Direction from Site	Land Use	Zoning
North	Crystal Springs Subdivision	RSF-4, Residential Single Family Four Units per Acre
South	Mobile home park; Bird Haven Subdivision (single family); Coyote Trail Subdivision (two-family)	R-A, Residential Agricultural; RT-12, Residential Two and Three Family; RSF-4, Residential Single Family Four Units per Acre
East	Pines at Springwoods (two- and four-family); horse farm; Prairie View Acres; conservation area	C-PZD, Springwoods (equivalent to RSF-4 and RMF-18); R-A, Residential Agricultural
West	Undeveloped	RSF-4, Residential Single Family Four Units per Acre

DISCUSSION:

72.72

Request: The applicant requests to rezone ~~96.98~~ acres to NC, Neighborhood Conservation; 14.79 acres to NS, Neighborhood Services; and 16.77 acres to R-A, Residential Agriculture as depicted in the attached rezoning exhibit. The applicant has indicated the intention to develop a majority of the property with a single-family neighborhood. The portion zoned NS is intended by the applicant to allow greater flexibility of housing density while the portion zoned R-A is for conserving the floodway around Clabber Creek. The proposed NC zoning is a single family zoning district that provides additional variety of lot sizes compared to the predominant RSF-4 pattern in this area and opportunity for increased density up to ten units per acre. NS would allow other housing typologies greater than a single-family home.

Public Comment from June 13, 2016 Planning Commission Meeting: Staff received public comment in regards to concerns over zoning incompatibility, traffic issues on Deane Solomon Road, accessing property from W Lori Dr., decreased nearby property values from dense development, and flooding. During the meeting, neighbors voiced concerns over traffic issues on Deane Solomon, a lack of services included in the proposal, and increased density.

Public Comment for Current Submission: Staff has not received public comment for the current submission.

INFRASTRUCTURE:

Streets:

The subject site has access to Deane Solomon Road. Along the subject parcels' frontage, the eastern half of Deane Solomon Road is fully improved with curb, gutter, sidewalk, and storm drainage. The western half is unimproved with an open earth ditch. The subject parcels also have access to Lori Drive and Emil Drive via existing street stub outs to the southeast. Street construction and dedication of right of way would be required if connections were made here. Improvements to Deane Solomon and other streets/intersections would be evaluated at the time of development.

- Water:** Public water is available to the site. A 12" public main is located within the Deane Solomon Road right of way and an 8" public main exists along the southernmost parcel line of the subject parcels.
- Sewer:** Sanitary Sewer is available to the site. An 8" public main is located within the Deane Solomon Road right of way and an 8" public main exists along the southernmost parcel line of the subject parcels.
- Drainage:** Any additional improvements or requirements for drainage will be determined at time of development. Clabber Creek runs east-west through the northern portion of these parcels. Clabber Creek is a protected stream per city ordinances and contains FEMA regulated floodways and Zone AE floodplains. Floodplain development permits would be required in these locations. Portions of the site are shown to contain hydric soils, which are indicators of wetland areas. Further information regarding the existence of wetlands may be required at the time of development. No portions of these parcels are located within the HHOD.
- Fire:** This development will be protected by Engine 7 located at 835 Ruppel Road. It is 3 miles from the station to the study area with an anticipated response time of 7 minutes to the beginning of the study area. The Fire Department does not feel this rezoning will affect calls for service or response times.
- Police:** The Police Department have not expressed concerns with this request.

CITY PLAN 2030 FUTURE LAND USE PLAN:

The City Plan 2030 Future Land Use Plan map (FLUM) identifies this area primarily as a ***Civic and Private Open Space/Parks Area*** with ***Natural Area*** in the Clabber Creek floodplain area.

The site is designated as Civic and Private Open Space/Parks Area because of its historical use as a private golf course. However, this designation does not limit the property from being able to be redeveloped and transition over time into a different land use.

The study area is identified as having a high level of natural resources by the Fayetteville Natural Heritage Association (FNHA), a local non-profit group. Some habitat in the study area is classified by the FNHA as seasonal wetlands¹. As a result of the FNHA work and other City staff research, this study area was included on the Enduring Green Network (EGN) map. The EGN map resulted in designation of portions of this area as Natural Area on the Future Land Use map. However, site specific environmental study of the project area has not been conducted to staff's knowledge. It should be noted that golf courses have had a long reputation of being harmful to the environment because of the use of chemicals (fertilizer, pesticides, herbicides, etc.), water, and other resources to maintain pristine golfing conditions.²

¹ Fayetteville Natural Heritage Association Environmental Working Group Map 2008-2009

² Audobon International. Golf and the Environment Fact Sheet. Accessed December 2015.
www.audoboninternational.org

The applicant's proposal to rezone 128.54 acres includes two (2) major areas indicated in the FLUM:

- **Civic and Private Open Space/Parks Areas** are sites that are permanently dedicated to open space or park land. Guiding Policies for this areas are as follows:
 - a. Encourage parkland dedication and conservation easements for trails that support the Fayetteville Alternative Trails and Transportation Plan, the 10-Year Parks Master Plan and the Enduring Green Network.
 - b. Provide an integrated network of open space areas throughout the City to serve local residents as well as provide a regional asset and visitor attraction.
 - c. Plan for the long-term preservation and enhancement of open space (including undeveloped natural areas, utility corridors, and key scenic corridors) within the Fayetteville green network.
 - d. Conserve open space within the Fayetteville green network through private acquisition and other acceptable conservation methods.
 - e. Encourage the creation of connected trails and walkways between community activity areas and neighborhoods and enhance with kiosks and rest stations.
 - f. Encourage community-based "green" infrastructure such as rain gardens, vegetated drainages and bio-retention facilities.
 - g. Encourage pocket parks, especially in the urban center areas.
- **Natural Areas** consist of lands approximating or reverting to a wilderness condition, including those with limited development potential due to topography, hydrology, vegetation or value as an environmental resource. These resources can include stream and wildlife corridors, as well as natural hubs and cores, as identified in the FNHA study, many of which make up the backbone of the enduring green network. A **Natural Area** designation would encourage a development pattern that requires conservation and preservation, prevents degradation of these areas, and would utilize the principles of low impact development for all construction.

A third type of area on site is indicated in the Future Land Use map, called **Residential Neighborhood Area**, is summarized as such:

- ... These areas are primarily residential in nature and support a variety of housing types of appropriate scale and context, including single family, multifamily and rowhouses. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail and offices, on corners and along connecting corridors.

STAFF FINDINGS

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: **Surrounding Land Use Compatibility:** For the areas proposed NC, the proposed zoning is compatible with the surrounding residential properties to the north, east, and west by proposing similar single family detached zoning. Rezoning the site's middle 72.72 and ~~northern 24.26 acres~~ for denser single-family residential is compatible with surrounding residential uses and zonings, including multi-family to the east in the Pines at Springwoods development, a neighborhood of duplexes to the south in the Coyote Trail subdivision, and undeveloped land zoned for single family residential zoning to the west. Compatibility does not mean that the zoning has to be identical

in terms of the actual zoning district, building typology allowed, or use. It refers to the ability of various zoning districts and uses being able to exist in harmony with surrounding neighborhoods. In staff's opinion, the proposal is not only compatible, it is complimentary and adds to the variety and mix of residential dwelling types.

For the area proposed to be NS, the proposed zoning is compatible with nearby zones. The NS portion would be adjacent to the Coyote Trail subdivision zoned RT-12 in the east, a mobile home park zoned R-A in the south, and the Bird Haven Terrace subdivision and undeveloped areas zoned RSF-4 to the southwest and west, respectively. Like RT-12, NS would allow single-, two-, and three-family dwellings along with limited business that would serve as a low-intensity, walkable area with an underlying purpose as a transition between low- and medium-density areas.

Compatibility analysis for the proposed R-A is generally simplistic and compatible with every adjacent zone. R-A is not a conservation zoning district, but is used here as such to protect the riparian corridor along Clabber Creek. This part of the proposal is best explained in relation to the Future Land Use map.

Land Use Plan and Policy Analysis: The rezoning is generally consistent with planning objectives, principles, and policies put forward in City Plan 2030 and the Future Land Use map. The Future Land Use map designates a majority of this site as *Civic and Private Open Space/Parks Areas* to recognize the historical use of this site as a private golf course. This designation does not prevent the property from being rezoned and redeveloped for a different land use consistent with overall City policy. The rezoning is consistent with goals and policies of City Plan 2030 to discourage suburban sprawl by encouraging development in an area surrounded by developed neighborhoods and roadways. The proposed use of NC and NS zones are consistent with the goal to make traditional town form the standard. These districts are form-based districts that have a build-to zone for buildings, which help define space along streets. Additionally, denser development with the possibility of mixed-use provides the opportunity for a variety of price points for residents, which in turn creates opportunities for attainable housing and walkable communities. The proposal is consistent with the Future Land Use map designation of *Natural Area* on the Clabber Creek floodplain portion of the site, as it appears the proposed rezoning would place R-A zoning on the majority of the floodplain and floodway. Such a zone would better protect and manage the riparian corridor along Clabber Creek.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: Staff finds that the proposed zoning is justified and needed to accommodate development of this area. Paralleling national trends in the golf course industry, Razorback Golf Course endured declining success before going out of business. Given this site's proximity to existing roads, utility infrastructure, and surrounding development, it is justified to rezone the

property for single-family to three-family residential density alongside possible limited business for residents of the area.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: This rezoning will create the opportunity for development that could substantially increase traffic on surrounding roads over the existing R-A, RSF-1, and RSF-4 zoning districts. Deane Solomon Road is an unimproved two-lane road and will need to be improved with any development. In addition, a bridge over Clabber Creek to the west of this site is indicated on the Master Street Plan and development of this property may need to contribute an assessment towards that offsite improvement. Mount Comfort Road/Porter Road is a Minor Arterial roadway that was improved by the City and Arkansas State Highway and Transportation Department (AHTD), including signalization and interchange improvements at I-49. Mount Comfort and Deane Solomon Road will serve a large proportion of traffic in and out of this property. With on and off-site improvements required as part of development, an appreciable increase in traffic danger and congestion should not result.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: The proposed rezoning would increase the potential population density over the existing zoning, but is unlikely to undesirably increase the load on public services. An analysis of impact to city services has been included under infrastructure, and in the overall recommendation, included throughout this staff report. The Police Department expressed no objections to the proposal. The Fire Department does not feel that this zoning will negatively affect service times to area. The Fayetteville School District is notified of all rezonings by the City but does not typically provide comments and have provided no input on this application.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:
 - a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
 - b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

RECOMMENDATION: Staff recommends forwarding of RZN 16-5442 to the City Council with a recommendation of approval for NC, NS, and R-A as proposed.

PLANNING COMMISSION ACTION: Required

Date: June 27, 2016

☐ Tabled

☒ Forwarded

☐ Denied

Motion: HOSKINS

MOTION TO FORWARD w/ APPROVAL
SUCCEEDED

Second: AUTRY

Vote: 8-1-0

HOSKINS DISSENTING

CITY COUNCIL ACTION: Required

Date: July 19, 2016

☐ Approved

☐ Denied

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Existing and proposed zoning criteria
- Applicant's request letter
- Rezoning exhibit
- Public comment
- Current land use map
- Close up map
- Future land use map
- One mile map

161.03 District R-A, Residential-Agricultural

(A) *Purposes.* The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.*

Units per acre	One-half
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(D) *Bulk and area regulations.*

Lot width minimum	200 ft.
Lot Area Minimum:	
Residential:	2 acres
Nonresidential:	2 acres
Lot area per dwelling unit	2 acres

E) *Setback requirements.*

Front	Side	Rear
35 ft.	20 ft.	35 ft.

(F) *Height requirements.* There shall be no maximum height limits in the A-1 District, provided, however, that any building which exceeds the height of 15 feet shall be setback from any boundary line of any residential district a distance of 1.0 foot for each foot of height in excess of 15 feet. Such setbacks shall be measured from the required setback lines.

(G) *Building area.* None.

(Code 1965, App. A., Art. 5(1); Ord. No. 1747, 6-29-70; Code 1991, §160.030; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. 5028, 6-19-07; Ord. 5128, 4-15-08; Ord. 5195, 11-6-08; Ord. 5238, 5-5-09; Ord. 5479, 2-7-12)

161.05 District RSF-1, Residential Single-Family – One Unit Per Acre

(A) *Purpose.* A district having single-family detached residences on lots with a minimum size of one unit per acre. The district is designed to permit and encourage the development of very low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(C) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(D) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cottage Housing Development

(E) *Density.*

Units per acre	1
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(F) *Bulk and area regulations.*

Lot width minimum	150 ft.
Lot area minimum	35,720 Sq. Ft.
Land area per dwelling unit	35,720 Sq. Ft.

(G) *Setback requirements.*

Front	Side	Rear
35 ft.	20 ft.	35 ft.

(H) *Building height regulations.*

Building Height Maximum	45 ft.
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Height regulations. Structures in this District are limited to a building height of 45 feet. Existing structures that exceed 45 feet in height shall be grandfathered in, and not considered nonconforming uses, (ord. # 4858).

(I) *Building area.* None.

(Code 1965, §160.44; Ord. No. 3792, §4, 5-17-94; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. 4858, 4-18-06; Ord. 5028, 6-19-07; Ord. 5128, 4-15-08; Ord. 5224, 3-3-09; Ord. 5462, 12-6-11)

161.07 District RSF-4, Residential Single-Family – Four Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cottage Housing Development

(C) *Density.*

	Single-family dwellings	Two-family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and area regulations.*

	Single-family dwellings	Two-family dwellings
Lot minimum width	70 ft.	80 ft.
Lot area minimum	8,000 sq. ft.	12,000 sq.-ft.
Land area per dwelling unit	8,000 sq. ft.	6,000 sq. ft.
Hillside Overlay District Lot minimum width	60 ft.	70 ft.
Hillside Overlay District Lot area minimum	8,000 sq. ft.	12,000 sq.-ft.
Land area per dwelling unit	8,000 sq. ft.	6,000 sq. ft.

(E) *Setback requirements.*

Front	Side	Rear
15 ft.	5 ft.	15 ft.

(F) *Building height regulations.*

Building Height Maximum	45 ft.
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Height regulations. Structures in this District are limited to a building height of 45 feet. Existing structures that exceed 45 feet in height shall be grandfathered in, and not considered nonconforming uses, (ord. # 4858).

(G) *Building area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot.

(Code 1991, §160.031; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. 4858, 4-18-06; Ord. 5028, 6-19-07; Ord. 5128, 4-15-08; Ord. 5224, 3-3-09; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11)

161.26 Neighborhood Conservation

(A) *Purpose.* The *Neighborhood Conservation* zone has the least activity and a lower density than the other zones. Although *Neighborhood Conservation* is the most purely residential zone, it can have some mix of uses, such as civic buildings. *Neighborhood Conservation* serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the Neighborhood Conservation district is a residential zone.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 9	Two-family dwellings
Unit 10	Three-family dwellings
Unit 12	Limited Business *
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 44	Cottage Housing Development

(C) *Density.* 10 Units Per Acre.

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Single Family	40 ft.
Two Family	80 ft.
Three Family	90 ft.

(2) *Lot area minimum.* 4,000 Sq. Ft.

(E) *Setback regulations.*

Front	A build-to zone that is located between the front property line and a line 25 ft. from the front property line.
Side	5 ft.
Rear	5 ft.
Rear, from center line of an alley	12 ft.

(F) *Building height regulations.*

Building Height Maximum	45 ft.
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(Ord. 5128, 4-15-08; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14)

161.16 Neighborhood Services

- (A) *Purpose.* The Neighborhood Services district is designed to serve as a mixed use area of low intensity. Neighborhood Services promotes a walkable, pedestrian-oriented neighborhood development form with sustainable and complementary neighborhood businesses that are compatible in scale, aesthetics, and use with surrounding land uses. For the purpose of Chapter 96: Noise Control, the Neighborhood Services district is a residential zone.

(B) *Uses*

(1) *Permitted uses*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three-family dwellings
Unit 12	Limited Business
Unit 24	Home occupations
Unit 41	Accessory dwelling units
Unit 44	Cottage Housing Development

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional uses*

Unit 2	City-wide uses by conditional use
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 36	Wireless communication facilities*
Unit 40	Sidewalk cafes
Unit 45	Small scale production

(C) *Density.*

Units per acre	10 or less
----------------	------------

(D) *Bulk and Area*

(1) *Lot width minimum*

Single-family	35 feet
Two-family	70 feet
Three or more	90 feet
All other uses	None

(2) *Lot area minimum.*

Single-family	4,000 sq. ft.
Two-family or more	3,000 sq. ft. of lot area per dwelling unit
All other permitted and conditional uses	None

(E) *Setback regulations*

Front:	A build-to zone that is located between 10 and 25 feet from the front property line.
Side	5 feet
Rear	15 feet

(F) *Building height regulations.*

Building Height Maximum	45 ft.
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- (G) *Building area.* On any lot, the area occupied by all buildings shall not exceed 60% of the total area of the lot. (Ord. 5312, 4-20-10; Ord. 5462, 12-6-11; Ord. 5592, 6-18-13; Ord. 5664, 2-18-14; Ord. 5735, 1-20-15)



Blew & Associates, P.A.

Professional Land Surveyors

524 W. Sycamore Street Suite 4, Fayetteville, AR 72703

PH: 479-443-4506 * FAX: 479-582-1883

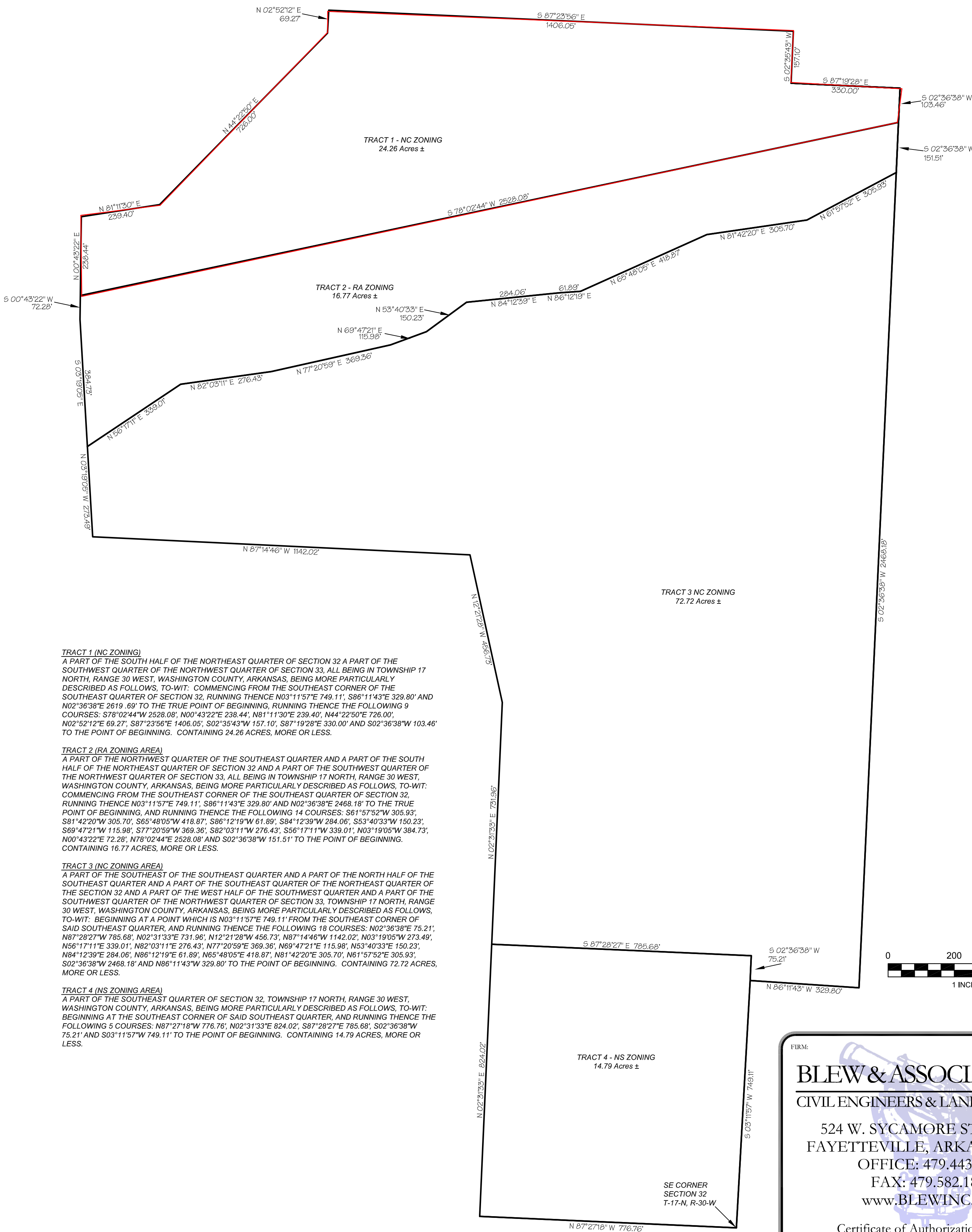
<http://www.blewinc.com>

To Whom It May Concern,

Our client(s), Linron Corp DBA & Bart Bauer, wish to rezone the property at 2514 W. Lori Dr., Fayetteville AR 72703. This consists of parcels 765-16657-000, 765-16658-000, 765-24102-000, and a portion of parcels 765-16658-011, 765-16658-020, 765-24095-000, & 765-15865-000. The request is to rezone the property from its current zonings of R-A, RSF-1, and RSF-4 to a NC zoning. The purpose of this rezone is to be able to develop the property into single family residences. Currently many of the surrounding properties are this type of development which makes it a good fit for the area. Also this should be consistent with the future land use plan for the area as well. The property already has access to water and sewer so availability to utilities should not be an issue. We feel that this type of development is consistent with the city's goals and principals as well it will have a positive effect on the community and surrounding properties. If you have any additional questions feel free to contact our office.

Thanks,
Heath Myers
Project Manager

Rezone Exhibit



TRACT 1 (NC ZONING)
A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 32 A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, ALL BEING IN TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, RUNNING THENCE N03°11'57"E 749.11', S86°11'43"E 329.80' AND N02°36'38"E 2619.69' TO THE TRUE POINT OF BEGINNING, RUNNING THENCE THE FOLLOWING 9 COURSES: S78°02'44"W 2528.08', N00°43'22"E 238.44', N81°11'30"E 239.40', N44°22'50"E 726.00', N02°52'12"E 69.27', S87°23'56"E 1406.05', S02°35'43"W 157.10', S87°19'28"E 330.00' AND S02°36'38"W 103.46' TO THE POINT OF BEGINNING. CONTAINING 24.26 ACRES, MORE OR LESS.

TRACT 2 (RA ZONING AREA)
A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 32 AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, ALL BEING IN TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, RUNNING THENCE N03°11'57"E 749.11', S86°11'43"E 329.80' AND N02°36'38"E 2468.18' TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE THE FOLLOWING 14 COURSES: S61°57'52"W 305.93', S81°42'20"W 305.70', S65°48'05"W 418.87', S86°12'19"W 61.89', S84°12'39"W 284.06', S53°40'33"W 150.23', S69°47'21"W 115.98', S77°20'59"E 369.36', S82°03'11"W 276.43', S56°17'11"W 339.01', N03°19'05"W 384.73', N00°43'22"E 72.28', N78°02'44"E 2528.08' AND S02°36'38"W 151.51' TO THE POINT OF BEGINNING. CONTAINING 16.77 ACRES, MORE OR LESS.

TRACT 3 (NC ZONING AREA)
A PART OF THE SOUTHEAST OF THE SOUTHEAST QUARTER AND A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SECTION 32 AND A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N03°11'57"E 749.11' FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, AND RUNNING THENCE THE FOLLOWING 18 COURSES: N02°36'38"E 75.21', N87°28'27"W 785.68', N02°31'33"E 731.96', N12°21'28"W 456.73', N87°14'46"W 1142.02', N03°19'05"W 273.49', N56°17'11"E 339.01', N82°03'11"E 276.43', N77°20'59"E 369.36', N69°47'21"E 115.98', N53°40'33"E 150.23', N84°12'39"E 284.06', N86°12'19"E 61.89', N65°48'05"E 418.87', N81°42'20"E 305.70', N61°57'52"E 305.93', S02°36'38"W 2468.18' AND N86°11'43"W 329.80' TO THE POINT OF BEGINNING. CONTAINING 72.72 ACRES, MORE OR LESS.

TRACT 4 (NS ZONING AREA)
A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, AND RUNNING THENCE THE FOLLOWING 5 COURSES: N87°27'18"W 776.76', N02°31'33"E 824.02', S87°28'27"E 785.68', S02°36'38"W 75.21' AND S03°11'57"W 749.11' TO THE POINT OF BEGINNING. CONTAINING 14.79 ACRES, MORE OR LESS.



FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization No 1534

DRAWN BY & DATE: Sebo 06/20/2016	REVIEWED BY:	SURVEYED BY:
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COUNTY & STATE: Washington County Arkansas	JOB NUMBER:
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LOCATION:
Razorback Golf Course

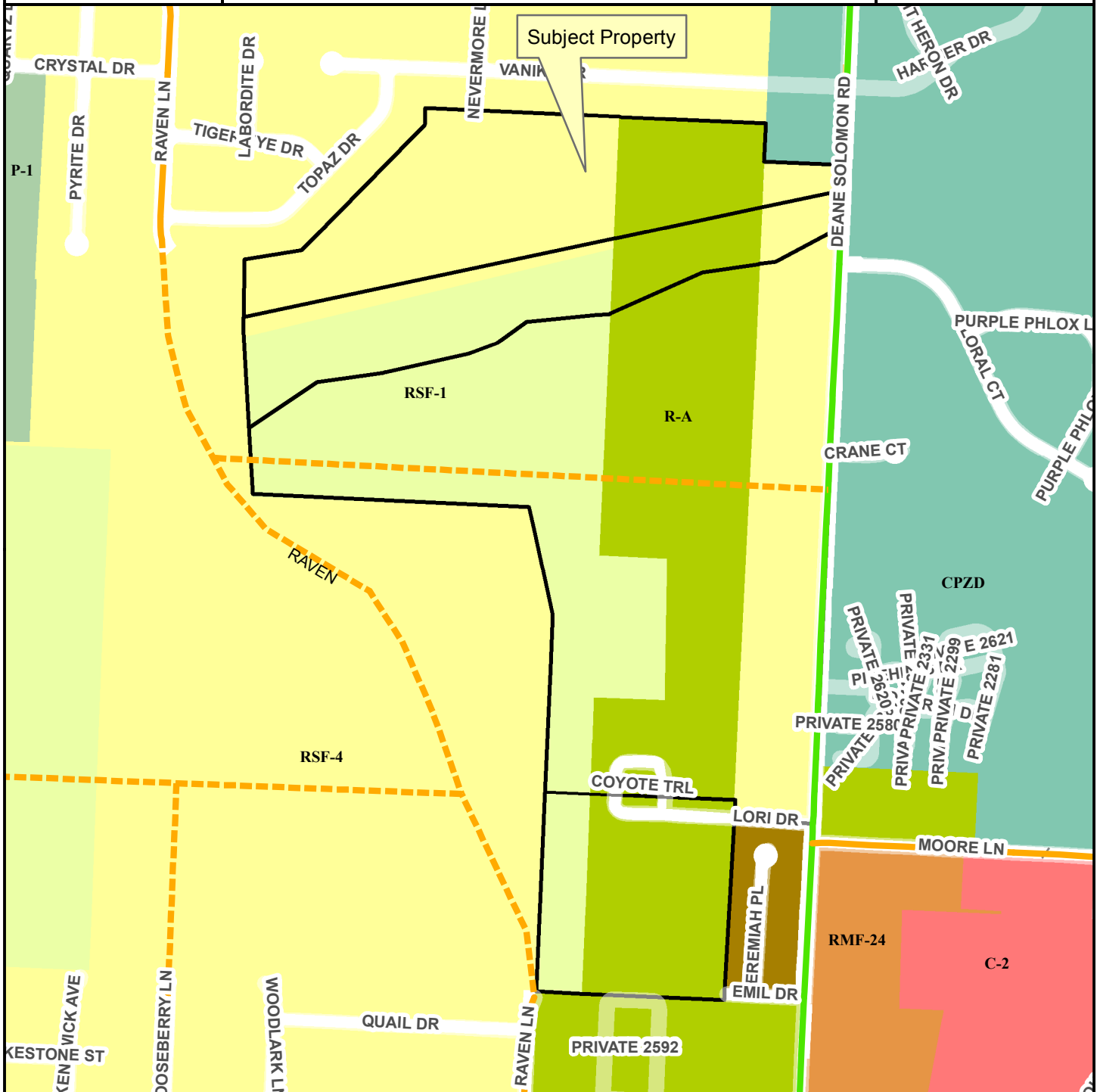
FOR THE USE AND BENEFIT OF:
Bart Bauer

RZN 16-5442

RAZORBACK GOLF COURSE

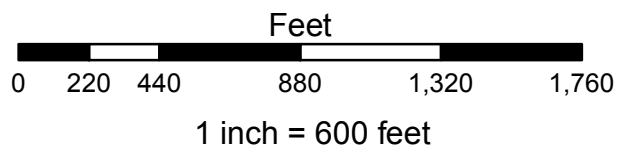


Close Up View



Legend

- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Design Overlay District
- Building Footprint



- Residential-Agricultural
- RSF-1
- RSF-4
- RT-12 Residential Two and Three-family
- RMF-24
- I-1 Heavy Commercial and Light Industrial
- C-2
- Commercial, Industrial, Residential
- P-1

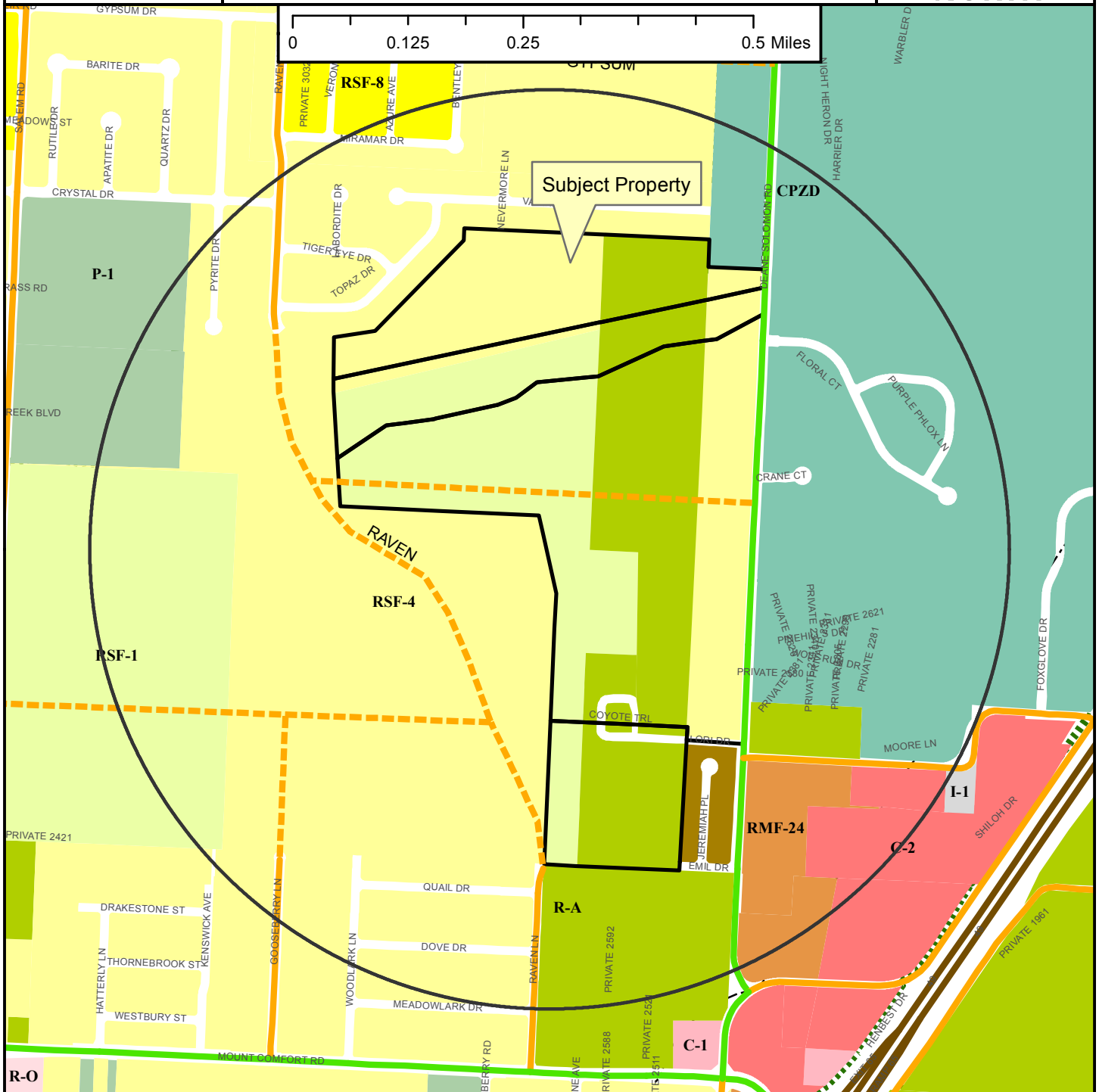
RZN 16-5442

One Mile View

RAZORBACK GOLF COURSE

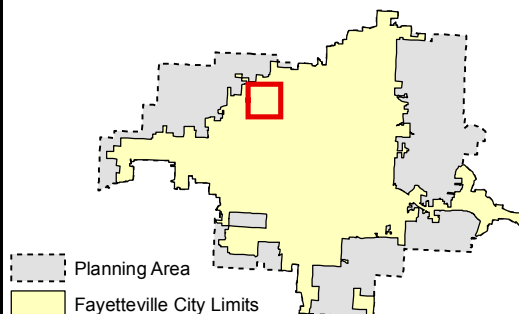


0 0.125 0.25 0.5 Miles



Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Building Footprint



Zoning

RESIDENTIAL SINGLE-FAMILY

- Residential-Agricultural
- RSF-5
- RSF-1
- RSF-2
- RSF-4
- RSF-7
- RSF-8
- RSF-18

RESIDENTIAL MULTI-FAMILY

- RT-12 Residential Two and Three-family
- RMF-6
- RMF-12
- RMF-18
- RMF-24
- RMF-40

INDUSTRIAL

- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION

- E-1
- COMMERCIAL
- Residential-Office
- C-1
- C-2
- C-3

FORM BASED DISTRICTS

- Downtown Core
- Urban Thoroughfare
- Main Street Center
- Downtown General
- Community Services
- Neighborhood Services
- Neighborhood Conservation

PLANNED ZONING DISTRICTS

- Commercial, Industrial, Residential

INSTITUTIONAL

- P-1

RZN 16-5442

Current Land Use

RAZORBACK GOLF COURSE



2015 Imagery

Legend

Streets Planned

MSP Class

COLLECTOR

Streets Existing

MSP Class

COLLECTOR

FREEWAY/EXPRESSWAY

MINOR ARTERIAL

Shared Use Paved Trail

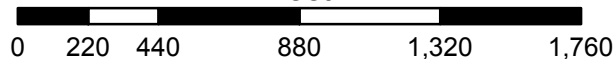
Trail (Proposed)

RZN16-5442

Planning Area

Fayetteville City Limits

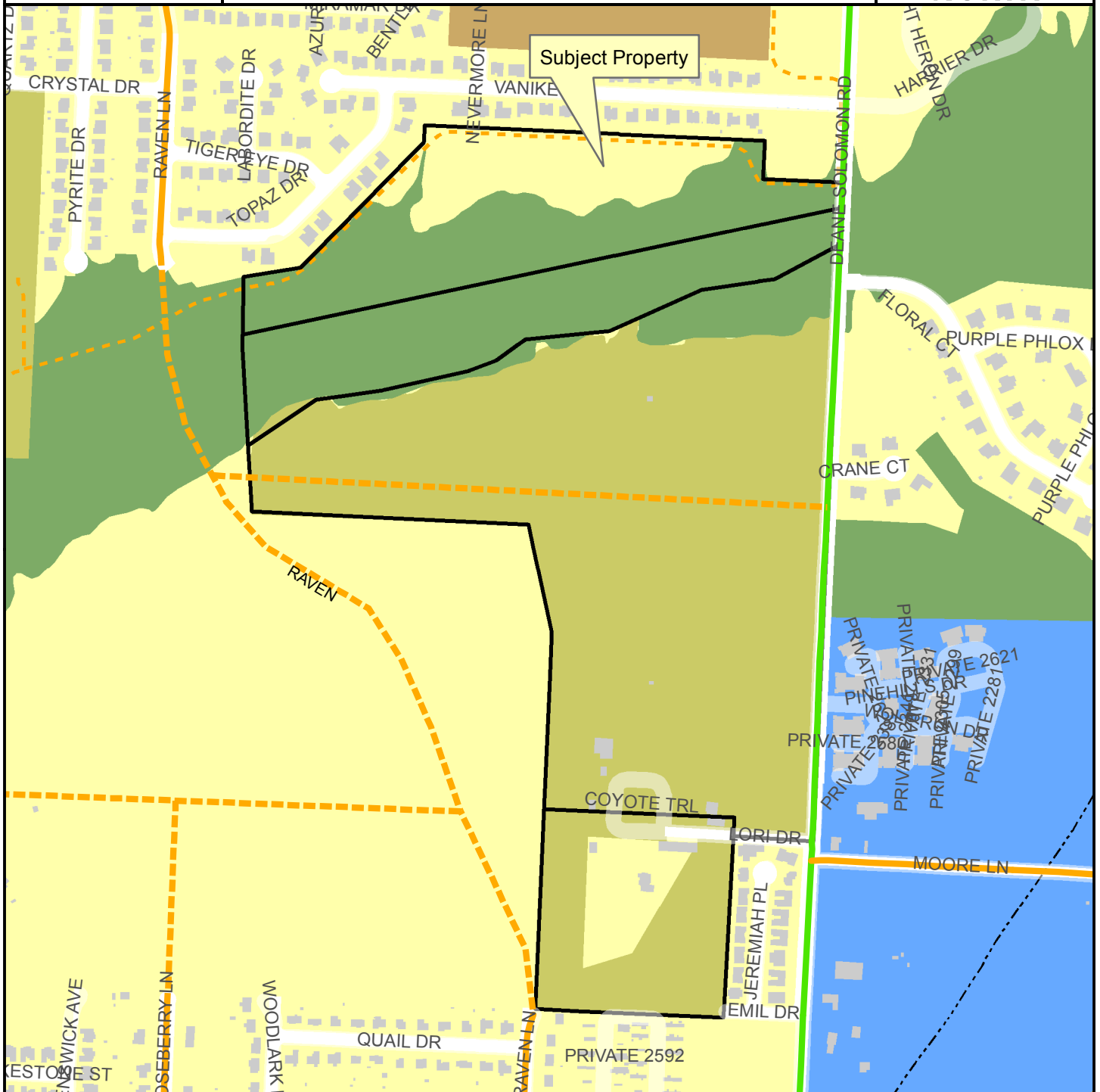
Feet



RZN 16-5442

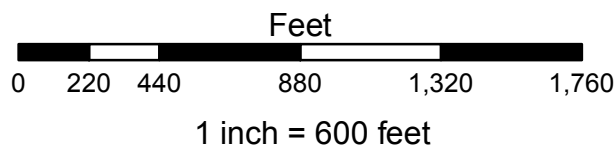
Future Land Use

RAZORBACK GOLF COURSE



Legend

- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Design Overlay District
- Building Footprint



FUTURE LAND USE 2030

- Natural Area
- Residential Neighborhood Area
- City Neighborhood Area
- Civic and Private Open Space/Parks
- Civic Institutional



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Text File

File Number: 2016-0261

Agenda Date: 7/19/2016

Version: 1

Status: Agenda Ready

In Control: City Council Meeting

File Type: Presentation

Agenda Number: D. 1

AGENDA SESSION PRESENTATION - 2016 1ST AND 2ND QUARTER ECONOMIC
DEVELOPMENT REPORTS, CHUNG TAN

Agenda Session

7-12-16

No Changes

City of Fayetteville, Arkansas

*113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323*



Meeting Agenda - Tentative Agenda

Tuesday, July 12, 2016

4:30 PM

City Hall Room 326

City Council Agenda Session

*Adella Gray Ward 1
Sarah Marsh Ward 1
Mark Kinion Ward 2
Matthew Petty Ward 2
Justin Tennant Ward 3
Martin W. Schoppmeyer, Jr. Ward 3
John S. La Tour Ward 4
Alan Long Ward 4*

ELECTED OFFICIALS:

*Mayor Lioneld Jordan
City Attorney Kit Williams
City Clerk Sondra Smith*

Call To Order

Roll Call

Pledge of Allegiance

Mayor's Announcements, Proclamations and Recognitions

City Council Meeting Presentations, Reports and Discussion Items:

1. 2016-0317

OZARK REGIONAL TRANSIT PRESENTATION

Attachments: 06-09-16 ORT Operating Statistics - May 2016

Agenda Additions

A. Consent:

LA.1 2015-0651

APPROVAL OF THE JULY 5, 2016 CITY COUNCIL MEETING MINUTES.

LA.2 2016-0313

ALLISON ARCHITECTS, INC.:

A RESOLUTION TO APPROVE A TWO-YEAR CONTRACT WITH ALLISON ARCHITECTS, INC. FOR PROFESSIONAL ARCHITECTURAL SERVICES FOR THE WOOLSEY HOMESTEAD HISTORIC RESTORATION PROJECT IN THE AMOUNT OF \$15,000.00 FOR PHASE ONE IN 2016, AND IN THE AMOUNT OF \$35,000.00 FOR PHASE TWO IN 2017, CONTINGENT UPON APPROVAL OF THE 2017 ANNUAL CITY BUDGET

Attachments: Woolsey Professional Agreement Phase 1

A.3 2016-0316**2016-2020 CONSOLIDATED PLAN, 2016 ACTION PLAN, AND CDBG RECONCILIATION:**

A RESOLUTION TO APPROVE THE 2016 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN, TO AUTHORIZE THE MAYOR TO EXECUTE THE CDBG AGREEMENT FOR 2016 WHEN RECEIVED IN THE AMOUNT OF \$619,098.00, TO APPROVE THE 2016-2020 FIVE YEAR CONSOLIDATED CDBG PLAN, AND TO APPROVE A BUDGET ADJUSTMENT CONTINGENT UPON RECEIPT OF THE GRANT FUNDS

Attachments: Con Plan-Action Plan-Reconciliation Agenda Packet
 BA - Con Plan-Action Plan-Reconciliation

A.4 2016-0321**ARKANSAS FIREWISE GRANT:**

A RESOLUTION TO AUTHORIZE ACCEPTANCE OF AN ARKANSAS FIREWISE GRANT FROM THE ARKANSAS FORESTRY COMMISSION IN THE AMOUNT OF \$500.00 FOR USE BY THE FIRE DEPARTMENT, AND TO APPROVE A BUDGET ADJUSTMENT

Attachments: SRF SRM 2016 Firewise Grant
 BA_BUDGET_ADJUSTMENT_FORM Firewise Grant 2016

A.5 2016-0329

A RESOLUTION TO AUTHORIZE THE PURCHASE OF OFFICE FURNISHINGS FROM INNERPLAN, INC. D/B/A INNERPLAN OFFICE INTERIORS IN THE AMOUNT OF \$64,491.62, PURSUANT TO A STATE PROCUREMENT CONTRACT, FOR THE RECYCLING AND TRASH COLLECTION DIVISION

Attachments: 2016-0329 RTC Office Furnishings
 RTC PO

B. Unfinished Business: NONE

C. New Business:

~~C.1~~ 2016-0328**RZN 16-5442 (2514 W. LORI RD./RAZORBACK GOLF COURSE)**

AN ORDINANCE TO REZONE THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 16-5442 FOR APPROXIMATELY 99.10 ACRES LOCATED AT 2514 WEST LORI ROAD FROM R-A, RESIDENTIAL AGRICULTURAL; RSF-1, RESIDENTIAL SINGLE FAMILY, ONE UNIT PER ACRE AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE TO NC, NEIGHBORHOOD CONSERVATION; R-A, RESIDENTIAL AGRICULTURAL AND NS, NEIGHBORHOOD SERVICES

Attachments: 16-5442 CC Report

D. City Council Agenda Session Presentations:**D.1** 2016-0261

AGENDA SESSION PRESENTATION - 2016 1ST AND 2ND QUARTER ECONOMIC DEVELOPMENT REPORTS, CHUNG TAN

E. City Council Tour:**F. Announcements:****G. Adjournment**

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Old business and new business.

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Pre-Agenda Meeting 7-6-16

City of Fayetteville, Arkansas

*113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323*



Meeting Agenda - Tentative Agenda

Tuesday, July 19, 2016

4:30 PM

City Hall Room 326

City Council Agenda Session

*Adella Gray Ward 1
Sarah Marsh Ward 1
Mark Kinion Ward 2
Matthew Petty Ward 2
Justin Tennant Ward 3
Martin W. Schoppmeyer, Jr. Ward 3
John S. La Tour Ward 4
Alan Long Ward 4*

ELECTED OFFICIALS:

*Mayor Lioneld Jordan
City Attorney Kit Williams
City Clerk Sondra Smith*

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Roll Call

Pledge of Allegiance

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Attachments: 06-09-16 ORT Operating Statistics - May 2016

Agenda Additions

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Attachments: 16-5442 CC Report

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✓ D. 1 2016-0261

AGENDA SESSION PRESENTATION - 2016 1ST AND 2ND QUARTER ECONOMIC DEVELOPMENT REPORTS, CHUNG TAN

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