

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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# PHA Plans

Annual Plan for Fiscal Year 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** Jonesboro Urban Renewal and Housing Authority

**PHA Number:** AR131

**PHA Fiscal Year Beginning: (mm/yyyy)** 04/2003

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**Annual PHA Plan**  
**PHA Fiscal Year 2003**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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**Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

**Required Attachments:**

- Admissions Policy for Deconcentration
- FY 2003 Capital Fund Program Annual Statement (**AR131a01**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled **ONLY**)

**Optional Attachments:**

- PHA Management Organizational Chart (**ATTACHMENT A**) 56
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
  - 1. Definition of "Substantial Deviation" & 'Significant Amendment or Modification' (**ATTACHMENT B**) 57
  - 2. Progress in Achieving PHA Goals & Objectives (**ATTACHMENT C**) 58
  - 3. Membership of the Resident Advisory Board (RAB) (**ATTACHMENT D**) 69
- FY 2000 CFP Final Performance & Evaluation (**AR131b01**)
- FY 2001 CFP Performance & Evaluation: 12/31/02 (**AR131c01**)
- FY 2002 CFP Performance & Evaluation: 12/31/02 (**AR131d01**)

## Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach	Annual Plan: Operations and Maintenance

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	infestation)	
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

**A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2476	5	5	3	1	1	5
Income >30% but <=50% of AMI	1298	5	5	3	1	1	4
Income >50% but <80% of AMI	1692	5	5	4	1	1	1
Elderly	1097	3	3	5	2	2	4
Families with Disabilities			5	3	3	3	4
White	4527	N/A	5	3	1	1	1
Black	939	N/A	5	3	1	1	1
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s CITY OF JONESBORO  
Indicate year: 2002
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)  
STATE OF ARKANSAS ANNUAL UPDATE TO CONSOLIDATED PLAN FOR PROGRAM YEAR 2002

**B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists**

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	607		396
Extremely low income <=30% AMI	501	83%	
Very low income (>30% but <=50% AMI)	79	13%	
Low income (>50% but <80% AMI)	27	4%	
Families with children	326	54%	
Elderly families	16	3%	
Families with Disabilities	157	26%	
White	321	53%	
Black	265	44%	
Asian	20	3%	
Hispanic	1	0%	
Characteristics by Bedroom Size			
1BR	217	36%	15
2 BR	267	44%	190
3 BR	108	18%	166
4 BR	12	2%	25
5 BR	3	0%	0
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes: How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

<b>Housing Needs of Families on the Waiting List</b>
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### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optinal)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	602		120
Extremely low income <=30% AMI	416	69%	
Very low income (>30% but <=50% AMI)	150	25%	
Low income (>50% but <80% AMI)	36	6%	
Families with children	373	62%	
Elderly families	34	6%	
Families with Disabilities	122	20%	
White	315	52%	
Black	281	47%	
	0	0%	
Hispanic	1	1%	
Characteristics by Bedroom Size			
1BR	181	30%	8
2 BR	266	44%	53
3 BR	134	22%	53
4 BR	17	3%	5
5 BR	4	1%	1
5+ BR			

Is the waiting list closed (select one)?  No  Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2003 grants)</b>		
a) Public Housing Operating Fund	306,975	
b) Public Housing Capital Fund	284,182	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,856,829	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
PHDEP01	2,750	Security/D. Prevention
CFP01	210,005	Modernization of units
CFP02	227,360	Modernization of units
<b>3. Public Housing Dwelling Rental Income</b>	155,412	P.H. Operations
<b>4. Other income (list below)</b>		
P.H. Investment Income	15,420	P.H. Operations
P.H. Operating Reserves	386,282	P.H. Operations
P.H. Other Income	17,915	P.H. Operations
Section 8 Investment Income	9,500	Section 8 Operations
Section 8 Reserves	206,316	Section 8 Operations
<b>5. Non-federal sources (list below)</b>		
Management Fees & Interest	24,654	Housing Operations
State (tenant based) funds	12,100	
H.A. owned houses	7,900	Housing Operations
<b>Total resources</b>	<b>8,723,600</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

## A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

### (1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (2 weeks)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)  
History of disturbing neighbors, destruction of property, or fraud in connection with any housing program

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) **Through Tenant Tracker, Inc.**

### (2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? **One**

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists? **Three**
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

**(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
  - Two
  - Three or More
- b.  Yes  No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

- a. Income targeting:
- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:  
In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
  - Overhoused

- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)  
To meet deconcentration goals

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

- “1” Resident
- “1” Working Income
- “2” Non-working Income
- “3” Non-resident
- “1” Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials

Other source (list)

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing

- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## DECONCENTRATION PLAN

The Rule to Deconcentrate Poverty and Promote Integration in Public Housing applies to all Public Housing Authorities (PHA) funded by HUD, but specifically excludes the following types of developments within the PHA from its application:

- developments designated for elderly and/or disabled persons only;
- developments that are part of a home ownership program; and
- developments operated with HUD approved mixed-finance plan using public housing funds.

Woodland Development is excluded because it is designated for elderly / disabled persons only.

*As shown in the summary table, Table I, there are 5 developments with 123 occupied units that are not exempt from the application of the Deconcentration Rule. The bedroom adjustment factor, which is based on national rent averages for units grouped by the number of bedrooms and which has been used by HUD to adjust for costs of units when the number of bedrooms vary, assigns to each unit the following factors: 0.70 for zero-bedroom units; 0.85 for one-bedroom units; 1.0 for two-bedroom units; 1.25 for three bedroom units; and 1.40 for four bedroom units. The bedroom adjustment factor is the unit weighted average of the distribution.*

**Table I Bedroom Sizes 2002**

<b>Development</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>Factoring</b>	<b>BR Factor</b>
Cayman Villa	9@.85=7.65	19@1=19	14@1.25=17.5	3@1.4=4.2	48.35/45	1.07
Goff Courts	6@.85=5.10	13@1=13	5@1.25=6.25	1@1.4=1.4	25.75 / 25	1.03
Marshall	0	11@1=11	22@1.25=27.5	0	38.5 /33	1.16
Oakrun	0	8@1=8	0	0	8 / 8	1
Scattered Sites	0	0	12@1.25=15	0	15 / 12	1.25
<b>TOTALS</b>	<b>15 x .85 = 12.75</b>	<b>51 x 1 = 51</b>	<b>53 x 1.25 = 66.25</b>	<b>4 x 1.40 = 5.6</b>	<b>135.6/123</b>	<b>1.10</b>

\*Marshall Apartments has the COPPS Station, a two-bedroom unit and one three-bedroom unit that was sold under home ownership. I have disregarded each of those units in these calculations.

*As per Step 3 of the Final Rule, a development will be considered below the Established Income Range (EIR) if its mean gross household income is less than 85% of the JURHA mean, and a development will be considered above the EIR if its mean gross household income is above 115% of the JURHA mean. The 2002 JURHA mean gross household income is \$6,335 as shown in II.*

**Table II Income Range Determination 2002**

<b>Average Income PHA Wide</b>	<b>High End of Range @ 115%</b>	<b>Low End of Range @ 85%</b>
6969/1.10	8,014 / 1.10	5923 / 1.10
6,335	7,286	5,384

Cayman Villa AR 131-1001 and Goff Courts AR 131-1003 are contiguous developments sharing playgrounds and clotheslines. Due to the proximity of location, for deconcentration purposes, they are combined as one. Marshall and Oakrun make up the AR131-1005 Development. The Scattered Sites Development is AR 131-1008. This development is comprised of only 12 homes individual three bedroom homes, on separate lots scattered throughout the northern portion of Jonesboro. Woodland Courts which is exempt due to being designated elderly/disabled is the only development that would be

considered in a different area. Woodland Courts is located in central Jonesboro. All other JURHA developments are located in northern Jonesboro, North of Aggie Road. The Scattered Sites Development AR131-1008 is our only development that falls outside the 85%-115% Established Income Range (EIR). The average income for Scattered Sites, still extremely low at \$8,196, is only \$911 above the 115% of the JURHA EIR. Due to the small size of the 12 unit Scattered Sites, one family's change from zero-income to low income can throw it over the 115% of EIR. The median income for Jonesboro Metropolitan Statistical Area is \$49,700 and all developments fall well below the published MSA median income. During the HUD AudioShort outlining the current Deconcentration Rule, Rod Solomon or HUD and Susan C Cohen debated and agreed that "scattered site" developments, due to the mere fact of being "scattered sites" should be considered deconcentrated by the fact that the homes within the scattered site are not contiguous.

**TABLE 3 Average Incomes Using Contiguous Development Method 2002**

Development	Total Annual Income	Number of Occupied Units	Development Average Income	Development Income divided by BR Factor	PHA Wide 85% - 115% Income Range
Cayman Villa & Goff Courts as Contiguous Developments	286,788.00 <u>153,686.00</u> 440,474.00	70 15 @ .85=12.75 32 @ 1 = 32 19 1.25=23.75 4 @ 1.4=5.6	6292  74.1 / 70  1.05	6,292 / 1.05  <b>5,992</b>	Average 6,335  High 7,285  Low 5,384
Marshall & Oakrun as same Development	235,557 <u>58,196</u> 293,753	41 19 x 1 = 19 22 x 1.25 =27.5	7,164 46.5 / 41 = 1.13	7,164 / 1.13  <b>6,339</b>	Average 6,335  High 7,285  Low 5,384
New Development	122,962	12 12 x 1.25 = 15	10,246 15 / 12 = 1.25	10,246 / 1.25  <b>8,196 = high</b>	<b>Over Income by 911 HOWEVER Due to Mere Fact of "Scattered Site", this development is considered Deconcentrated and should be Exempt from calculation with other sites due to scattered site status. Per HUD AudioShort 1/17/2001</b>
<b>TOTALS</b>		<b>123</b>			

A second deconcentration test was performed on each development as a separate entity. This test is shown in Table IV below.

Table IV Average Incomes Each Development 2002

Development Name	Total Annual Income	Number of Occupied Units	PHA-Wide Average Income Average 6,335 High 7,285 Low 5,384
Cayman Villa	286,788	45	6,373 / 1.07 = 5,956 ok
Goff Courts	153,686	25	6,147/ 1.03 = 5,967 ok
Marshall Apartments	235,557	33	7,138/ 1.16 = 6,153 ok
Oakrun Apartments	58,196	8	7,274/1 = 7,274 ok
New Development Scattered Site	122,962	12 Scattered Site Exemption	10246/1.25 8,196 <b>Over Income by 911 HOWEVER Due to Mere Fact of “Scattered Site”, this development is considered Deconcentrated and should be Exempt from calculation with other sites due to scattered site status. Per HUD AudioShort 1/17/2001</b>
<b>TOTALS</b>	<b>857,189</b>	<b>123</b>	

Step 4 of the Deconcentration Requirement is an "option to provide reasons developments are outside of the Established Income Range." In other words, it provides the opportunity to exclude entire developments or selected units from the application of the requirement to deconcentrate poverty and mix incomes if the income profile for these units or developments is consistent with furthering both the goals of deconcentration. Developments and unit types that fall into this category are not limited to, but include those developments that:

1. are subject to a consent decree agreement or a judicial decree covering the resident selection;
2. are part of a PHA program/ strategy that is specifically authorized by statute such as mixed income or mixed financed developments, a homeownership program, a strategy designed to promote income-mixing in public housing or one designed to raise the income of public housing residents;
3. are designed via size, location or other configuration to promote income deconcentration; or
4. have income characteristics that can be explained by other circumstances.

As a “scattered site” there is no concentration of income, for Scattered Sites Development AR131-1008. Since all developments are located within a three-mile radius in the northeast area of Jonesboro, JURHA believes that we are in compliance with the Deconcentration of Poverty and Income Mixing.

Using the third and fourth of the above justifications, JURHA could exclude all of its developments from the Deconcentration Requirement, because all JURHA developments are part of JURHA’s strategy to promote income mixing in each of its developments. JURHA’s strategy is spelled out in JURHA’s Admission and Occupancy Plan. No less than 40% of our vacancies are rented to Very Low Income Families (making 30% or less of area median income), but balancing that with the Working Family Preference, which gives priorities to higher-income and working families. This plan has been in place since 1998. Since JURHA has this deconcentration plan built into our rental procedure, we need not do more to comply with the Deconcentration Requirement.

Step 5 of the Deconcentration Requirement outlines the policy for deconcentrating poverty and income mixing in developments where the developments’ income profiles outside the EIR cannot be explained or justified. Step 5 also specifies that a PHA will be found in compliance with the Deconcentration Requirement if:

1. all of the PHA's developments are within the Established Income Range;
2. the PHA provides sufficient explanation in its Annual Plan to support the income mix of developments above or below the EIR as consistent with and furthering the goal of deconcentrating poverty, income mixing and the goals of the PHA's Annual and Five Year Plans; or
3. the agency's deconcentration policy provides specific strategies to promote deconcentration of poverty and income mixing at developments that are outside the EIR.

As explained above for Step 4, JURHA can justify our Scattered Site Development which is slightly outside the EIR, because it is a scattered site, offering no concentration of income and all developments are within a three mile radius. If this could not satisfy Step 4, JURHA's procedure for deconcentration is designed to achieve a uniform mix in each of our developments.

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug-related activity (list factors below)
  - Other (list below)
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) **Through Tenant Tracker, Inc., for persons subject to a lifetime registration requirement under a State Sex Offender registration program, drug and violent activity.**
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
  - Other (describe below)  
Previous Landlord's name and address

### (2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
  - Federal public housing
  - Federal moderate rehabilitation
  - Federal project-based certificate program
  - Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office  
 Other (list below)

**(3) Search Time**

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

If the PHA's utilization rate is 90% or below, or as a reasonable accommodation for persons with disability, and the family requests additional time, they will be given at least two 30-day extensions. If a family requires more than the 120 days and can document the need, the PHA will issue an extension after receiving back-up documentation.

**(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
 Victims of domestic violence  
 Substandard housing  
 Homelessness  
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- "1" Local Resident
- "2" Non-local Resident
- "1" Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)  
Funding Application Document

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)
  - During the Application Process
  - Partnering with Servicing Agency

## **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

#### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)  
Only fifty percent of secondary (lesser of the two incomes) wage earner's employment included in the income calculation.

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)  
Any time a family has a new source of income or a loss of income.

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)  
Flat Rent Market Comparability Study

Resolution 1606 approving ceiling and flat rents modification to market rent study rents as compiled by Management Resource Group, Inc., an independent consultant firm. The market rent survey was completed by Management Resource Group, Inc. in March 2002 and approved by the Jonesboro Urban Renewal and Housing Authority Board of Directors on April 25, 2002.

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to**

**the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)  
increased utility cost

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

**(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25

\$26-\$50

- b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

### **B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	150	82
Section 8 Vouchers	1158	100
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	FUP 50 Mainstream 100	10 10
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

### **C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of

public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- Public Housing Administration & Occupancy Policy
- Maintenance Plan (included Pest Control Policy)
- Grievance Procedure
- FSS Action Plan
- Criminal records Management Policy
- Equal Housing Opportunity Policy
- Disposition Policy & Capitalization Policy
- Procurement Policy
- Hazardous Materials Policy

(2) Section 8 Management: (list below)

- Administrative Policy
- Criminal Records Management Policy
- Equal Housing Opportunity Policy
- FSS Action Plan

(3) Management: (list below)

- Investment Policy
- Check Signing
- Funds Transfer
- Ethics Policy
- Drug Free Policy
- JURHA Data Communications Policy

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
  - PHA development management offices
  - Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
  - Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **AR131a01**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name AR131a01)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

### **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development  
 Revitalization Plan submitted, pending approval  
 Revitalization Plan approved  
 Activities pursuant to an approved Revitalization Plan underway

- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

- Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

### 2. Activity Description

- Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required?(If yes, go to 4; if no, go to 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)
<b>B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937</b>	

Per NOTICE PIH 2001-26 (HA), the JURHA conducted the required initial assessment in accordance with guidelines.

Voluntary Conversion Initial Assessment

For

Jonesboro Urban Renewal and Housing Authority – AR131

**October 5, 2001**

a) How many of the PHA's developments are subject to the Required Initial Assessment?

DEVELOPMENT	TOTAL NUMBER OF UNITS
Cayman Villa – AR131001	46 units
Goff Courts – AR131003	25 units
Marshall & Melrose – AR131005	36 units
Oakrun – AR131005	8 units
New Development – AR131006	12 units
<b>TOTAL UNITS</b>	<b>127 UNITS</b>

b) How many of the PHA's development are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

DEVELOPMENT	TOTAL NUMBER OF UNITS
Woodland – AR131001	24 units – Elderly and/or Disabled

c) How many Assessments were conducted for the PHA's covered developments?

Four (4) Assessments were conducted: AR131001, AR131003, AR131005 and AR131006.

d) Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessment:

DEVELOPMENT	TOTAL NUMBER OF UNITS
NONE	NONE

d) If the PHA has not completed the Required Initial Assessment, describe the status of these assessments.

**Initial Assessment Completed**

e) The PHA certifies that it has:

- 1) Reviewed the development's operation as Public Housing;
- 2) Considered the implications of converting the public housing to tenant-based assistance; and
- 3) Concluded that conversion of the PHA developments AR131001, AR131003, Ar131005 and AR131006 is inappropriate because removal of the development would not meet the necessary conversion described in 972.200 (c).

Sharon K. Cole  
Sharon Cole, Executive Director

October 5, 2001  
Date

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (05/15/1998)
5. Number of units affected: 8 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**B. Section 8 Tenant Based Assistance**

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as

implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

b. PHA-established eligibility criteria

Yes  No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

**12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

**A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 11/16/99

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

Client referrals

- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)  
Partner to administer a FUP Program

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or

		selection/specific criteria/other)		both)
<i>Computer Lab – offers various software packages to propel the residents into a higher level of success in their quest for family self-sufficiency. These supportive measures are offered via the resume' software as well as the educational avenues that can be explored.</i>	<i>15 computers</i>	<i>Offered to all residents of the PHA</i>	<i>Development Office – The labs are manned during regular office hours by resident volunteers who are trained and monitored by the PHA's Resident Coordinator.</i>	<i>Both</i>
<i>We have partnered with several entities within the community to provide opportunities for service and/or participation in a variety of programs. Some of these programs include: EVEN START – an adult education program that provides childcare during participation and free parenting classes; ARKIDS FIRST – a comprehensive health insurance program for Arkansas children; and through the HIPPY program – a free home instruction program for parents of three and four year old children.</i>		<i>Offered to all residents of the PHA</i>	<i>Development Office &amp; PHA Main Office</i>	<i>Both</i>

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
<b>Program</b>	<b>Required Number of Participants (start of FY 2000 Estimate)</b>	<b>Actual Number of Participants (As of: 01/01/03)</b>
Public Housing	12	11
Section 8	26	26

- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

Community Service Requirement SUSPENDED:

Enforcement of Community Service was suspended as of December 21, 2001 in response to the HUD announcement made on Web Site:

(<http://www.hud.gov/offices/pih/pha/policy/communityservice.cfm>)

The following notices were mailed to current residents & posted in appropriate sites:

**1. NOTICE OF SUSPENSION:**

December 21, 2001

Dear Resident:

**This letter shall serve as your notification that Jonesboro Housing Authority shall immediately suspend all enforcement of the community service provision of your lease in recognition that the non HOPE VI programs will no longer be enforceable during the 2002 fiscal year. This notification is based on the following announcement made by HUD on December 10, 2001 via the HUD Web Site:**

**Under section 12 of the United States Housing Act of 1937, as amended, every adult resident of public housing is required to perform eight hours of community service each month, or participate in a self-sufficiency program for at least eight hours each month or a combination of the two totaling eight hours each month. (42 USC 1437j) This requirement does not apply to various exempt groups such as elderly persons, certain disabled individuals and others. (24 CFR 960.600-609).**

**The Department of Veteran Affairs and Housing and Urban Development, and Independent Agencies Appropriation Act, 2002, at Section 432, provides that: "None of the funds made available by this Act may be used to implement or enforce the requirement...relating to community service, except with respect to any resident of a public housing project funded with any amount provided under section 24 of the United States Housing Act of 1937, as amended, or any predecessor program for the revitalization of severely distressed public housing (HOPE VI)." (Pub. L 107-73, sec.432, 115 Stat. 651).**

**Under this new provision Has generally are precluded from implementing or enforcing community service requirements in non-HOPE VI developments using FY 2002 funds. FY 2002 funds will be considered to be in use for the time period HUD provides Federal FY 2002 operating funds to a HA. (i.e., the HA's fiscal year commencing: January 1, 2002, April 1, 2002, July 1, 2002 or October 1, 2002).**

I sincerely appreciate the efforts of those residents that have worked to comply with the community service requirement. I also wish to commend Mr. Joe Lewis for his enforcement efforts during the requirement period. I wish to encourage you to continue to volunteer in the Computer Lab and in Neighborhood Clean-up Programs.

**2. NOTICE OF DWELLING LEASE REVISION:**

December 21, 2001

**NOTICE TO ALL PUBLIC HOUSING RESIDENTS OF PROPOSED DWELLING LEASE REVISION:**

The Jonesboro Housing Authority is proposing to revising the Low Rent Public Housing Dwelling lease effective February 1, 2002. The revision is necessary to comply with HUD Announcement via [http://www.hud.gov/offices/pih/pha/policy/community\\_service.cfm](http://www.hud.gov/offices/pih/pha/policy/community_service.cfm) regarding changes to the Community Service Requirement. The proposed revision will modify **Page 7, Section 8, of the Dwelling Lease “Community Service Requirement”** which currently state the following:

Each adult resident of public housing must contribute 8 hours of community service per month to the community in which the family resides. Exempted are those who are employed, elderly, disabled, participating in an economic self-sufficiency program, excluded from the state’s work requirements, or enrolled in a qualifying state program. The PHA shall monitor family’s compliance annually and if the family fails to comply, the PHA shall not renew the lease unless the family and the PHA enter into an agreement to bring the resident current with owed hours.

**Proposed Revision to Page 7, Section 8 “Community Service Requirement” as follows:**

**8. COMMUNITY SERVICE REQUIREMENT**

Enforcement of Community Service is suspended effective December 21, 2001 in response to HUD announcement made on Web Site: <http://www.hud.gov/offices/pih/pha/policy/communityservice.cfm>. “Under this new provision HA’s generally are precluded from implementing or enforcing community service requirements in non-HOPE VI developments using FY 2002 funds. FY 2002 funds will be considered to be in use for the time period HUD provides Federal FY 2002 operating funds to a HA. (i.e., the HA’s fiscal year commencing: January 1, 2002, April 1, 2002, July 1, 2002 or October 1, 2002).”

Residents may submit comments in writing for or against the proposed revision of the Dwelling Lease. All responses must be received in our office no later than January 31, 2002. Comments may be mailed to 330 Union, Jonesboro, AR 72401.

Effective February 1, 2002, all residents will be required to enter into the Revised Dwelling Lease with the Jonesboro Urban Renewal and Housing Authority. All Heads of Household, Spouses of Heads, and all members 18 years or older will be required to execute the revised dwelling lease.

If you have any questions or comments regarding the proposed revision to the Dwelling Lease, please feel free to contact Public Housing Department at 935-9800, extension 17.

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

**A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

**ALL**

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)
  - Implementing development-wide “pride” projects (allow the children to repair/repaint the existing playground equipment and name the playgrounds); landscaping and beautification improvements
  - Youth basketball team
  - Implemented a Tenant Patrol Group
  - Police sub-station on site

2. Which developments are most affected? (list below)

ALL

### C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)
  - Training by the Drug TASK Force Team (recognizing and reporting drug activity)

2. Which developments are most affected? (list below)

ALL

### D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

#### **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

The JURHA Pet Policy/Non-Elderly Residents was implemented effective October 1, 1999. Previous to October 1, 1999, only elderly or disabled households were allowed pets. The JURHA Pet Policy was amended to incorporate Section 526 of the QHWRA of 1998, Section 31 (Pet Ownership in Public Housing). The Board of Directors adopted the Pet Policy to include “reasonable pet rules” that incorporate State and Local Laws governing pets that include inoculation, licensing, and restraining them. The policy provides sufficient flexibility to protect the right and privileges of other residents who choose not to own pets. The policy defines: types of pets and number allowed per household, pet size, weight and type limitation, pet registration requirements, inoculation and licensing requirements, sanitary standards, pet restraint, pet density, deposit required, spaying and neutering, exclusion of pets from common areas, noise and odor requirements, unattended pets, pets temporarily on the premises, inspections, pet rule violations procedure and emergency removal. All State and Local laws governing pets supersede any and all set out in Pet Policy.

The Dwelling Lease has been amended to include a reference to the pet Policy and the Addendum to Lease Pet Agreement/Non-elderly (whenever applicable). The Pet Policy has been inserted in the Public Housing Admission and Occupancy Plan (Chapter 10). The Pet Policy is available for viewing in the PHA Central Office. Each family wishing to bring a pet into their residence must:

- Sign a pet agreement to comply with the Pet Policy
- Pay an additional security deposit in accordance with Pet Policy of:
  - For non-elderly, non disabled families - \$300.00 refundable deposit
  - For elderly and disabled families – the lesser of \$100.00 or an amount equal to the total tenant payment (a gradual refundable deposit of \$50.00 initially and \$10.00 per month until deposit is paid).
  - Families that have a member with disabilities that require a service animal are exempt from the pet deposit requirement.
- Pay a non-refundable monthly maintenance fee of \$7.00 (except for the elderly or disabled)

- Registration of pet:
  - Certification signed by a licensed veterinarian for required inoculation and licensing
  - Proof of pet spaying and neutering (where applicable)
  - Picture of pet
  - Information to identify pet (size, weight, sex, and type information)
  - Name, address, and phone numbers of two parties who will provide care for the pet if the owner dies or becomes incapacitated, etc.

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition,

and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

### **18. Other Information**

[24 CFR Part 903.7 9 (r)]

#### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board(s)?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached as Attachment (File name)
- Provided below:

COMMENTS RECEIVED

#### **PUBLIC HOUSING:**

1. I would like to be able to wash my car in my yard. I don't feel it's fair that we pay our own utilities and not be able to do this. Would like to try for one month.\*\*\*

#### **JURHA Response:**

JURHA staff will take this under advisement and may consider a 1 month trial if all maintenance and management staff determine appropriate rules. Last year a brief survey was done with apartment owners within Jonesboro. Approximately 50% allowed car washing on premises, and 50% did NOT. Maintenance concerns are that hoses will be left out requiring maintenance time to disconnect and move during mowing. It would be imperative that all washing take place **ONLY ON THE PARKING LOT**. Car washing on the grass/yard areas would cause severe damage to the lawn and possibly cause trip fall hazards by rutting the ground.

2. I don't think you should have to be married to live together. Could count both their incomes even if not married.\*\*\*

**JURHA Response:**

HUD allows each housing authority to define family in the individual agency plan. JURHA Board of Directors has defined family as husband and wife or relatives through blood relationship (parent & child, sisters, brothers, brother & sister) Birth certificates are used to document relationship. Specific request for consideration could be made in writing to the Executive Director for an informal hearing. JURHA staff must adhere to policy. If the JURHA decision from an informal hearing process is not satisfactory, a legal challenge through the court would be your only recourse. On 11/21/02, the JURHA Board discussed the definition of "Family" and voted unanimously that the definition of "Family" remain as previously defined. Consultation with the JURHA Attorney affirmed that State law does not require that non traditional marriages be recognized.

- 3. I think we should be able to park our car backwards but straight.\*

**JURHA Response:**

Jonesboro Police Department has addressed this issue with Joe Lewis, Community Policing/Resident Manager. Sgt. Steve McDaniel with Jonesboro Police Department states that parking backwards in a parking lot is often used by less than law abiding citizens to hide anything from expired tags to stolen vehicles. JURHA cooperates with Jonesboro Police Department by requiring that vehicles park forward in so that patrol cars can easily visualize license plates.

- 4. Would like laundry mat at Cayman Villa on East Alpine.\*\*\*\*\*

**JURHA Response:**

HUD will not appropriate additional funds to build laundry facilities in developments where washer/dryer connections are provided in each apartment unit. As discussed in the Annual Plan Presentation Capital Improvement Funding for Modernization usually does not provide enough funds to complete all projects we consider necessary in a single year, such as replacement of deteriorating refrigerators, ranges, vent hoods, repair of parking lots, foundation repairs, door repairs, etc. These needs must be taken care of before providing extras. One thing residents could consider is contacting the laundry owners in the city and explain the need for a coin laundry in the Parker Park Area.

- 5. BBQ grills/pits and picnic tables in park.\*\*\*

**JURHA Response:**

This would be an excellent expenditure for the Resident Activity Funds. Contact your resident council and request consideration of this park improvement with the Resident Activity Funds for 2003.

- 6. Mail boxes for letter pickup.\*

**JURHA Response:**

Mail boxes are placed by and at the discretion of the U.S. Post Office. Make this request to the U.S. Post Office at 310 East Street, Jonesboro, AR 72401. The phone number for the local post office is 870-972-8400.

7. Merry go Round at Alpine Park\*\*

**JURHA Response:**

This would be an excellent expenditure for the Resident Activity Funds. Contact your resident council and request consideration of this park improvement with the Resident Activity Funds for 2003.

8. Handicapped and assigned parking at Woodland Courts. Signs for Resident parking only with immediate towing for improper parking. Mark spaces legally for handicapped including striping space for wheel chair accessibility.\*

**JURHA Response:**

Stripes across the wheel chair access area at curb level for each apartment at Woodland Courts is in our Five Year Plan for Capital Improvement. Handicap striping will also be done for spaces for each building that includes an accessible unit. ADA requirements will be reviewed regarding complete designation and striping of handicap parking in buildings that do NOT include designated accessible units. One problem seen with designating handicap parking in a building with no accessible units is that we would be in effect taking away a potential parking spot for residents of the building in the event that NO residents are mobility impaired in a building with no designated accessible units. JURHA does not have the manpower to patrol and enforce assigned parking for each apartment, nor the desire to place this type of restriction on our residents.

9. I would like to see clothes line up in the Cayman Villa area.\*

**JURHA Response:**

Clothes lines are in place in all developments, including Cayman Villa. During our JUNE UPCS inspection, all lines were up. If the lines are down from the poles, or if poles have been pulled down, please contact Public Housing at (870) 935-9800, ext. 17 for a work order to repair the line.

10. Security Gates at Alpine.\*

**JURHA Response:**

Crime statistics for Cayman Villa on East Alpine do not support the need for this security measure. This would be an excellent grant opportunity for the Resident Council to research. Grant funds are sometimes available to resident organizations (not the Housing Authority) to make these type of security improvements. Please inform your Resident Council Representative of your request.

\* Number of \* at end of comment indicates number of comments received on this subject.

**SECTION 8:**

1. At night my parking lot is so dark that it is difficult to see walking to my car. Then when it rains, my whole parking lot fills up with water to where it is

unsafe for my kids, I've been complaining about this every since November 2001, and there is nothing done about it. (Shameka Williams)

**JURHA Response:**

This tenant and landlord are on the Section 8 program. The landlord at that housing complex would be responsible for correcting these issues. The Jonesboro Housing Authority does not control the housing units under the Section 8 Housing Program.

2. I feel privileged to be a part of Jonesboro Housing Authority. I hope I can continue to do what I'm required to do. I have a very good landlord, Mr. Clifton Adams. (William Mathes)

**JURHA Response:**

No response required.

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- Other: (list below)

**B. Description of Election process for Residents on the PHA Board**

- 1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
  
- 2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

The JURHA Board of Commissioners

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

- 1. Consolidated Plan jurisdiction: (City of Jonesboro)
  
  
  
  
  
  
  
  
  
  
- 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The goals in the consolidated plan that supports the PHA Plan are:

1. Provide rental assistance for low-income housing
2. Provide assistance to homeless and non-homeless persons with special needs
3. Public Housing Resident Enhancement Programs
4. Provide for a Neighborhood Investment Program

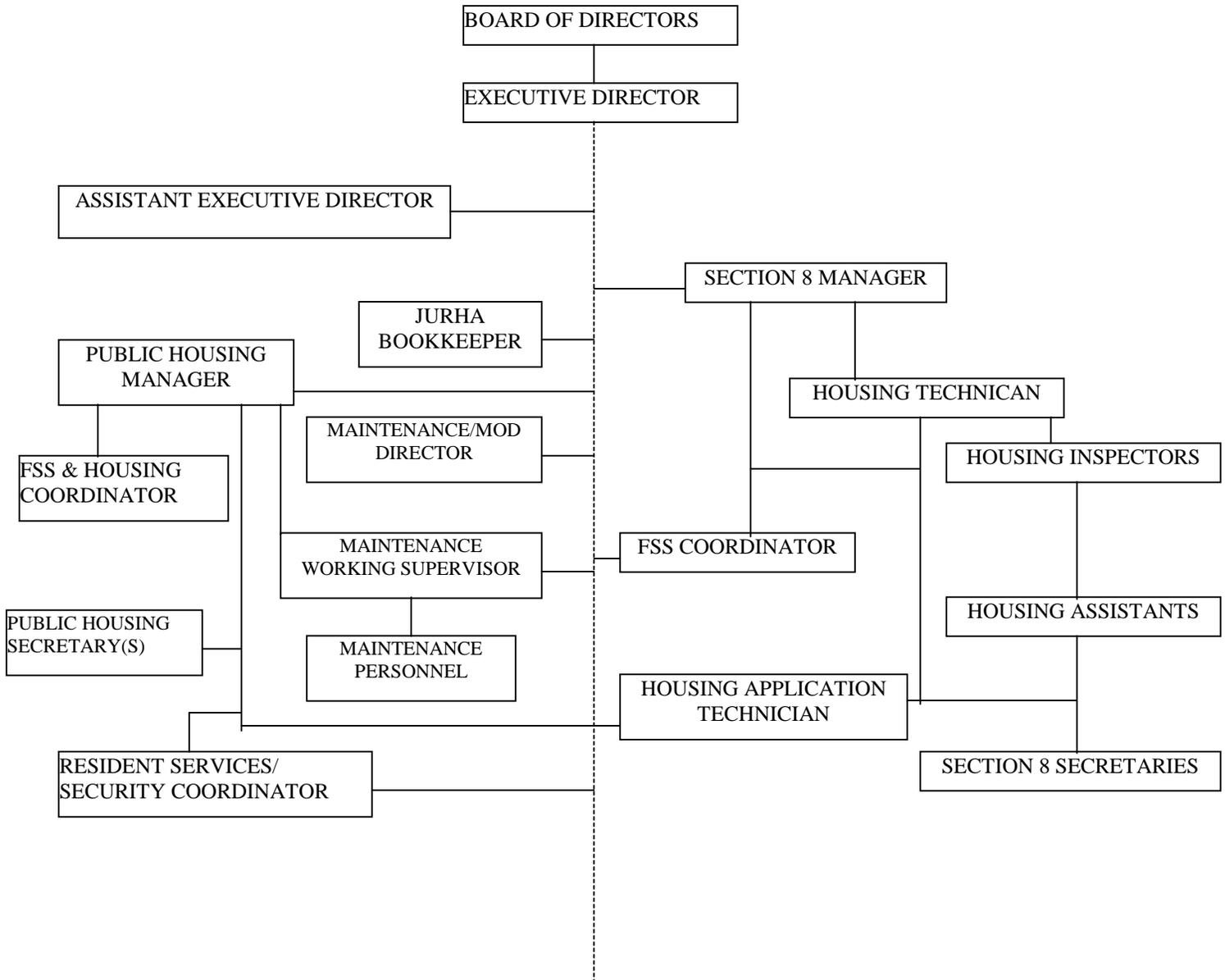
**D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

**ATTACHMENT A**

**JONESBORO URBAN RENEWAL & HOUSING AUTHORITY**

**ADMINISTRATIVE ORGANIZATIONAL CHART**



## ATTACHMENT B

### DEFINITION OF “Substantial Deviation” and “Significant Amendment of Modification” {903.7 }

**Substantial Deviation:** Any deviation, which alters the original intent of the provisions, prescribed within this plan, which substantially affects the achievement of quantifiable performance indicators.

**Significant Amendment of Modification:** Any changes or additional provisions adopted by JURHA that may impact the final outcome initially identified in the PHA Plan.

## ATTACHMENT C

### PROGRESS IN ACHIEVING THE GOALS AND OBJECTIVES OUTLINED IN FIVE –YEAR PLAN

#### **A. HUD’S Strategic Goals:**

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

PHA Goal: Expand the supply of assisted housing  
Objectives:

Apply for additional rental vouchers:

#### **PROGRESS:**

During the first two years of our 5-year Plan we did not apply for additional rental vouchers as we were not fully leased-to date. However, we are now at 97% leased-up and will analyze our housing needs and apply for additional rental vouchers, if available. An application for 75 additional mainstream vouchers was submitted in July 2002.

Reduce public housing vacancies:

#### **PROGRESS:**

We have continued to make progress in reduction of vacancies in our public housing developments. Our average unit turnaround has improved by 16.97 days. Our average occupancy has improved by an average of 3.25 occupied units per month. We continue to use CFP funds to improve properties to make them more desirable. We utilize resident input through resident surveys to develop our strategic improvement plan. We will continue to market our developments to attract desirable residents.

PHA Goal: Improve the quality of assisted housing  
Objectives:

Improve public housing management: (PHAS score)

Improve voucher management: (SEMAP score)

Concentrate on efforts to improve specific management functions:

**PROGRESS:**

<i>Indicator</i>	<i>Maximum Score</i>	<i>2002 Score</i>	<i>2001 Score</i>	<i>2000 Score</i>	<i>1999 Score</i>
Physical	30	28	24	24	22
Financial	30	30	30	25	25
Management	30	29	28	27	26
Resident	N/A	9	9	9	10
TOTAL	90	96/100	91/100	85/100	83/100
<b>2002 Score = 96/100</b>					

As shown above, our PHAS Score for FYE 3/31/2002 indicates our best score since the implementation of PHAS. We continue to work toward higher scores by improving in the all areas. We are striving to improve resident services, which will enhance overall development living. With the addition of a licensed social worker, we anticipate that this area will show tremendous improvement. We completed our annual Uniform Physical Conditions Inspections for all developments, including 5% quality inspections, on December 13, 2002.

We received a SEMAP Score of 78% (FYE 03/31/01) and we are striving to achieve a higher score for FYE 03/31/02 by improving our Leased-up rate and FSS enrollment and escrow. We achieved a 100% Lease-up in May 2001, and was forced to decrease lease-up due to funding restraints. As of December 2002, we have achieved 100% lease-up. As of 12/16/02 we have not received our 3/31/02 score; however, according to our own preliminary scoring our score should be around 97%. Improved scores will result in customer satisfaction.

- Renovate or modernize public housing units:

**PROGRESS:**

We have completed 2000 CFP as of 3/31/2002. The following improvements were made: replaced broken sidewalk & parking areas, installed handicapped access from parking areas to handicapped units, corrected drainage problem, stabilized foundation of 2 units, leveled floors in 6 units, replaced floor tile in 11 units, installed weather stripping, purchased 15 refrigerators, and replaced roof on administration building. We have hired an A&E for the 2001 and 2002 CFP and have opened bids for all work items with contract execution pending.

- PHA Goal: Increase assisted housing choices

Objectives:

- Conduct outreach efforts to potential voucher landlords

**PROGRESS:**

During the past year, we held quarterly owner meetings to promote the HCV landlord program and encourage participation of new owners, especially owners of units outside of poverty and minority concentration. The Housing Authority enlisted 172 new owners to the Section 8 program from 9/1/2000 to 08/31/2002, with 40 of these being in 2002.

- Increase voucher payment standards

**PROGRESS:**

As of 12/16/2002 our Voucher payment standards is 106% of FMR.

- Implement public housing or other homeownership programs:

**PROGRESS:**

In June 2000 we sold our first public housing unit and we continue to implement our Homeownership program. There are currently 3 residents in our Homeownership program. Two of these residents have participated in our Family Self-Sufficiency program. Credit counseling classes are offered for participants who intend to repair their credit history. Consideration is being taken for implementing a Section 8 Homeownership program.

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

**PROGRESS:**

JURHA deconcentration strategy ensures that no less than 40% of our vacancies are rented to Very Low Income Families (making 30% or less of area median income). We balance our deconcentration efforts with the Working Income Preference, which gives priorities to higher-income and working families. This plan has been in place since 1998. Since JURHA has this deconcentration plan built into our rental procedure, we are able to maintain a good income mix in all developments. In addition, all developments are located within a three-mile radius of each other in the northeast area of our city. We continue to follow our deconcentration policy in offering apartments.

- Implement public housing security improvements:

**PROGRESS:**

Our Tenant Patrol is extremely strong in all areas. The members of the volunteer Tenant Patrol are trained by local police officers in crime prevention and detection. Tenant Patrol members participate in passive surveillance, neighborhood watch activities, and observing and reporting suspected criminal activity to proper authorities.

Lighting is in place at all developments for security. Tenant Patrol volunteers also check to insure all lights are working properly at night. Any Defective lights are reported to our office for proper maintenance.

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:

**PROGRESS:**

We currently have 26 of the 26 slots filled in the Section 8 FSS program and 11 of the 12 slots filled in the Public Housing FSS program. There have been successful completions with interim goal leading to the final goals with both Section 8 and Public Housing FSS programs. At this time there have been two graduates for the 2002-2003 fiscal year. These graduates have plans to own their own homes by this time next year. One has already begun working with a banker to pursue her hopes. A PCC has been formed to collaborate services to better serve our client. This committee plays advisory and brokering roles for our FSS staff and clients. Members of the PCC are representatives from various agencies of our community such as Credit Debt Council, ARKids First and Arkansas State University. One Section 8 FSS participant and one Public Housing FSS participant also hold a seat on the committee. We will continue to strengthen our program by advertising with brochures, word of mouth and newsletters while maintaining networks with other local agencies.

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

**PROGRESS:**

During the tenant briefing sessions we review the areas of poverty according to Census Tract Maps and encourage renting outside of the poverty areas. All staff is required to attend fair housing and equal opportunity meetings.

## **B. Other PHA Goals:**

- 1. Manage the Jonesboro Urban Renewal and Housing Authority's existing Public housing program in an efficient manner thereby qualifying as at least a standard performer:**

### **Objectives:**

- Our ultimate goal is to continue to be recognized as a higher performer by HUD.
- Staff is encouraged to operate in a client friendly manner. We partner with agencies and work sites in our area are now offering a Help Wanted column in our newsletter to further self-sufficiency goals.

### **PROGRESS:**

Our goal is to maintain our high standards in management, maintenance, physical environment, security, and resident services. With the end of PHDEP, we are concerned about some services that we have been able to provide to our residents. Our FYE 2002 score was 96 with High Performer Status. The Resident Assessment and Satisfaction Survey indicated our need for concentration for improvement. Though our score of 86.66 on RASS was slightly above the national Average Score of 82.78, we discovered a need for improvement in information provided to residents regarding modernization activity. Through RASS we also learned that our residents believe better lighting would make them feel safer in our developments. We have installed new illuminated addressees in our developments. This provides dusk to dawn porch lights for our residents and we hope to further address this concern in the future through modernization funds.

- 1. Enhance the marketability of the Jonesboro Urban Renewal and Housing Authority's public housing units.**

### **Objectives:**

- JURHA continues to encourage customer service for all residents with friendly staff and a genuinely caring atmosphere.
- Curb appeal continues to improve with development wide clean-up campaigns, lawn maintenance, landscaping, playground maintenance, and careful modernization evaluation, and monitoring performance through CFP monies.

### **PROGRESS:**

The 2001 CFP is well under way.

Replace window screens in 46 units  
Replace 46 dryer vents with security vents  
Replace ductwork in 37 units  
Replace 9 ranges  
Pave 2 parking areas  
Repair concrete work  
Install swell between 1108 Cobb & 1109 Citizen  
to prevent flooding  
Purchase Kubota mowing deck  
Purchase vacuum attachments for tractor  
Purchase equipment for marking and striping

The 2002 CFP will begin shortly.

Improvements planned:

Replace 21 kitchen counter tops  
Resurface 6 bath tubs  
Replace 101 lavatory tops with sinks & plumbing  
Purchase 10 refrigerators  
Install double window panes with security screens in 37 units  
Purchase vehicle  
Purchase Kubota lawn mower  
Replace furnaces in 37 units

The Maintenance Staff strive to keep the lawns manicured and the developments free of litter. Also working with the Jonesboro Police Department our development children schedule clean-up days, which helps keep the development looking nice.

**1. Improve resident and community perception of safety and security in the Jonesboro Urban Renewal and Housing Authority's public housing developments.**

**Objectives:**

- The Jonesboro Urban Renewal and Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by March 31, 2005.
- The Jonesboro Urban Renewal and Housing Authority shall reduce its evictions due to violations of crime laws by 20% by March 31, 2005 through aggressive screening procedures.

**PROGRESS:**

During the past year, our Tenant Patrol has maintained its strength through recruitment, training, and retention of concerned residents. With the leadership of our aggressive *Community Policing Assistant* Tenant Patrol is an effective deterrent due to unscheduled patrols. Suspicious behavior is reported to the police department and

an investigation is initiated. The known commitment of our dedicated *Community Policing Assistant* places fear of detection and drives out unlawful residents.

Due to the vigilance of the *Community Policing Assistant*, four fewer crimes took place in our developments during this past year than that of the preceding year. However, though one goal is to reduce evictions due to violations of crime laws, we did experience 1 additional “one-strike” eviction during this review period with a total of five. Our aggressive screening procedures denied housing to nine (9) applicants due to prior criminal violations.

We hosted a successful National Night Out against Drugs and Crime at Parker Park. KAIT-8 broadcast live weather reports at both 5:00 p.m. and 6:00 p.m., with public housing staff interviews promoting the event. Our Community Oriented Policing and Problem Solving police officer presented a short program promoting neighborhood watch and it’s value in crime prevention. Heavy donations from the community combined with PHDEP funds provided refreshments and incentive prizes for the event.

We celebrated Red Ribbon Week with a dance at the Huntington Avenue Community Building. Sixty-five youth and chaperones from Public Housing attended the event. Officer Greg Lawson with the Jonesboro Police Department presented a very informative seminar lasting approximately 45 minutes immediately prior to the dance. A DJ provided great sounds and lighting effects for a Drug Free Dance that the youth are sure to remember. The event was made possible with Public Housing Drug Elimination funds, providing education on living drug free and proving that drugs and alcohol are not needed to have a fantastic special time.

Benjamin Lane has been officially closed by the City of Jonesboro. Our Community Policing Assistant, with support from Jonesboro Police Department, lobbied the Mayor’s office and City Council until approval was given to close this short street, which had provided a cruising path and getaway route to possible drug dealers in the past. We are very grateful to the City of Jonesboro for listening to our plea to close this street, making the Marshall & Melrose Development a safer drug free zone for our residents.

All public housing applicants are pre-screened using Tenant Tracker, Incorporated. The Internet reporting has greatly reduced response time, with a reduction in cost.

**1. Expand the range and quality of housing choices available to participants in the Jonesboro Urban Renewal and Housing Authority’s tenant-based assistance program.**

**Objectives:**

- The Jonesboro Urban Renewal and Housing Authority shall achieve and sustain a utilization rate of 95% by March 31, 2005, in its tenant-based program.
- The Jonesboro Urban Renewal and Housing Authority shall implement an aggressive outreach program to attract new landlords to participate in its program by March 31, 2005.

**PROGRESS:**

JURHA has achieved a utilization rate of 97% at FYE 03/31/02 in preliminary scores, final score net yet posted. Since May 2001, we have maintained a 95% leased-up rate and expect to exceed 95% at the close of our year. The Section 8 department has worked diligently to increase units leased and develop a working relationship with existing and new landlords.

JURHA has began conducting quarterly landlord meetings to discuss topics of concern. Also, JURHA mails a quarterly landlord newsletter, 'Housing Happenings', with HAP checks.

Our VPS is currently 106% of FMR. The VPS will be closely monitored to avert utilization decline.

**1. Deliver timely and high quality maintenance service to the residents of the Jonesboro Urban Renewal and housing Authority.**

**Objectives:**

- The Jonesboro Urban Renewal and housing Authority shall continue to maintain an average response time of 7 days in responding to routine work orders.
- The Jonesboro Urban Renewal and Housing Authority shall create an appealing up-to-date environment in its development by March 31, 2005.

**PROGRESS:**

As evidenced by our work order turnover, the maintenance department continues to complete and/or abate all emergency work orders within 24 hours. An aggressive preventative maintenance plan had a positive affect on number of non-emergency work orders. The number of non-emergency work orders decreased by 212 from FYE 2001 to FYE 2002. The average completion time for non-routine work orders was 1.38 days.

**1. The Jonesboro Urban Renewal and Housing Authority shall ensure equal treatment of all applicants, residents, tenant-based participants, employees, and vendors.**

**Objectives:**

- The Jonesboro Urban Renewal and Housing Authority shall mix its public housing development populations as much as possible with respect to ethnicity, race and income.

- The Jonesboro Urban Renewal and Housing Authority shall achieve its Section 3 goals.

**PROGRESS:**

The JURHA does actively hire residents to work in the office and in the maintenance department. Our Section 3 report for the period ending 9/30/02 reflects that 16% of new hires are Section 3 residents. As stated under HUD Goal, all staff is required to attend annual Fair Housing Workshops.

1. **Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.**

**Objectives:**

- The Jonesboro Urban Renewal and housing Authority shall operate so that income (including subsidy) exceeds expenses every year.

**PROGRESS:**

The JURHA successfully completed the GAAP conversion of its accounting records as of 3/31/00. The FYE 03/31/00, FYE 03/31/01 and FYE 03/31/02 audits reflect a NO-FINDING/NO-COMMENT status. The JURHA has been successful in operating in a manner so that income exceeds expense in all monthly, quarterly and yearly financial statements.

1. **Enhance the image of public housing in our community.**

**Objectives:**

- The Jonesboro Urban Renewal and housing Authority shall ensure that there are at least 4 positive stories a year in the local media about the Housing Authority or one of its residents.

**PROGRESS:**

The JURHA has received positive media coverage over the past year:

- **NEWSPAPER ARTICLE & 2 TV SEGMENTS:**

DATE: (August 6, 2002) JURHA and residents provided numerous activities at Parker Park in connection with National Night Out 2002. KAIT 8 broadcast live from the site during the 5:00 p.m. and 6:00 p.m. news broadcasts. There was great attendance by residents, police and many volunteers. The event was to heighten crime and drug prevention awareness and to strengthen neighborhood spirit and police community partnerships.

- **NEWSPAPER ARTICLE:**  
DATE: (September 14, 2002) The JURHA Jaguars, under the leadership of Mr. Joe Lewis, CPA, is participating in the Project 365 program established by the Jonesboro COPPS program. An area of Jonesboro was chosen to be the focus of multifaceted yearlong effort to rid a particular neighborhood of crime and disorder, and to improve living conditions by reducing crime related fear. This year the area chosen was an older Jonesboro neighborhood bound by Union Street, Gee street, Monroe Avenue and the railroad tracks. The JURHA Jaguars were assigned the 200 block of Olive Street. The volunteers helped clean up the area by picking up trash, hauling off debris, mowing grass, removing undergrowth from fences and destroying ramshackle structures.
  
- **NEWSPAPER ARTICLE:**  
DATE: (September 27, 2002) JURHA sponsored a voter registration drive on Monday, September 30, 2002 at the authority's community building at 600 Roseclair. Residents and other persons from the community were given the opportunity to register to vote and also update their voter registration.
  
- **NEWSPAPER ARTICLE:**  
DATE: (November 17, 2002) The JURHA Jaguars, under the leadership of Mr. Joe Lewis, CPA, participated in another segment of the Project 365 program established by the Jonesboro COPPS program. The youth helped in the continuing effort to clean up an older Jonesboro neighborhood bound by Union Street, Gee Street, Monroe Avenue and the railroad tracks.

**1. Improve economic opportunity (self-sufficiency) for the families and individuals that are assisted in our housing programs.**

**Objectives:**

- The Jonesboro Urban Renewal and Housing Authority will continue partnerships with local agencies in order to enhance self-sufficiency services to our program participants.
- The Jonesboro Urban Renewal and Housing Authority will more effectively utilize its community centers to provide resident services as measured by increasing their utilization.
- The Jonesboro Urban Renewal and housing Authority will continue to work diligently on case management to aid participants in successfully reaching their goals to become self-sufficient.

**PROGRESS:**

During the past year, escrow accounts set aside for participants have continued to grow as participants continue to meet their goals. There

have been two graduates this year that received escrow funds to help with plans of homeownership. JURHA has continued a partnership with various local organizations to assist residents in obtaining job skills, childcare, transportation and education. A PCC has been formed to meet needs of our clients. This committee includes representatives from Arkansas State University, Department of Human Services, Adult Education, Crowley's Ridge Development Council, ARKids First program, Employment Security Division, The Salvation Army Church, Black River Vo-Tech., Mortgage Source, Arnold Reality, Work Force One-Stop, First Home Mortgage, Credit Debt Council and Consolidated Youth Services. We also have two FSS participants as members on the Program Coordinating Committee.

## ATTACHMENT D

### MEMBERSHIP OF THE RESIDENT ADVISORY BOARD

Our Resident Advisory Board (RAB) is composed of Section 8 Residents and the Public Housing Resident Council Members. A letter was sent to all current Section 8 Existing Residents asking them to attend a meeting at which JURHA would be developing a "RESIDENT ADVISORY BOARD" composed of a board representation of the mix of families assisted under the Section 8 Existing Program. They were also informed that the purpose of the RAB was to assist the Agency by making recommendations regarding the Agency's PHA Annual Plan. All RAB members who served in the previous year's process were encouraged to attend the meeting and remain on the RAB. The following persons volunteered and were chosen to serve:

#### Representing Section 8 Existing:

\*All volunteers were accepted

Jackson Lewis	Shirley Lane
Sharron Burns	Mattie Wilbert
Violeta Sumik	Shameka Williams
Hazel Jordan	Mirthe Locke
Michael Grady	Billy King
Ruth Zander	William Mathes, Jr.
Sharron Johnson	Lavern Langston
Bobbie Crawford	

#### Representing Public Housing Resident Council Committee:

Rita Haris	Sharon Rack
Yolanda Sanders	Vergie Stitts
Juanita Trevino	Brenda Vasquez
Melissa Hooks	Easter Payton
Melissa Lowery	Kristin McAlpin
Tammy Miller	Denise Howell
Cherice Crawford	Natasha Walker
Charlotte Booker	Renee Campbell
Charles Marks	Shalita Creighton
James Peals	Joe Lewis
Robert Gilmore	James Floyd
Jay Spicer	Steven Davis
Sharon Kraft	Jerry Lowery
Toquila Brewer	Thomas Hudson
Takeila Woods	

## CAPITAL FUND PROGRAM TABLES START HERE

### Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

<b>PHA Name:</b> Jonesboro Urban Renewal & Housing Authority 330 Union Jonesboro, AR 72401	<b>Grant Type and Number</b> Capital Fund Program Grant No: AR37P13150103 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2003
--	--	---

Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no:    )  
  Performance and Evaluation Report for Period Ending:  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 26,941.00			
3	1408 Management Improvements	\$ 47,201.00			
4	1410 Administration	\$ 30,965.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 5,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 28,500.00			
10	1460 Dwelling Structures	\$ 86,710.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 22,765.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 36,100.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 284,182.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: Jonesboro Urban Renewal & Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>AR37P13150103</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>131-001/Cayman</b>	Cut tree at 607B2	1450	1 unit	1,000				
	Replace outside faucets	1460	46 units	21,000				
	Upgrade lighting	1460	46 units	7,000				
	Replace refrigerators	1465.1	10 units	5,000				
	Replace hot water heater	1465.1	10 units	2,000				
	<b>SUBTOTAL</b>			<b>36,000</b>				
<b>131-001/Woodld</b>								
	Replace Kitchen Cabinet w/Counter Top	1460	3 units	8,235				
	Paint Interior	1460	2 units	2,100				
	Paint Lobby areas	1460	24 units	4,800				
	Replace refrigerators	1465.1	5 units	2,500				
	<b>SUBTOTAL</b>			<b>17,635</b>				

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: Jonesboro Urban Renewal & Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>AR37P13150103</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
<b>131-003/Goff</b>	Security Screens	1460	25 units	7,560			
	Kitchen cabinets	1460	2 units	4,490			
	Floor tiles	1460	4 units	7,200			
	Replace hardware & interior doors	1460	19 units	9,500			
	Refrigerators	1465.1	9 units	4,500			
	Vent hoods	1465.1	11 units	605			
	<b>SUBTOTAL</b>				<b>33,855</b>		
<b>131-005 MarshallMelrose</b>	Resurface parking lots	1450	3 units	12,245			
	Replace Kitchen Counter Tops	1460	4 units	2,000			
	Replace Kitchen Cabinets	1460	1 unit	2,500			
	Paint exterior doors	1460	35 units	3,330			
	Floor tiles	1460	2 units	3,600			
	Range	1465.1	2 units	660			
	Refrigerators	1465.1	9 units	4,500			
<b>SUBTOTAL</b>				<b>28,835</b>			

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Page3

PHA Name: Jonesboro Urban Renewal & Housing Authority		Grant Type and Number Capital Fund Program Grant No: : AR37P13150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>131-005 Oakrun</b>	Replace Kitchen Counter Tops	1460	1 unit	1,035				
	Replace Kitchen Cabinets	1460	1 unit	500				
	Replace Floor Tile	1460	4 units	7,200				
	Refrigerators	1465.1	6 units	3,000				
	<b>SUBTOTAL</b>			<b>11,735</b>				
<b>Scattered Sites</b>	Paint storage exterior doors	1460	12 units	360				
	<b>SUBTOTAL</b>			<b>360</b>				
<b>HA-Wide</b>	Landscaping/Grounds/Park & Walk	1450		9,555				
	Office equip/computer System Upgrade	1406		26,941				
	Maintenance Vehicles	1475		36,100				
	<b>SUBTOTAL</b>			<b>72,596</b>				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Jonesboro Urban Renewal and Housing Authority		Grant Type and Number Capital Fund Program No: <b>AR37P13150103</b> Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AR131001001	3/31/2004			09/30/2005			
AR131001003	3/31/2004			09/30/2005			
AR131001005	3/31/2004			09/30/2005			
AR131001006	3/31/2004			09/30/2005			

**Capital Fund Program Five-Year Action Plan**  
**Part I: Summary**

PHA Name Jonesboro Urban Renewal & Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
	Annual Statement				
AR131001/Cayman		18,790.00	33,740.00	56,724.00	34,500.00
AR131001/Woodland		9,810.00	3,560.00	37,165.00	25,425.00
AR131003/Goff		12,645.00	40,100.00	5,635.00	5,000.00
AR131005/Marshall		27,417.00	65,600.00	41,980.00	12,000.00
AR131005/Oakrun		3,100.00	500.00	500.00	9,600.00
AR131006/Scattered		500.00	1,000.00	5,540.00	18,200.00
PHA-Wide		211,920.00	139,682.00	144,195.00	187,014.00
CFP Funds Listed for 5-year planning		284,182.00	284,182.00	291,739.00	291,739.00
Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<b>131-001/Cayman</b>	Bathroom sinks & tops	5,100	<b>131-001/Cayman</b>	Refrigerators	2,500
Annual		Kitchen Cabinet & counter tops	10,980		Vent hoods	110
Statement		Refrigerators	1,500		Correct parking signs	1,560
		Vent hoods	110		Paint Ext doors	4,370
		Paint Interior	1,100		Floor tile	25,200
		<b>SUBTOTAL</b>	<b>18,790</b>		Lawnmower	
					<b>SUBTOTAL</b>	<b>33,740</b>
	<b>131-001/Woodland</b>	Bathroom sinks & tops	3,000	<b>131-001/Woodland</b>	Paint Ext doors	2,280
		Kitchen Cabinet & counter tops	5,490		Handicap parking sign	780
		Vent hoods	1,320		Refrigerator	500
		<b>SUBTOTAL</b>	<b>9,810</b>		<b>SUBTOTAL</b>	<b>3,560</b>
	<b>131-003/Goff</b>	Bathroom sinks & tops	600	<b>131-003/Goff</b>	Kitchen Cabinet	24,900
		Kitchen Cabinet	2,745		Floor tile	14,200
		Floor tile	3,600		Refrigerators	1,000
		Refrigerators	2,500			
		Water heaters	1,000		<b>SUBTOTAL</b>	<b>40,100</b>
		Paint Interior	2,200			
		<b>SUBTOTAL</b>	<b>12,645</b>			

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004      PAGE 2 of 2 PHA FY: 2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<b>131-005/Marshall &amp; Melrose</b>	Painting Ext. Doors	3,325	<b>131-005/Marshall &amp; Melrose</b>	Kitchen Cabinets	27,450
		Fence	22,932		Kitchen Countertops	7,500
		Refrigerators	500		Floor tiles	14,400
		Ranges	660		Refrigerators	1,000
		<b>SUBTOTAL</b>	<b>27,417</b>		Resurface parking lot	15,250
				<b>SUBTOTAL</b>	<b>65,600</b>	
	<b>131-005/Oakrun</b>	Appliances	3,100	<b>131-005/Oakrun</b>	Refrigerators	500
		<b>SUBTOTAL</b>	<b>3,100</b>		<b>SUBTOTAL</b>	<b>500</b>
	<b>131-006/Scattered Sites</b>			<b>131-006/Scattered Sites</b>		
		Refrigerators	500		Refrigerators	1,000
		<b>SUBTOTAL</b>	<b>500</b>		<b>SUBTOTAL</b>	<b>1,000</b>
	<b>HA-WIDE</b>	Upgrade system Equipment	26,388	<b>HA-WIDE</b>	Office Equipment Computer Upgrade	26,388
		Maintenance Shop	17,500		Maintenance Equip	6,000
		Landscaping/grounds	14,700		Landscaping/grounds	
		Parking & walkways			Parking & walkways	8,000
		Vehicle	17,500			
	<b>SUBTOTAL</b>	<b>76,088</b>		<b>SUBTOTAL</b>	<b>40,388</b>	
<b>Total CFP Estimated Cost</b>			\$ 148,350.00			\$ 184,888.00

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages—Work Activities**

Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>131-001/Cayman</b>	Kitchen Cabinet & Counter Tops	21,370	<b>131-001/Cayman</b>	Bathroom sinks & counter tops	4,500
	Refrigerators	2,500		Floor Tile	25,000
	Vent hood	110		Refrigerators	5,000
	Floor Tile	25,200			
	Bathroom fans	7,544			
	<b>SUBTOTAL</b>	<b>56,724</b>		<b>SUBTOTAL</b>	<b>34,500</b>
<b>131-001/Woodland</b>	Replace Kitchen Cabinets/Counter tops	16,440	<b>131-001/Woodland</b>	Bathroom sinks & counter tops	1,800
	Refrigerators	500		Emergency Call System	22,500
	Concrete pads	20,225		Water heaters	1,125
	<b>SUBTOTAL</b>	<b>37,165</b>		<b>SUBTOTAL</b>	<b>25,425</b>
<b>131-003/Goff</b>	Bathroom sinks & tops	2,760	<b>131-003/Goff</b>	Appliances	5,000
	Refrigerators	500			
	Paint Ext doors & trim	2,375			
	<b>SUBTOTAL</b>	<b>5,635</b>		<b>SUBTOTAL</b>	<b>5,000</b>
<b>131-005/Marshall</b>	Replace Kitchen Cabinet/Counter tops	18,420	<b>131-005/Marshall</b>	Appliances	12,000
<b>&amp; Melrose</b>	Floor Tiles	9,400	<b>&amp; Melrose</b>		
	Refrigerators	500			
	Ranges	660			
	Fence in playground	13,000			
	<b>SUBTOTAL</b>	<b>41,980</b>		<b>SUBTOTAL</b>	<b>12,000</b>
<b>131-005/Oakrun</b>	Refrigerators	500	<b>131-005/Oakrun</b>	Floor tiles	9,600
	<b>SUBTOTAL</b>	<b>500</b>		<b>SUBTOTAL</b>	<b>9,600</b>
<b>Total CFP Estimated Cost</b>		\$ See next page			\$ See Next page



## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Jonesboro Urban Renewal & Housing Authority 330 Union Jonesboro, AR 72401		Grant Type and Number Capital Fund Program Grant No: AR37P13150100 Replacement Housing Factor Grant No:			Federal FY of Grant:  2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 42,169.00	\$ 42,169.00	\$ 42,169.00	\$ 42,149.75
3	1408 Management Improvements				
4	1410 Administration	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,019.25
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 8,339.00	\$ 9,500.00	\$ 9,500.00	\$ 9,500.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 55,425.00	\$ 49,130.00	\$ 49,130.00	\$ 49,130.00
10	1460 Dwelling Structures	\$ 115,132.00	\$ 85,757.00	\$ 85,757.00	\$ 85,757.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 5,000.00	\$ 4,950.00	\$ 4,950.00	\$ 4,950.00
12	1470 Nondwelling Structures	\$ 0.00	\$ 34,559.00	\$ 34,559.00	\$ 34,559.00
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 286,065.00	\$ 286,065.00	\$ 286,065.00	\$ 286,065.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Jonesboro Urban Renewal & Housing Authority		Grant Type and Number Capital Fund Program Grant No: : AR37P13150100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS	1406						
HA - Wide	Management Improvements	1406		\$42,169.00	\$42,169.00	\$42,169.00	\$ 42,149.75	Complete
	TOTAL FOR ACCOUNT	1406		\$42,169.00	\$42,169.00	\$42,169.00	\$ 42,149.75	Complete
HA- Wide	Administration	1410						
HA- Wide	Resident Initiative Coordinator/Clerk Salary	.1		\$19,800.00	\$19,800.00	\$19,800.00	\$7,356.30	Complete
HA - Wide	Modernization Coordinator/Inspector Salary	.2		\$24,100.00	\$24,100.00	\$24,100.00	\$37,615.19	Complete
HA - Wide	Employee Benefits	.9		\$12,700.00	\$12,700.00	\$12,700.00	\$13026.76	Complete
HA - Wide	Travel	.10		\$ 500.00	\$ 500.00	\$ 500.00	\$ 0.00	Complete
Ha - Wide	Telephone	.16		\$ 500.00	\$ 500.00	\$ 500.00	\$ 0.00	Complete
HA - Wide	Sundry	.19		\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,021.00	Complete
	TOTAL FOR ACCOUNT	1410		\$60,000.00	\$60,000.00	\$ 60,000.00	\$60,019.25	Complete
HA- Wide	FEES AND COST	1430						
HA-Wide	A/E Cost	.1		\$ 8,339.00	\$ 9,500.00	\$ 9,500.00	\$ 9,500.00	Complete
	TOTAL FOR ACCOUNT	1430		\$ 8,339.00	\$ 9,500.00	\$ 9,500.00	\$ 9,500.00	Complete
HA-Wide	SITE AND IMPROVEMENTS	1450						
AR131001 & 005	Bust out, replace and seal cracked or broken parking areas, sidewalks and H.C. access (approx. 1828 sq. ft.)	1450		\$24,025.00	\$11,500.00	\$11,500.00	\$ 11,500.00	Complete
AR131001	Additional Concrete/Maint. Shop	1450		\$ 6,400.00	\$33,330.00	\$33,330.00	\$33,330.00	Complete
AR131001	Correct Drainage problem	1450		\$ 25,000.00	\$ 4,300.00	\$ 4,300.00	\$ 4,300.00	Complete
	TOTAL FOR ACCOUNT	1450		\$55,425.00	\$49,130.00	\$49,130.00	\$49,1300.00	Complete

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Jonesboro Urban Renewal & Housing Authority		Grant Type and Number Capital Fund Program Grant No: : AR37P13150100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	DWELLING STRUCTURES	1460						
AR131-001	Repair sagging foundation on 2 Bldgs.	1460		\$48,172.00	\$41,820.00	\$41,820.00	\$41,820.00	Complete
AR131-001 AR131-005	Replace Floor tile in 11 units	1460		\$36,960.00	\$30,498.10	\$30,498.10	\$30,498.10	Complete
AR131-005	Level Floors in 6 units	1460	6	\$25,000.00	\$12,853.00	\$ 12,853.00	\$12,853.00	Complete
AR131-003 & AR131-005	Weather strip 126 exterior doors	1460	126	\$ 5,000.00	\$ 585.90	\$ 585.90	\$ 585.90	Complete
	TOTAL FOR ACCOUNT	1460		\$115,132.00	\$ 85,757.00	\$ 85,757.00	\$ 85,757.00	Complete
	DWELLING EQUIPMENT	1465.1						
AR131-001	Replace Refrigerators	1465.1	15	\$ 5,000.00	\$ 4,950.00	\$ 4,950.00	\$ 4,950.00	
	TOTAL FOR ACCOUNT	1465.1		\$ 5,000.00	\$ 4,950.00	\$ 4,950.00	\$ 4,950.00	Complete
	Non-Dwelling Structures	1470						
HA-Wide	Replace Roof on Administrative Office - 330 Union	1470	1	\$ 0.00	\$34,559.00	\$34,559.00	\$34,559.00	Complete
	TOTAL FOR ACCOUNT	1470		\$ 0.00	\$34,559.00	\$34,559.00	\$34,559.00	Complete

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Jonesboro Urban Renewal and Housing Authority		Grant Type and Number Capital Fund Program No: AR37P13150100 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AR131-001	3/31/2002		3/31/2002	09/30/2003		6/30/2002	
AR131-003	3/31/2002		3/31/2002	09/30/2003		6/30/2002	
AR131-005	3/31/2002		3/31/2002	09/30/2003		6/30/2002	

## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Jonesboro Urban Renewal & Housing Authority 330 Union Jonesboro, AR 72401		<b>Grant Type and Number</b> Capital Fund Program Grant No: AR37P13150101 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>  2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 36,210.00	\$ 36,210.00	\$ 0.00	\$ 0.00
3	1408 Management Improvements				
4	1410 Administration	\$ 66,000.00	\$ 66,000.00	\$ 66,000.00	\$ 38,635.18
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 11,900.00	\$ 13,800.00	\$ 13,800.00	\$ 12,015.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 46,352.00	\$ 104,852.00	\$ 0.00	\$ 0.00
10	1460 Dwelling Structures	\$ 118,977.00	\$ 58,577.00	\$ 0.00	\$ 0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 2,700.00	\$ 2,700.00	\$ 1,934.00	\$ 1,934.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 9,600.00	\$ 9,600.00	\$ 0.00	\$ 0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 291,739.00	\$ 291,739.00	\$ 81,734.00	\$ 52,584.18
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$ 98,127.00	\$ 98,127.00		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Jonesboro Urban Renewal & Housing Authority		Grant Type and Number Capital Fund Program Grant No: AR37P13150101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS	1406						
HA - Wide	Management Improvements	1406		\$36,210.00	\$36,210.00			
	TOTAL FOR ACCOUNT	1406		\$36,210.00	\$36,210.00	0	0	
HA- Wide	Administration	1410						
HA- Wide	Resident Initiative Coordinator/Clerk Salary	.1		\$19,800.00	\$19,800.00	19,800.00	7632.00	
HA- Wide	Modernization Coordinator/Inspector Salary	.2		\$30,100.00	\$30,100.00	30,100.00	22,630.04	
HA - Wide	Employee Benefits	.9		\$12,700.00	\$12,700.00	12,700.00	8,057.04	
HA - Wide	Sundry Expense	.19		\$ 3,400.00	\$ 3,400.00	3,400.00	316.10	
	TOTAL FOR ACCOUNT	1410		\$66,000.00	\$66,000.00	66,000.00	38,635.18	
HA- Wide	FEES AND COST	1430						
HA-Wide	A/E Cost	.1		\$11,900.00	\$13,800.00	\$13,800.00	12,015.00	
	TOTAL FOR ACCOUNT	1430		\$11,900.00	\$13,800.00	\$13,800.00	12,015.00	
HA-Wide	SITE AND IMPROVEMENTS	1450						
HA-Wide	Repair broken/cracked concrete, clean and seal concrete parking, sidewalks and basketball courts.	1450		\$46,352.00	\$44,452.00			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Jonesboro Urban Renewal & Housing Authority		Grant Type and Number Capital Fund Program Grant No: AR37P13150101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	SITE AND IMPROVEMENTS	1450						
AR131-001 AR131-003	Paving parking lots	1450	2	\$0.00	\$24,400.00			
AR131-001	Remove tree & construct retaining wall and swell	1450	1	\$0.00	\$36,000.00			
	TOTAL FOR ACCOUNT	1450		\$46,352.00	\$104,852.00	0	0	
	DWELLING STRUCTURES	1460						
AR131-001 AR131-005	Replace exterior doors	1460	151	\$60,400.00	\$0.00			
AR131-001	Replace window screens w/heavy duty screen	1460	70 units	\$13,200.00	\$13,200.00			
AR131-001	Replace 34 dryer vents w/security vents and reroute 12 dryer vent out roofs	1460	46 units	\$10,350.00	\$10,350.00			
AR131-005	Install hard pipe duct work in attics	1460	37 units	\$35,027.00	\$35,027.00			
	TOTAL FOR ACCOUNT	1460		\$118,977.00	\$58,577.00	0	0	
	DWELLING EQUIPMENT	1465.1						
AR131-001, AR131-003	Replace ranges	1465.1	9 units	\$ 2,700.00	\$ 2,700.00	1,934.00	1,934.00	
	TOTAL FOR ACCOUNT	1465.1		\$ 2,700.00	\$ 2,700.00	1,934.00	1,934.00	
	NON-DWELLING EQUIPMENT	1475						
HA-Wide	Kabota mowing deck	1475	1	\$ 2,500.00	\$ 2,500.00			
HA-Wide	Vacuum attachment for tractor	1475	1	\$ 2,100.00	\$ 2,100.00			
HA-Wide	Equipment for marking/stripping	1475	1	\$ 5,000.00	\$ 5,000.00			
	TOTAL FOR ACCOUNT	1475		\$9,600.00	\$9,600.00	0	0	



## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Jonesboro Urban Renewal & Housing Authority 330 Union Jonesboro, AR 72401		<b>Grant Type and Number</b> Capital Fund Program Grant No: AR37P13150102 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 30,501.00	30,501.00	\$ 0.00	\$ 0.00
3	1408 Management Improvements	\$ 42,910.00	42,910.00	\$ 690.52	\$ 690.52
4	1410 Administration	\$ 28,150.00	28,150.00	\$ 28,150.00	\$ 88.20
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 5,000.00	5,000.00	\$ 5,000.00	\$ 3,275.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 135,829.00	100,829.00	\$ 0.00	\$ 0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 5,000.00	40,000.00	\$ 3,350.00	\$ 3,350.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 37,000.00	37,000.00	\$ 19,839.00	\$ 19,839.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 284,390.00	284,390.00	\$ 57,029.52	\$ 27,242.72
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	\$ 79,054.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$ 84,054.00			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Jonesboro Urban Renewal & Housing Authority		Grant Type and Number Capital Fund Program Grant No: AR37P13150102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS	1406						
HA - Wide	Management	1406		\$30,501.00	30,501.00			
	TOTAL FOR ACCOUNT	1406		\$30,501.00	30,501.00	0	0	
	MANAGEMENT IMPROVEMENTS	1408						
HA - Wide	Modernization Coordinator/Inspector	.1		\$ 33,000.00	33,000.00			
HA - Wide	Employee Benefits	.9		\$ 6,270.00	6,270.00			
HA - Wide	Travel	.10		\$ 1,000.00	1,000.00			
HA - Wide	Sundry Expense	.19		\$ 2,640.00	2,640.00	690.52	690.52	
	TOTAL FOR ACCOUNT			\$ 42,910.00	42,910.00	690.52	690.52	
	ADMINISTRATION	1410						
HA- Wide	Modernization Coordinator/Inspector Salary	.1		\$24,000.00	24,000.00	24,000.00		
HA – Wide	Employee Benefits	.9		\$ 4,150.00	4,150.00	4,150.00	88.20	
	TOTAL FOR ACCOUNT	1410		\$ 28,150.00	28,150.00	28,150.00	88.20	
	FEE AND COST	1430						
HA – Wide	A/E Cost	.1		\$ 5,000.00	5,000.00	5,000.00	3,725.00	
	TOTAL FOR ACCOUNT	1430		\$ 5,000.00	5,000.00	5,000.00	3,725.00	

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: Jonesboro Urban Renewal & Housing Authority		Grant Type and Number Capital Fund Program Grant No: AR37P13150102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	DWELLING STRUCTURES	1460						
AR131-001 AR131-005	Replace kitchen counter tops	1460	21	\$ 21,725.00	21,725.00			
AR131-001	Resurface bathtub	1460	6	\$ 4,750.00	1,500.00			
AR131-001 AR131-003 AR131-005	Replace lavatory top/sink & plumbing	1460	101	\$ 30,300.00	30,300.00			
AR131-001	Replace Kitchen Cabinets	1460	5	\$ 13,725.00	13,725.00			
AR131-005	Install D Pane Windows w/ screen	1460	19	\$ 14,054.00	33,579.00			
	TOTAL FOR ACCOUNT	1460		\$135,829.00	100,829.00	0	0	
	DWELLING EQUIPMENT - NONEXPENDABLE	1465.1						
AR131-003	Refrigerators	1465.1	10	\$ 5,000.00	5,000.00	3,350.00	3,350.00	
AR131-005	Replace furnaces	1465.1	37 units	0	35,000.00			
	TOTAL FOR ACCOUNT	1465.1		\$ 5,000.00	40,000.00	3,350.00	3,350.00	
	NON-DWELLING EQUIPMENT	1475						
HA-Wide	Kabota Lawn Mower/ Maint Vehicle	1475	1 each	\$ 37,000.00	37,000.00	19,839.00	19,839.00	
	TOTAL FOR ACCOUNT	1475		\$ 37,000.00	37,000.00	19,839.00	19,839.00	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Jonesboro Urban Renewal and Housing Authority		Grant Type and Number Capital Fund Program No:AR37P13150102 Replacement Housing Factor No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
AR131-01	3/31/2004			09/30/2005				
AR131-03	3/31/2004			09/30/2005				
AR131-05	3/31/2004			09/30/2005				
AR131-06	3/31/2004			09/30/2005				