

HousingAuthorityofthe CityofJonesboro

PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear 10/2003

(ga228v01)

**NOTE: THISPHAPLANSTEMPLATE(HUD50105)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: Housing Authority of the City of Jonesboro

PHANumber: GA228

PHAFiscalYearBeginning: 10/2003

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)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

THE MISSION OF THE HOUSING AUTHORITY OF THE CITY OF JONESBORO IS TO ASSIST ELIGIBLE LOW INCOME FAMILIES WITH SAFE, DECENT AND AFFORDABLE HOUSING AS THEY STRIVE TO ACHIEVE SELF-SUFFICIENCY AND IMPROVE THE QUALITY OF THEIR LIVES. THE HOUSING AUTHORITY OF THE CITY OF JONESBORO IS COMMITTED TO OPERATING IN AN EFFICIENT, ETHICAL AND PROFICIENT MANNER USING GUIDELINES ESTABLISHED BY FEDERAL, STATE AND LOCAL AUTHORITIES AND ITS BOARD OF COMMISSIONERS. THE HOUSING AUTHORITY WILL CREATE AND MAINTAIN PARTNERSHIPS WITH ITS CLIENTS AND APPROPRIATE COMMUNITY SERVICES IN ORDER TO ACCOMPLISH ITS MISSION IN AN NON-DISCRIMINATORY RESPONSIBLE MANNER.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS. (Quantifiable measure should include target such as: numbers of families served or PHAS scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

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:
 - Reduce public housing vacancies:

- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

- PHA Goal: Improve the quality of assisted housing
 - Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
 - Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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 assistancerecipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

GOAL: MANAGE THE HOUSING AUTHORITY OF THE CITY OF JONESBORO'S PUBLIC HOUSING PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER

Objectives:

- 1. HUD shall recognize the Housing Authority of the City of Jonesboro as a standard performer under PHAS for our fiscal year ending September 30, 2001.**

2. HUD shall recognize the Housing Authority of the City of Jonesboro as a high performer under PHAS for our fiscal year ending September 30, 2005.
3. The Housing Authority of the City of Jonesboro shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list. This will be accomplished by September 30, 2005.

GOAL: MANAGE THE HOUSING AUTHORITY OF THE CITY OF JONESBORO'S TENANT-BASED PROGRAMS IN AN EFFICIENT AND EFFECTIVE MANNER

Objectives:

1. HUD shall recognize the Housing Authority of the City of Jonesboro as a high performer under SEMAP for our fiscal year ending September 30, 2001 and each year thereafter.

GOAL: DELIVER TIMELY AND HIGH QUALITY MAINTENANCE SERVICES TO THE RESIDENTS OF THE HOUSING AUTHORITY OF THE CITY OF JONESBORO

Objective:

1. The Housing Authority of the City of Jonesboro will adopt policies for the prevention or eradication of pest infestation (including cockroach infestation) by September 30, 2001.

GOAL: ENHANCE THE MARKETABILITY OF THE HOUSING AUTHORITY OF THE CITY OF JONESBORO'S PUBLIC HOUSING UNITS

Objective:

1. The Housing Authority of the City of Jonesboro shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System for the Fiscal Year ending September 30, 2005.

GOAL: PROVIDE A SAFE AND SECURE ENVIRONMENT IN THE HOUSING AUTHORITY OF THE CITY OF JONESBORO'S PUBLIC HOUSING DEVELOPMENT

Objectives:

- 1. The Housing Authority of the City of Jonesboro shall reduce crime in its development by September 30, 2005.**
- 2. The Housing Authority of the City of Jonesboro will develop a memorandum of understanding between the Jonesboro Police Department and this agency. The purpose of this is to better define the "edge problem" of crime that occurs near our development and develop strategies for identifying and reducing this problem. This objective will be accomplished by September 30, 2003.**
- 3. The Housing Authority of the City of Jonesboro shall reduce its evictions due to violation of criminal laws by 95% through aggressive screening procedures. This objective will be accomplished by September 30, 2005.**

GOAL: EXPAND THE RANGE AND QUALITY OF HOUSING CHOICES AVAILABLE TO PARTICIPANTS IN THE HOUSING AUTHORITY OF THE CITY OF JONESBORO'S TENANT-BASED PROGRAM

Objectives:

- 1. The Housing Authority of the City of Jonesboro shall continue to sustain a utilization rate of 100%. This is an on-going objective.**
- 2. The Housing Authority of the City of Jonesboro shall attract new landlords who want to participate in the program. This is an on-going objective.**

AnnualPHAPlan
PHAFiscalYear200 3
[24CFRPart903.7]

i. AnnualPlanType:

Selectwhichtypeof AnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesand discretionary policiesthePHAhasincludedintheAnnual Plan.

TheHousingAuthorityoftheCityofJonesborohaspreparedthisAnnual Planin compliancewithSection511oftheQualityHousingandWorkResponsibilityActof 1998andtheensuingHUDrequirements.

Wehaveadoptedthefollowingmissionstatement toguidetheactivitiesoftheHousing AuthorityoftheCityofJonesboro.

THE MISSION OF THE HOUSING AUTHORITY OF THE CITY OF JONESBORO IS TO ASSIST ELIGIBLE LOW INCOME FAMILIES WITH SAFE, DECENT AND AFFORDABLE HOUSING AS THEY STRIVE TO ACHIEVE SELF -SUFFICIENCY AND IMPROVE THE QUALITY OF THEIR LIVES. THE HOUSING AUTHORITY OF THE CITY OF JONESBORO IS COMMITTED TO OPERATING IN AN EFFICIENT, ETHICAL AND PROFICIENT MANNER USING GUIDELINES ESTABLISHED BY FEDERAL, STATE AND LOCAL AUTHORITIES AND ITS BOARD OF COMMISSIONERS. THE HOUSING AUTHORITY WILL CREATE AND MAINTAIN PARTNERSHIPS WITH ITS CLIENTS AND APPROPRIATE COMMUNITY SERVICES IN ORDER TO ACCOMPLISH ITS MISSION IN A NON - DISCRIMINATORY RESPONSIBLE MANNER.

Wehaveadoptedthefollowinggoalsandobjectives.

GOAL: MANAGE THE HOUSING AUTHORITY OF THE CITY OF JONESBORO'S PUBLIC HOUSING PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER

Objectives:

- 1. HUD shall recognize the Housing Authority of the City of Jonesboro as a standard performer under PHAS for our fiscal year ending September 30, 2001.**
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- 3. The Housing Authority of the City of Jonesboro shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list. This will be accomplished by September 30, 2005.**

GOAL: MANAGE THE HOUSING AUTHORITY OF THE CITY OF JONESBORO'S TENANT-BASED PROGRAMS IN AN EFFICIENT AND EFFECTIVE MANNER

Objective:

- 1. HUD shall recognize the Housing Authority of the City of Jonesboro as a high performer under SEMAP for our fiscal year ending September 30, 2001 and each year thereafter.**

GOAL: DELIVER TIMELY AND HIGH QUALITY MAINTENANCE SERVICE TO THE RESIDENTS OF THE HOUSING AUTHORITY OF THE CITY OF JONESBORO

Objective:

- 1. The Housing Authority of the City of Jonesboro will adopt policies for the prevention or eradication of pest infestation (including cockroach infestation) by September 30, 2001.**

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Objectives:

- 1. The Housing Authority of the City of Jonesboro shall continue to sustain a utilization rate of 100%. This is an on-going objective.**

2. The Housing Authority of the City of Jonesboro shall attract new landlords who want to participate in the program. This is an on-going objective.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan.

- We have adopted preferences that give priority to elderly and/or disabled residents of Clayton County and to working families who are residents of or are employed in Clayton County;
- In our Section 8 Program we have adopted an aggressive screening policy. We are screening applicants to the fullest extent allowable while not taking away the ultimate responsibility from the landlord. Our screening practices meet all fair housing requirements.
- We have established a minimum rent of \$50 for our Section 8 program.
- We are utilizing the published FMRs as our payment standard for the Section 8 program.
- We have adopted an aggressive screening policy for our public housing program to ensure to the best of our ability that new admissions will be good neighbors. Our screening practices meet all fair housing requirements.
- We have established a minimum rent of \$50.00 for our public housing program.
- We have established flat rents for all of our public housing units.
- We are in the process of fully utilizing the Community Development Block Grant funds provided by Clayton County to renovate and upgrade our public housing units and to provide playground equipment for our Resident's children.

Summary of Program Changes

During this past year we made numerous changes to our policies and/or programs based on changes in statutes and/or HUD regulations that have occurred in the past year. HUD mandated all of these.

Public Housing Admissions and Continued Occupancy Policy:

- Implementation of Community Service Requirements:

The Housing Authority suspended enforcement of the 8-hour community service requirement for the fiscal year ending September 30, 2003. We have reinstated enforcement of this provision of our Admissions and Continued Occupancy Policy in accordance with the HUD Notice PIH2003-17 issued on June 20, 2003.

- We have updated our Admissions and Continued Occupancy Policy to include the HUD required welfare assistance language and definition.
- We have revised Section 8.2(c)(1) to include the following: "or a citizen of the Republic of the Marshall Islands, the Federated States of Micronesia, or the Republic of Palau. However, people in the last category are not entitled to housing assistance in preference to any United States citizen or national resident within Guam."

Section 8 Administrative Plan:

- We have updated our Administrative Plan to include the HUD required welfare assistance language and definition.
- We have revised our eligibility language to include: "or a citizen of the Republic of the Marshall Islands, the Federated States of Micronesia, or the Republic of Palau. However, people in the last category are not entitled to housing assistance in preference to any United States citizen or national resident within Guam."
- We have added a section on Code of Conduct as required by 24 CFR 982.161.

We have also made the following discretionary changes.

- We have increased the limits of our Capitalization Policy for recording capitalized and non-expendable equipment to \$ 5,000.
- We have increased the limits of our Procurement Policy for formal bids to \$100,000.

In summary we are on course to improve the condition of affordable housing in Clayton County and Jonesboro, Georgia.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(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 Plan file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

Admissions Policy for Deconcentration

Attachment D: Deconcentration Policy

FY2002 Capital Fund Program Annual Statement

Attachment A: Capital Fund Program FY2003 Annual Statement

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
- FY2002 Capital Fund Program 5 Year Action Plan

Attachment B: Capital Fund Program Five -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)

(Included in this PHA Plan text)

- Other (List below, providing each attachment name)

Attachment C: Non -Capital Fund Program FY2002 Budget/P&E Report

Attachment E: Definition of Substantial Deviation and Significant Amendment or Modification

Attachment F: Pet Policy Statement

Attachment G : Implementation of Community Service Requirements Statement

Attachment H: Statement of Progress in meeting the Five Year Plan Mission and Objectives

Attachment I: Resident Member on the PHA Governing Board

Attachment J: Membership of the Resident Advisory Board

Attachment K: Deconcentration and Income Mixing

Attachment L: FY2002 Resident Survey Follow Up Plan

Attachment M: Police in Public Housing

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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 jurisdiction 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
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification 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 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
X	Public housing management and maintenance policy	Annual Plan: Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	and Maintenance
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
NA	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
NA	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	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
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	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
X	Most recent self -sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self -Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) 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 result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Deconcentration and Income Mixing Documentation Voluntary Conversions Documentation	(specify as needed) ACOP/Annual Plan Annual Plan (2002)

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

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.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	4,147	5	5	4	3	3	3
Income > 30% but <= 50% of AMI	4,128	5	5	4	3	3	3
Income > 50% but < 80% of AMI	6,824	5	5	4	3	3	3
Elderly	1,120	5	5	4	3	3	3
Families with Disabilities	Not Available	NA	NA	NA	NA	NA	NA
Race/Ethnicity – Black	6,037	5	5	4	3	3	4
Race/Ethnicity – Hispanic	274	5	5	4	3	3	4
Race/Ethnicity – Native American	Not Available	5	5	4	3	3	4
Race/Ethnicity – Asian/Pacific Is	Not Available	5	5	4	3	3	4

Clayton County

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
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Study Category ("CHAS") dataset (05/19/2003)
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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.

Housing Needs of Families on the Waiting List			
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	33		8 units
Extremely low income (<=30% AMI)	33	100%	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	28	85%	
Elderly families	5	15%	
Families with Disabilities	0	0	
Race/ethnicity-Black	28	85%	

Housing Needs of Families on the Waiting List			
Race/ethnicity-White	5	15%	
Race/ethnicity-other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	5	15%	2 units
2BR	12	36%	0
3BR	13	40%	3 units
4BR	3	9%	2 units
5BR	0	0	1 unit
5+BR	0	0	0
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			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input 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	569		300 Vouchers
Extremely low income <=30% AMI	569	100%	
Very low income (>30% but <=50% AMI)	0	0	

Housing Needs of Families on the Waiting List			
Low income (>50% but <80% AMI)	0	0	
Families with children	566	99%	
Elderly families	3	1%	
Families with Disabilities	Not Known	Not Known	
Race/ethnicity-Black	536	94%	
Race/ethnicity-White	30	5%	
Race/ethnicity-other	3	1%	
Characteristics by Bedroom Size (Public Housing Only)	NA	NA	
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Over 60 months (April, 1998) Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families on the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> 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 UPC OMING 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 financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates 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 -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates 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)

The following is an extract from our adopted Admissions and Continued Occupancy Policy. Our preferences are applicable to our Section 8 programs as well.

10.0 Tenant Selection and Assignment Plan

10.1 Preferences

The Housing Authority of the City of Jonesboro will select families based on the following preferences within each bedroom size category:

- A. Elderly and/or Disabled Residents of Clayton County;
- B. Working Families who are residents of or are employed in Clayton County;
- C. Elderly and/or Disabled non-residents of Clayton County;
- D. Working Families who are non-residents of or are not employed in Clayton County;
- E. All other applicants who are residents of Clayton County; and
- F. All other applicants who are non-residents of Clayton County.

Based on the above preferences, all families in preference A will be offered housing before any families in preference B; preference B families will be offered housing before any families in preference C; preference C families will be offered housing before any families in preference D; preference D families will be offered housing before any families in preference E; preference E families will be offered housing before any families in preference F.

The date and time of application will be noted and utilized to determine the sequence within the above-prescribed preferences.

Notwithstanding the above, families who are elderly, disabled, or displaced will be offered housing before other single persons.

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

- Employment admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Other:(listbelow)

ThefollowingisanextractfromouradoptedAdmissionsandContinuedOccupancy Policy.OurpreferencesareapplicabletoourSection8p rogramaswell.

10.0 TenantSelectionandAssignmentPlan

10.1 Preferences

TheHousingAuthorityoftheCityofJonesborowillselectfamiliesbasedonthe followingpreferenceswithineachbedroomsizecategory:

- A. Elderlyand/orDisabledResidentsofC laytonCounty;
- B. Working Families who are residents of or are employed in Clayton County;
- C. Elderlyand/orDisablenon -residentsofClaytonCounty;
- D. Working Families who are non -residents of or are not employed in ClaytonCounty;
- E. Allotherapplicantswho areresidentsofClaytonCounty;and
- F. Allotherapplicantswhoarenon -residentsofClaytonCounty.

Based on the above preferences, all families in preference A will be offered housingbeforeanyfamiliesinpreferenceB;preferenceBfamilieswillbeoff ered housingbeforeanyfamiliesinpreferenceC;preferenceCfamilieswillbeoffered housingbeforeanyfamiliesinpreferenceD;preferenceDfamilieswillbeoffered housingbeforeanyfamiliesinpreferenceE;preferenceEfamilieswillbeoffered housingbeforeanyfamiliesinpreferenceF.

The date and time of application will be noted and utilized to determine the sequencewithintheabove -prescribedpreferences.

Notwithstandingtheabove,familieswhoareelderly,disabled,ordisplacedwill beofferedhousingbeforeothersinglepersons.

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

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

In our Section 8 Program, we have Special Purpose Vouchers for Elderly families and families with disabilities.

The following is an extract from our adopted Admissions and Continued Occupancy Policy. Our preferences are applicable to our Section 8 program as well.

10.0 Tenant Selection and Assignment Plan

10.1 Preferences

The Housing Authority of the City of Jonesboro will select families based on the following preferences within each bedroom size category:

- A. Elderly and/or Disabled Residents of Clayton County;
- B. Working Families who are residents of or are employed in Clayton County;
- C. Elderly and/or Disabled non -residents of Clayton County;
- D. Working Families who are non -residents of or are not employed in Clayton County;
- E. All other applicants who are residents of Clayton County; and
- F. All other applicants who are non -residents of Clayton County.

Based on the above preferences, all families in preference A will be offered housing before any families in preference B; preference B families will be offered housing before any families in preference C; preference C families will be offered housing before any families in preference D; preference D families will be offered housing before any families in preference E; preference E families will be offered housing before any families in preference F.

The date and time of application will be noted and utilized to determine the sequence within the above -prescribed preferences.

Notwithstanding the above, families who are elderly, disabled, or displaced will be offered housing before other single persons.

Accessible Units: Accessible units will be first offered to families who may benefit from the accessible features. Applicants for these units will be selected utilizing the same preference system as outlined above. If there are no applicants who would benefit from the accessible features, the units will be offered to other applicants in the order that their names come to the top of the waiting list. Such applicants, however, must sign a release form stating they will accept a transfer (at their own expense) if, at a future time, a family requiring an accessible feature applies. Any family required to transfer will be given a 30-day notice.

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)

In our Section 8 Program, we have Special Purpose Vouchers for Elderly families and families with disabilities.

The following is an extract from our adopted Admissions and Continued Occupancy Policy. Our preferences are applicable to our Section 8 program as well.

10.0 Tenant Selection and Assignment Plan

10.1 Preferences

The Housing Authority of the City of Jonesboro will select families based on the following preferences within each bedroom size category:

- A. Elderly and/or Disabled Residents of Clayton County;
- B. Working Families who are residents of or are employed in Clayton County;
- C. Elderly and/or Disabled non-residents of Clayton County;

- D. Working Families who are non -residents of or are not employed in ClaytonCounty;
- E. AllotherapplicantswhoareresidentsofClaytonCounty;and
- F. Allotherapplicantswhoarenon -residentsofClaytonCounty.

Based on the above preferences, all families in preference A will be offered housingbeforeanyfamiliesinpreferenceB;preferenceBfamilieswillbeoffered housingbeforeanyfamiliesinpreferenceC;preferenceCfamilieswill beoffered housingbeforeanyfamiliesinpreferenceD;preferenceDfamilieswillbeoffered housingbeforeanyfamiliesinpreferenceE;preferenceEfamilieswillbeoffered housingbeforeanyfamiliesinpreferenceF.

The date and time of application will be noted and utilized to determine the sequencewithintheabove -prescribedpreferences.

Notwithstandingtheabove, familieswhoareelderly, disabled, ordisplacedwill beofferedhousingbeforeothersinglepersons.

Accessible Units: Accessible u nits will be first offered to families who may benefit from the accessible features. Applicants for these units will be selected utilizingthesamepreference systemasoutlinedabove. Iftherearenoapplicants whowouldbenefitfromtheaccessiblefeatur es, theunitswillbeofferedtoother applicantsintheorderthattheirnamescometothetopofthewaitinglist. Such applicants,however,mustsignareleaseformstatingtheywillacceptatransfer(at theirownexpense) if, at a future time, a famil yrequiringanaccessiblefeature applies.Anyfamilyrequiredtotransferwillbegivena30 -daynotice.

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs

Strategy1:IncreaseawarenessofPHAresourcesamongfamil iesofracesand ethnicitieswithdisproportionateneeds:

Selectifapplicable

- Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionatehousing needs
- Other:(listbelow)

Thefollowingisanextractfrom ouradoptedAdmissionsandContinued OccupancyPolicy.

4.0 Family Outreach

The Housing Authority of the City of Jonesboro will publicize the availability and nature of the Public Housing Program for extremely low -income, very low and low-income families in a newspaper of general circulation, minority media, and by other suitable means.

The Housing Authority of the City of Jonesboro will communicate the status of housing availability to other service providers in the community and inform them of housing eligibility factors and guidelines so they can make proper referrals for the Public Housing Program.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants 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)

The following is an extract from our adopted Admissions and Continued Occupancy Policy and we have a similar policy for our Sec 8 program.

1.0 FAIRHOUSING

It is the policy of the Housing Authority of the City of Jonesboro to fully comply with all Federal, State and local nondiscrimination laws; the Americans with Disabilities Act; and the U. S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity. The Housing Authority of the City of Jonesboro shall affirmatively further fair housing in the administration of its public housing program.

No person shall, on the grounds of race, color, sex, religion, national or ethnic origin, familial status, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under the Housing Authority of the City of Jonesboro's programs.

To further its commitment to full compliance with applicable Civil Rights laws, the Housing Authority of the City of Jonesboro will provide Federal/State/local information to applicants/tenants of the Public Housing Program regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. Such information will be made available with the application, and all applicable Fair Housing Information and Discrimination Complaint Forms will be made available at the Housing Authority of the City of

Jonesboro office. In addition, all written information and advertisements will contain the appropriate Equal Opportunity language and logo.

The Housing Authority of the City of Jonesboro will assist any family that believes they have suffered illegal discrimination by providing them copies of the appropriate housing discrimination forms. The Housing Authority of the City of Jonesboro will also assist them in completing the forms if requested, and will provide them with the address of the nearest HUD office of Fair Housing and Equal Opportunity.

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

[24CFR Part 903.79(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 support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
1. FederalGrants (FY200 3grants)		
a) PublicHousingOperatingFund	47,202	
b) PublicHousingCapitalFund	63,968	
c) HOPEVIRevitalization	0	
d) HOPEVIDemolition	0	
e) AnnualContributionsforSection 8Tenant -BasedAssistance	11,484,203	
f) PublicHousingDrugElimination Program(includinganyTechnical Assistancefunds)	0	
g) ResidentOpportunityandSelf - SufficiencyGrants	0	
h) CommunityDevelopmentBlock Grant	0	
i) HOME	0	
OtherFederalGrants(listbelow)	0	
FSSCoordinator	36,900	ResidentServices
2.PriorYearFederal Grants (unobligatedfundsonly)(list below)	0	
3.PublicHousingDwellingRental Income	78,365	
NonDwellingRentalIncome	7,200	PHOperations
4.Otherincome (listbelow)		
InvestmentInterest	497	PHOperations
Sec8AdminFeeI nvestmentIncome	11,510	Sec8Program
4.Non -federalsources (listbelow)		
PortableAdminFees	180,264	Operations
Totalresources	11,910,109	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent3A.

(1)Eligibility

a.WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectallthat apply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(statenumber)
- Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime)
- Other:(describe)

Thefollowingisanextractfromour adoptedAdmissionsandContinued OccupancyPolicy.

Upon receipt of the family's application, the Housing Authority of the City of Jonesboro will make a preliminary determination of eligibility and establish any preferences to which the family may be entitled. The Housing Authority of the City of Jonesboro will notify the family of the date and time of placement on the waiting list, and the approximate wait before housing may be offered. If the Housing Authority of the City of Jonesboro determines the family to be ineligible, the notice will state the reasons therefore and will offer the family the opportunity of an informal review of the determination.

The applicant may at any time report changes in their applicant status including changes in family composition, income, or preference factors. The Housing Authority of the City of Jonesboro will annotate the applicant's file and will update their place on the waiting list.

When the family nears the top of the waiting list, the Housing Authority of the City of Jonesboro will ensure that verification of all preferences, eligibility, suitability and selection factors are recurrent in order to determine the family's final eligibility for admission into the Public Housing Program. The family will be notified when a suitable vacant unit is available.

b.Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityfor admissiontopublichousing(selectallthatapply)?

- CriminalorDrug -relatedactivity
- Rental history

Housekeeping
Other(describe)

The following is an extract from our adopted Admissions and Continued Occupancy Policy.

8.3 Suitability

- A. Applicant families will be evaluated to determine whether, based on the recent behavior, such behavior could reasonably be expected to result in noncompliance with the public housing lease. The Housing Authority of the City of Jonesboro will look at past conduct as an indicator of future conduct. Emphasis will be placed on whether a family's admission could reasonably be expected to have a detrimental effect on the development environment, other tenants, Housing Authority of the City of Jonesboro employees, or other people residing in the immediate vicinity of the property. Otherwise eligible families will be denied admission if they fail to meet the suitability criteria.
- B. The Housing Authority of the City of Jonesboro will consider objective and reasonable aspects of the family's background, including the following:
1. History of meeting financial obligations, especially rent;
 2. Ability to maintain (or with assistance would have the ability to maintain) their housing in a decent and safe condition based on living or housekeeping habits and whether such habits could adversely affect the health, safety, or welfare of other tenants;
 3. History of criminal activity by any household member involving crimes of physical violence against persons or property and any other criminal activity including drug-related criminal activity that would adversely affect the health, safety, or well being of other tenants or staff or caused damage to the property;
 4. History of disturbing neighbors or destruction of property;
 5. Having committed fraud in connection with any Federal housing assistance program, including the intentional misrepresentation of information related to their housing application or benefits derived therefrom; and
 6. History of abusing alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment by others.

- 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)

(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 plan 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? NA

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?

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 (See Below)
- Two
- Three or More

The following is an extract from our adopted Admissions and Continued Occupancy Policy.

10.5 Offer of a Unit

When the Housing Authority of the City of Jonesboro discovers that a unit will become available, we will contact the first family on the waiting list who has the highest priority for this type of unit, and whose income category would help to meet the income targeting goal.

The Housing Authority of the City of Jonesboro will contact the family by mail to make the unit offer. The family will be given ten (10) calendar days from the date the letter was mailed to contact the Housing Authority of the City of Jonesboro regarding the offer.

The family will be offered the opportunity to view the unit. After the opportunity to view the unit, the family will have two (2) business days to accept or reject the unit. This verbal offer and the family's decision must be documented in the tenant file. If the family rejects the offer of the unit, the Housing Authority of the City of Jonesboro will send the family a letter documenting the offer and the rejection.

10.6 Rejection of Unit

If in making the offer to the family the Housing Authority of the City of Jonesboro skipped over other families on the waiting list and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the Housing Authority of the City of Jonesboro did not skip over other families on the waiting list to reach this family, and the family rejects the unit without good cause, the family will forfeit their application's date and time. The family

will keep their preferences, but the date and time of application will be changed to the date and time the unit was rejected.

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for those working or going to school). The family will be offered the right to an informal review of the decision to alter their application status.

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 transfer 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)

The following is an extract from our adopted Admissions and Continued Occupancy Policy.

16.0 Unit Transfers

16.1 Objectives of the Transfer Policy

The objectives of the Transfer Policy include the following:

A. To address emergency situations.

- B. To fully utilize available housing resources while avoiding overcrowding by insuring that each family occupies the appropriate size unit.
- C. To facilitate relocation when required for modernization or other management purposes.
- D. To facilitate relocation of families with inadequate housing accommodations.
- E. To eliminate vacancy loss and other expenses due to unnecessary transfers.

16.2 Categories of Transfers

Category A: Emergency transfers. These transfers are necessary when conditions pose an immediate threat to the life, health, or safety of a family or one of its members. Such situations may involve defects of the unit or the building in which it is located, the health condition of a family member, a hate crime, the safety of witnesses to a crime, or a law enforcement matter particular to the neighborhood.

Category B: Immediate administrative transfers. These transfers are necessary in order to permit a family needing accessible features to move to a unit with such a feature or to enable modernization work to proceed.

Category C: Regular administrative transfers. These transfers are made to offer incentives to families willing to help meet certain Housing Authority of the City of Jonesboro occupancy goals, to correct occupancy standards where the unit size is inappropriate for the size and composition of the family, to allow for non-emergency but medically advisable transfers, and other transfers approved by the Housing Authority of the City of Jonesboro when a transfer is the only or best way of solving a serious problem.

16.4 Processing Transfers

Transfers on the waiting list will be sorted by the above categories and within each category by date and time.

Transfers in category A and B will be housed ahead of any other families, including those on the applicant waiting list. Transfers in category A will be housed ahead of transfers in category B.

Transfers in category C will be housed along with applicants for admission

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)

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

The following is an extract from our adopted Admissions and Continued Occupancy Policy.

10.0 Tenant Selection and Assignment Plan

10.1 Preferences

The Housing Authority of the City of Jonesboro will select families based on the following preferences within each bedroom size category:

- A. Elderly and/or disabled residents of Clayton County;
- B. Working Families who are residents of or are employed in Clayton County;
- C. Elderly and/or disabled non-residents of Clayton County;

- D. Working Families who are non -residents of or are not employed in ClaytonCounty;
- E. Allotherapplicantswhoareresid entsofClaytonCounty;and
- F. Allotherapplicantswhoarenon -residentsofClaytonCounty.

Based on the above preferences, all families in preference A will be offered housingbeforeanyfamiliesinpreferenceB;preferenceBfamilieswillbeoffered housingbeforeanyfamiliesinpreferenceC;preferenceCfamilieswillbeoffered housingbeforeanyfamiliesinpreferenceD;preferenceDfamilieswillbeoffered housingbeforeanyfamiliesinpreferenceE;preferenceEfamilieswillbeoffered housingbef oreanyfamiliesinpreferenceF.

The date and time of application will be noted and utilized to determine the sequencewithintheabove -prescribedpreferences.

Notwithstandingtheabove, familieswhoareelderly, disabled, ordisplacedwill beoffered housingbeforeothersinglepersons.

3.IfthePHAwillemployadmissionspreferences,pleaseprioritizebyplacinga“1”in the spacethatrepresentsyourfirstpriority,a“2”intheboxrepresentingyoursecond priority,andsoon.Ifyougiveequal weighttooneormoreofthesechoices(either throughanabsolutehierarchyorthroughapointssystem),placethesamenumbernextto each.Thatmeansyoucanuse“1”morethanonce,“2”morethanonce,etc.

DateandTime

FormerFederalpreferences:

- InvoluntaryDisplacement(Disaster, GovernmentAction, ActionofHousing Owner, Inaccessibility, PropertyDisposition)
- Victimsofdomesticviolence
- Substandardhousing
- Homelessness
- Highrentburden

Otherpreferences(selectallthatapply)

- 1 Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandvetera ns’ families
- 2 Residentsholiveand/orworkinthejurisdiction
- Thoseenrolledcurrentlyineducational, training, orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broad rangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- Other preference(s) (list below)

The following is an extract from our adopted Admissions and Continued Occupancy Policy.

10.0 Tenant Selection and Assignment Plan

10.1 Preferences

The Housing Authority of the City of Jonesboro will select families based on the following preferences within each bedroom size category:

- A. Elderly and/or disabled residents of Clayton County;
- B. Working Families who are residents of or are employed in Clayton County;
- C. Elderly and/or disabled non-residents of Clayton County;
- D. Working Families who are non-residents of or are not employed in Clayton County;
- E. All other applicants who are residents of Clayton County; and
- F. All other applicants who are non-residents of Clayton County.

Based on the above preferences, all families in preference A will be offered housing before any families in preference B; preference B families will be offered housing before any families in preference C; preference C families will be offered housing before any families in preference D; preference D families will be offered housing before any families in preference E; preference E families will be offered housing before any families in preference F.

The date and time of application will be noted and utilized to determine the sequence within the above-prescribed preferences.

Notwithstanding the above, families who are elderly, disabled, or displaced will be offered housing before other single persons.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers

- Not applicable: the pool of applicant families ensure 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
 Anytime family composition changes
 At family request for revision
 Other (list)

(6) Deconcentration and Income Mixing

This section intentionally left blank in accordance with HUD Notice PIH99 -51 Section III.C. See Attachment K: Housing Authority of the City of Jonesboro 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 development 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:

B. Section 8

Exemptions: PHA 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)

The following is an extract from our adopted Section 8 Administrative Plan.

4.8 Grounds for Denial

The Housing Authority of the City of Jonesboro will deny assistance to applicants who:

- A. Do not meet any one or more of the eligibility criteria;
- B. Do not supply information or documentation required by the application process;
- C. Fail to respond to a written request for information or a request to declare their continued interest in the program;
- D. Fail to complete any aspect of the application or lease -up process;
- E. Have a history of criminal activity by any household member involving crimes of physical violence against persons or property, and any other criminal activity including drug -related criminal activity that would adversely affect the health, safety, or well being of other tenants or staff, or caused damage to the property.
- F. Currently owe s rent or other amounts to any housing authority in connection with the public housing or Section 8 Programs.
- G. Have committed fraud, bribery, or any other corruption in connection with any Federal housing assistance program, including the intentional misrepresentation of information related to their housing application or benefits derived therefrom;
- H. Have a family member who was evicted from public housing within the last three years;
- I. Have a family member who was evicted from assisted housing within five years of the projected date of admission because of drug -related criminal activity involving the illegal manufacture, sale, distribution, or possession

with the intent to manufacture, sell, distribute a controlled substance as defined in Section 102 of the Controlled Substances Act, 21 U.S.C. 802;

J. Have a family member who is illegally using a controlled substance or abuses alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents. The Housing Authority of the City of Jonesboro may waive this requirement if:

1. The person demonstrates to the Housing Authority of the City of Jonesboro's satisfaction that the person is no longer engaging in drug-related criminal activity or abuse of alcohol;
2. The person has successfully completed a supervised drug or alcohol rehabilitation program;
3. The person has otherwise been rehabilitated successfully; or
4. The person is participating in a supervised drug or alcohol rehabilitation program.

K. Have engaged in or threatened abusive or violent behavior towards any Jonesboro Housing staff or residents;

L. Have a family household member who has been terminated under the Certificate or Voucher Program; persons previously terminated from the program will not be admitted while a waiting list exists that has applicants who have never participated in the program;

M. Have a family member who has been convicted of manufacturing or producing methamphetamine (speed) (Denied for life);

N. Have a family member with a lifetime registration under a State sex offender registration program (Denied for life).

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)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity
- Other (describe below)

The following is an extract from our adopted Section 8 Administrative Plan.

During the initial stage of qualifying the unit, the Housing Authority will provide the prospective owner with information regarding the program. Information will include Housing Authority and owner responsibilities for screening and other essential program elements. The Housing Authority will provide the owner with the family's current and prior address as shown in the Housing Authority records along with the name and address (if known) of the landlords for those addresses.

Additional screening is the responsibility of the owner. Upon request by a prospective owner, the Housing Authority will provide any factual information or third party written information they have relevant to a voucher holder's history of ability to comply with standard material lease terms.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant assistance waiting list merged? (select all that apply) -based

- 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 assistance? (select all that apply) -based

- 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:

The following is an extract from our adopted Section 8 Administrative Plan.

6.4 Term of the Voucher

The initial term of the voucher will be 60 days and will be stated on the Housing Choice Voucher.

The Housing Authority may grant one or more extensions of the term, but the initial term plus any extensions will not exceed 120 calendar days from the initial date of issuance without an extraordinary reason. To obtain an extension, the family must make a request in writing prior to the expiration date. A statement of the efforts the family has made to find a unit must accompany the request. A sample extension request form and a form for recording their search efforts will be included in the family's briefing packet. If the family documents their efforts and additional time can reasonably be expected to result in success, the Housing Authority will grant the length of request sought by the family or 60 days, whichever is less.

If the family includes a person with disabilities and the family requires an extension due to the disability, the Housing Authority will grant an extension allowing the family the full 120 days search time. If the Housing Authority determines that additional search time would be a reasonable accommodation, the Housing Authority will request HUD to approve an additional extension.

Upon submittal of a completed request for approval of tenancy form, the Housing Authority of the City of Jonesboro will suspend the term of the voucher. The term will be in suspension until the date the Housing Authority provides notice that the request has been approved or denied. This policy allows families the full term (60 days, or more with extensions) to find a unit, not penalizing them for the period during which the Housing Authority is taking action on their request. A family may submit a second request for approval of tenancy before the Housing Authority finalizes a decision on the first request. In this case the suspension will last from the date of the first submittal through the Housing Authority's action on the second submittal. No more than two requests will be concurrently considered.

(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 admission 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)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 2 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)

The following is an extract from our adopted Section 8 Administrative Plan.

5.0 Selecting families from the waiting list

5.1 WAITING LIST ADMISSIONS AND SPECIAL ADMISSIONS

The Housing Authority may admit an applicant for participation in the program either as a special admission or as a waiting list admission.

If HUD awards funding that is targeted for families with specific characteristics or families living in specific units, the Housing Authority of the City of Jonesboro will use the assistance for those families.

5.2 Preferences

The Housing Authority of the City of Jonesboro will select families based on the following preferences within each bedroom size category:

- A. Elderly and/or Disabled Residents of Clayton County;
- B. Working Families who are residents of or are employed in Clayton County;
- C. Elderly and/or Disabled non-residents of Clayton County;
- D. Working Families who are non-residents of or are not employed in Clayton County;
- E. All other applicants who are residents of Clayton County; and
- F. All other applicants who are non-residents of Clayton County.

Based on the above preferences, all families in preference A will be offered housing before any families in preference B; preference B families will be offered housing before any families in preference C; preference C families will be offered housing before any families in preference D; preference D families will be offered housing before any families in preference E; preference E families will be offered housing before any families in preference F.

The date and time of application will be noted and utilized to determine the sequence within the above-prescribed preferences.

5.3 Selection From the Waiting List

Based on the above preferences, all families in preference A will be offered housing before any families in preference B, and preference B families will be offered housing before any families in preference C, and so forth.

The date and time of application will be utilized to determine the sequence within the above-prescribed preferences.

Notwithstanding the above, families who are elderly, disabled, or displaced will be offered housing before other single persons.

Notwithstanding the above, if necessary to meet the statutory requirement that 75% of newly admitted families in any fiscal year be families who are extremely low-income, the Housing Authority of the City of Jonesboro retains the right to skip higher income families on the waiting to reach extremely low-income families. This measure will only be taken if it appears the goal will not otherwise be met. To ensure this goal is met, the Housing Authority will monitor incomes of newly admitted families and the income of the families on the waiting list.

If there are not enough extremely low -income families on the waiting list we will conduct outreach on a non -discriminatory basis to attract extremely low -income families to reach the statutory requirement.

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 points system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

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)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 2 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 reprisal or hate crimes
- Other preference(s) (list below)

The following is an extract from our adopted Section 8 Administrative Plan.

5.0 Selecting families from the waiting list

5.1 WAITING LIST ADMISSIONS AND SPECIAL ADMISSIONS

The Housing Authority may admit an applicant for participation in the program either as a special admission or as a waiting list admission.

If HUD awards funding that is targeted for families with specific characteristics or families living in specific units, the Housing Authority of the City of Jonesboro will use the assistance for those families.

5.2 Preferences

The Housing Authority of the City of Jonesboro will select families based on the following preferences within each bedroom size category:

- A. Elderly and/or Disabled Residents of Clayton County;
- B. Working Families who are residents of or are employed in Clayton County;
- C. Elderly and/or Disabled non-residents of Clayton County;
- D. Working Families who are non-residents of or are not employed in Clayton County;
- E. All other applicants who are residents of Clayton County; and
- F. All other applicants who are non-residents of Clayton County.

Based on the above preferences, all families in preference A will be offered housing before any families in preference B; preference B families will be offered housing before any families in preference C; preference C families will be offered housing before any families in preference D; preference D families will be offered housing before any families in preference E; preference E families will be offered housing before any families in preference F.

The date and time of application will be noted and utilized to determine the sequence within the above-prescribed preferences.

5.3 Selection From the Waiting List

Based on the above preferences, all families in preference A will be offered housing before any families in preference B, and preference B families will be offered housing before any families in preference C, and so forth.

The date and time of application will be utilized to determine the sequence within the above-prescribed preferences.

Notwithstanding the above, families who are elderly, disabled, or displaced will be offered housing before other single persons.

Notwithstanding the above, if necessary to meet the statutory requirement that 75% of newly admitted families in any fiscal year be families who are extremely low-income, the Housing Authority of the City of Jonesboro retains the right to skip higher income families on the waiting list to reach extremely low-income families. This measure will only be taken if it appears the goal will not otherwise be met. To ensure this goal is met, the Housing Authority will monitor incomes of newly admitted families and the income of the families on the waiting list.

If there are not enough extremely low-income families on the waiting list we will conduct outreach on a non-discriminatory basis to attract extremely low-income families to reach the statutory requirement.

4. Among applicants on the waiting list with the 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 admission 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)

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

- Through published notices

Other(listbelow)

ThefollowingisanextractfromouradoptedSection8AdministrativePlan.

1.6 Family/ownerOutreach

TheHousingAuthorityoftheCityofJonesboro willpublicizetheavailabilityand nature of the Section 8 Program for extremely low -income, very low and low - income families in a newspaper of general circulation, minority media, and by othersuitablemeans.

TheHousing AuthorityoftheCityofJonesboro will communicate the status of programavailabilitytootherserviceprovidersinthecommunityandadvise them ofhousingeligibilityfactorsandguidelinessothattheycanmakeproperreferral oftheirclientstothe program.

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAthatdonotadministerpublichousingarenotrequiredto completesub -component4A.

(1)IncomeBasedRentPolicies

Describe thePHA'sincomebasedrentsettingpolicy/ies forpublichousingusing,includingdiscretionary (thatis,notrequiredbystatuteorregulation)incomedisregardsandexclusions,intheappropriatespaces below.

a.Useofdiscretionarypolicies:(selectone)

ThePHAwillnotemployanydiscretionaryrent -settingpoliciesforincomebased rentinpublichousing.Income -basedrentsaresetatthehigherof30%of adjustedmonthlyincome,10%ofunadjustedmonthlyincome,thewelfare rent,or minimumrent(lessHUDmandatorydeductionsandexclusions).(Ifselected, skiptosub -component(2))

---or---

ThePHAemploysdiscretionarypoliciesfordeterminingincomebasedrent(If selected,continuetoquestionb.)

b.MinimumRent

1.Whatamountbestreflectsthe PHA'sminimumrent?(selectone)

- \$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) **NA**

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)

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)
- 95th 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
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

The following is an extract from our adopted Admissions and Continued Occupancy Policy.

15.6 Interim Reexaminations

During an interim reexamination, only the information affected by the changes being reported will be reviewed and verified.

Families will be required to report any increase in income or decreases in allowable expenses between annual reexaminations.

Families are required to report the following changes to the Housing Authority of the City of Jonesboro between regular reexaminations. If the family's rent is being determined under the income method, these changes will trigger an interim reexamination. The family shall report these changes within ten (10) days of their occurrence.

- A. A member has been added to the family through birth or adoption or court awarded custody.
- B. A household member is leaving or has left the family unit.

In order to add a household member other than through birth or adoption (including a live-in aide), the family must request that the new member be added to the lease. Before adding the new member to the lease, the individual must complete an application form stating their income, assets, and all other information required of an applicant. The individual must provide their Social Security number if they have one and must verify their citizenship/eligible immigrant status. (Their housing will not be delayed due to delays in verifying eligible immigrant status other than delays caused by the family.) The new family member will go through the screening process similar to the process for applicants. The Housing Authority of the City of Jonesboro will determine the eligibility of the individual before adding them to the lease. If the individual is found to be ineligible or does not pass the screening criteria, they will be advised in writing and given the opportunity for an informal review. If they are found to be eligible and do pass the screening criteria, their name will be added to the lease. At the same time, if the family's rent is being determined under the income method, the family's annual income will be recalculated taking into account the circumstances of the new family member. The effective date of the new rent will be in accordance with Section 15.8.

Families are not required to, but may at any time, request an interim reexamination based on a decrease in income, an increase in allowable expenses, or other changes in family circumstances. Upon such request, the Housing Authority of the City of Jonesboro will take timely action to process the interim reexamination and recalculate the tenant's rent.

- 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.)
- These 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)

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)

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

[24CFR Part 903.79(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)

The Housing Authority of the City of Jonesboro is a High Performing Agency and not required to complete this section.

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.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually) Family Unification Program Elderly Vouchers		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		
Family Self Sufficiency		

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)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24CFRPart903.79(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 24CFRPart966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices 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 a applicant 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 offices 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

[24CFRPart903.79(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) Attachment B: Capital Fund Program FY 2003 Annual Statement

-or-

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

(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) Attachment C: Capital Fund Program 5 -Year Action Plan

-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 there)

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 HOPEVI 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 HOPEVI 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 HOPEVI revitalization grant in the Plan year?
- If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed -financed 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

[24CFR Part 903.79(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.)

Demolition/Disposition Activity Description	
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: (DD/MM/YY)	
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

[24CFR Part 903.79(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.

Designation of Public Housing Activity Description	
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

[24CFR Part 903.79(j)]

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

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 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 FY1996 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.

Conversion of Public Housing Activity Description	
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 block 4; if no, go to block 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. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

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

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

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.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input 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 type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input 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 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 established 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 903.79(1)]

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.

The Housing Authority of the City of Jonesboro is a High Performing Agency and not required to complete this section.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA 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? 01/07/01

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 programsto eligible families
- Jointly administer programs (FUP)
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

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) - **NA**

- 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.)

- 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

See Attachment G: Implementation of Community Service Requirements.

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(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.

The Housing Authority of the City of Jonesboro is a High Performing Agency and not required to complete this section

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 area 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 use to determine the need for PHA action 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 anti-crime/anti-drug programs
- Other (describe below)

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

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

1. List the crime prevention activities the PHA has undertaken or plan 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)

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

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)

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY2000 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 FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

See Attachment F: Pet Policy Statement

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(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

[24CFR Part 903.79(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.

The Housing Authority of the City of Jonesboro is a High Performing Agency and not required to complete this section.

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

[24CFR Part 903.79(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 (Filename)
- Provided below:

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 in 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 assistance) -based
- Representatives of all PHA resident and assisted family organizations
- Other (list)

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:

The Housing Authority of the City of Jonesboro is located in the City of Jonesboro, in Clayton County, a designated urban (entitlement) county. The jurisdiction of the Consolidated Plan reviewed encompasses Clayton County.

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)

- The Housing Authority of the City of Jonesboro will continue to renovate its public housing units utilizing Community Development Block Grant (CDBG) funds provided by Clayton County and CIAP and Capital Fund Program funds provided by HUD.
- The Housing Authority of the City of Jonesboro will continue to meet the special needs of families with disabilities by providing accessible housing in the public housing program.
- The Housing Authority of the City of Jonesboro is utilizing Section 8 program Special Purpose vouchers to meet the needs of the elderly and families with disabilities.
- The Housing Authority of the City of Jonesboro will continue to market its public housing and Section 8 programs to make families and elderly persons aware of the availability of decent, safe, sanitary and affordable housing in the City of Jonesboro and Clayton County.
- The Housing Authority of the City of Jonesboro Admission and Continued Occupancy Policy (ACOP) requirements are established and designed to:
 1. Provide improved living conditions for very low and low-income families while maintaining their rent payments at an affordable level.
 2. To operate as a socially and financially sound public housing agency that provides violence and drug-free, decent, safe and sanitary housing with a suitable living environment for residents and their families.
 3. To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to our employees.

4. To attempt to house an tenant body that is composed of families that is representative of the range of incomes of low income families in our jurisdiction.
5. To facilitate the judicious management of our inventory and efficient management of our staff.
6. To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal fair housing laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

The Housing Authority of the City of Jonesboro Section 8 Administrative Plan Requirements are established and designed to:

- To provide decent, safe and sanitary housing for very low income families while maintaining their rent payments at an affordable level.
- To ensure that all units meet Housing Quality Standards and families pay fair and reasonable rents.
- To promote fair housing and the opportunity for very low income families of all ethnic backgrounds to experience freedom of housing choice.
- To promote a housing program which maintains quality service and integrity while providing an incentive to private property owners to rent to very low income families.
- To assist the local economy by increasing the occupancy rate and the amount of money flowing into the community.
- To encourage self-sufficiency of participant families and assist in the expansion of family opportunities which address educational, socio-economic, recreational and other human service needs.
- To create positive public awareness and expand the level of family, owner, and community support in accomplishing the Housing Authority of the City of Jonesboro's mission.
- To attain and maintain a high level of standards and professionalism in our day to day management of all program components.
- To administer an efficient, high performing agency through continuous improvement of the Housing Authority's support systems and commitment to our employees and their development.

Finally, we will continue to apply for the grant opportunities made available by the U.S. Department of Housing and Urban Development over the course of the next year.

Other: (list below)

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

The following information is taken from the Clayton County, Georgia Consolidated Plan

Executive Summary and Strategic Plan

The Consolidated Plan Executive Summary and Strategic Plan identifies goals in five program areas addressing the housing and community development needs in Clayton County. The goals are:

- Housing
- Homeless
- Economic development
- Public services
- Public facilities

The following is a summary of the Long Term Goals as outlined in Section IV, Strategic Plan.

GOAL: HOUSING

1. Provide decent and affordable housing opportunities for low to moderate income persons residing in Clayton County.

GOALS: HOMELESS

1. Convene homeless service providers and concerned parties on a regular schedule to obtain current information and input for updating the continuum of care plan.
2. Assist low -income families avoid homelessness.
3. Reach out to homeless persons and address their individual needs.
4. Address existing unmet needs for emergency shelter and transitional housing for homeless persons.
5. Assist homeless persons make the transition to permanent housing and independent living.

GOALS: ECONOMIC DEVELOPMENT

1. Create jobs for low to moderate income persons.
2. Increase on-the-job training opportunities.
3. Develop, recruit and retain small businesses in the county that are willing to create jobs and provide training for low to moderate income persons.

GOALS: PUBLIC SERVICES

1. Provide funding to increase day care services available in the community.
2. Provide funding to expand youth programs to promote employability and cultural advancement.
3. Devise mechanisms through which youth immigrants can take fuller advantage of available services and opportunities.
4. Provide funding for necessary support services for elderly persons within the community.
5. Provide funding that will encourage public services in conjunction with economic development to promote new approaches to providing assistance to elderly persons who own their own homes.

GOALS: PUBLIC FACILITIES

1. Construct a senior citizen facility.
2. Construct a child advocacy center.
3. Improve infrastructure in eligible neighborhoods within the county.
4. Construct neighborhood recreational facilities.

Section III (Market Analysis) of the Consolidated Plans specifically references the public and assisted housing in Clayton County. The Plan notes that the Housing Authority of the City of Jonesboro has expressed a need for funds for the most urgent needs of their community. The work items requested for this community include the replacement of decaying kitchen cabinets and sinks, repair of deteriorated plaster walls and ceilings, renovation of wholly unsanitary bathrooms, replacement of leaking windows and the replacement of insecure and exterior doors.

Section III summarizes the modernization funding the Housing Authority of the City of Jonesboro received from HUD and the resident input. "The City of Jonesboro continues to be fully supportive of the work that is proposed."

Section III summarizes the Section 8 Program and acknowledges the need for additional vouchers based on the impact that non-county residents are having on the demand as influenced by the proximity of Clayton County to metro Atlanta.

Section III states that "there are no residential facilities specifically designed for elderly persons. The Housing Authority of the City of Jonesboro has subsequently received

Section 8 Program Special Purpose funding to provide vouchers to elderly and disabled families.

NOTE: Clayton County has provided funds under the Public Facilities Goal for the Housing Authority to purchase and install playground equipment for public housing families. In addition, funds have been made available to the Housing Authority for the renovation of the public housing units. These funds have been combined with funds from HUD to accomplish the renovations necessary to bring the public housing unit up to standard and to make them comparable to market rate housing in the community. This work is in progress.

Section III notes that the Housing Authority of the City of Jonesboro has remodeled one of the 32 units of public housing to provide full accessibility for families with disabilities.

Section IV.J. of the Strategic Plan provides the following statement:

“The Housing Authority is an active provider of supportive activities for its housing residents. Specifically, the residents participate in the Capital Fund Program process. Residents provide information regarding the needs of the community and also make recommendations for addressing these needs. The authority is also supportive of other activities that provide opportunities for resident involvement in their community.”

In summary, we believe the Consolidated Plan of Clayton County supports the Housing Authority of the City of Jonesboro PHA Plan.

D. Other Information Required by HUD

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

The final Agency Plan Rule contains a requirement in 24 CFR 903.7 that agency plans contain a locally derived definition of “substantial deviation” and “significant amendment or modification.”

The Housing Authority of the City of Jonesboro has adopted a definition of substantial deviation and significant amendment or modification. That definition is provided in:

Attachment E: Definition of Substantial Deviation and Significant Amendment or Modification

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A: Capital Fund Program FY2003 Annual Statement

Attachment B: Capital Fund Program Five -Year Action Plan

Attachment C: Non -Capital Fund Program FY2002 Budget/P&E Report

Attachment D: Deconcentration Policy

Attachment E: Definition of Substantial Deviation and Significant Amendment or Modification

Attachment F: Pet Policy Statement

Attachment G: Implementation of Community Service Requirements Statement

Attachment H: Statement of Progress in meeting the Five Year Plan Mission and Objectives

Attachment I: Resident Member on the PHA Governing Board

Attachment J: Membership of the Resident Advisory Board

Attachment K: Deconcentration and Income Mixing

Attachment L: FY2002 Resident Survey Follow Up Plan

Attachment M: Police in Public Housing

Attachment A

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

PHAName: Housing Authority of the City of Jonesboro	Grant Type and Number Capital Fund Program Grant No: GA06P22850103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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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
	NonCFPFunds(ReplacementReserve)				
	Interest Earned				
1	Total non -CFPFunds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	63,968			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Jonesboro	Grant Type and Number Capital Fund Program Grant No: GA06P22850103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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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
21	Amount of Annual Grant: (sum of lines 20) –	63,968			
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				

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

PHAName:Housing Authority of the City of Jonesboro				<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/H A-Wide	Year1	Work Statement for Year2 FFY Grant:2004 PHAFY:10/01/04	Work Statement for Year3 FFY Grant:2005 PHAFY:10/01/05	Work Statement for Year4 FFY Grant:2006 PHAFY:10/01/06	Work Statement for Year5 FFY Grant:2007 PHAFY:10/01/07
	Annual Statement				
HA Wide		63,968	63,968	63,968	63,968
CFPFunds Listed for 5 -year planning		63,968	63,968	63,968	63,968
Replacement Housing Factor Funds					

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

Activities for Year: 4
FFY Grant: 2006
PHAFY: 10/01/06

Activities for Year: 5
FFY Grant: 2007
PHAFY: 1001/07

Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA Wide	<u>Replacement Reserve (1490)</u>		HA Wide	<u>Replacement Reserve (1490)</u>	
	Funds are set aside until accumulation of money is sufficient to comprehensively modernize the remaining 14 units at an estimated cost of \$30,000 per unit (2 units)	63,968		Funds are set aside until accumulation of money is sufficient to comprehensively modernize the remaining 14 units at an estimated cost of \$30,000 per unit (2 units)	63,968
Total CFPEstimatedCost		63,968			63,968

Attachment C –Non -CFPBudget/P&EReport(FY2002ReplacementReserve)

**AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary**

PHAName: HousingAuthorit yoftheCityof Jonesboro	GrantTypeandNumber CapitalFundProgramGrantNo: GA06P22850102 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2002
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OriginalAnnualStatement ReserveforDisasters/Emergencies RevisedAnnualStatement(revisionno:)
PerformanceandEvaluationReportforPeriodEnding: **03/31/03** FinalPerformanceandEvaluationR eport

Lin e No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
	Non –CFPFunds	63,968			
	InterestEarned	0			
1	Totalnon -CFPFunds	63,968			
2	1406Operations				
3	1408ManagementImpro vements				
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts				
8	1440SiteAcquisition				
9	1450SiteImprovement	57,593		33,807.97	33,807.97
10	1460DwellingStructures	6,375		4,375.00	4,375.00
11	1465.1DwellingEquipment — Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment				
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollaterizationorDebtService				
20	1502Contingency				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Jonesboro	Grant Type and Number Capital Fund Program Grant No: GA06P22850102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
--	---	-------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 20) –	63,968		38,182.97	38,182.97
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 E valuation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the City of Jonesboro		Grant Type and Number Capital Fund Program Grant No: GA06P22850102 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	
GA228-1	<u>Site Improvements</u>	1450						
	Treeremoval; landscaping; tree replacement; install fencing ;(2 sites)		Lump Sum	57,593		33,807.97	33,807.97	57%
	Subtotal Acct 1450			57,593		33,807.97	33,807.97	
	<u>Dwelling Structures</u>							
	Install expansion tanks per water service		32 units & Office	4,375		4,375.00	4,375.00	100%
	Purchase and install air conditioners (as needed)		4 units	2,000		0	0	
	Subtotal Acct 1460			6,375		4,375.00	4,375.00	
	Grand Total			63,968		38,182.97	38,182.97	

Attachment D

Housing Authority of the City of Jonesboro

Annual Plan

Fiscal Year 10/01/2003 – 09/30/2004

Deconcentration Policy

(The following is an extract from our adopted Admission and Continued Occupancy Policy)

10.4 DECONCENTRATION POLICY

The Housing Authority of the City of Jonesboro is exempt from the Deconcentration and Income Mixing Requirements because the total number of public housing units is less than 100. (24 CFR Part 903.2)(i). The 35-unit general occupancy development is located on one site.

The Jonesboro Housing Authority will affirmatively market our housing to all eligible income groups.

10.5 OFFER OF A UNIT

When the Jonesboro Housing Authority discovers that a unit will become available, we will contact the first family on the waiting list who has the highest priority for this type of unit, and whose income category would help to meet the income targeting goal.

The Jonesboro Housing Authority will contact the family by mail to make the unit offer. The family will be given ten (10) calendar days from the date the letter was mailed to contact the Jonesboro Housing Authority regarding the offer.

The family will be offered the opportunity to view the unit. After the opportunity to view the unit, the family will have two (2) business days to accept or reject the unit. This verbal offer and the family's decision must be documented in the tenant file. If the family rejects the offer of the unit, the Jonesboro Housing Authority will send the family a letter documenting the offer and their rejection.

10.6 REJECTION OF A UNIT

If in making the offer to the family the Jonesboro Housing Authority skipped over other families on the waiting list and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the Jonesboro Housing Authority did not skip over other families on the waiting list to reach this family, and the family rejects the unit without good cause, the family will forfeit their application's date and time. The family will keep their preferences, but the date and time of application will be changed to the date and time the unit was rejected.

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for those working or going to school). The family will be offered the right to an informal review of the decision to alter their application status.

Attachment E

Housing Authority of the City of Jonesboro

Annual Plan

Fiscal Year 10/01/2003 – 09/30/2004

Definition of Substantial Deviation and Significant Amendment or Modification

“Substantial deviations or significant amendments or modification are defined as discretionary changes in the plans or policies of the Housing Authority of the City of Jonesboro that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.”

Attachment F

Housing Authority of the City of Jonesboro

Annual Plan

Fiscal Year 10/01/2003 – 09/30/2004

Pet Policy Statement

The Housing Authority of the City of Jonesboro allows for pet ownership in its developments with the written pre-approval of the Housing Authority.

The Housing Authority of the City of Jonesboro adopts the following reasonable requirements as part of the Pet Policy:

1. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units.
2. In exchange for this right, resident assumes full responsibility and liability for the pet and agrees to hold the Housing Authority of the City of Jonesboro harmless from any claims caused by an action or inaction of the pet.
3. Residents must have the prior written approval of the Housing Authority before moving a pet into their unit.
4. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request.
5. Residents must give the Housing Authority a picture of the pet so it can be identified if it is running loose.
6. A pet deposit of **\$300** is required at the time of registering a pet.
7. The Housing Authority of the City of Jonesboro will allow only common household pets. This means only domesticated animals such as a dog, cat, bird, rodent (including a rabbit), fish in aquariums or a turtle will be allowed in units. Common household pets do not include reptiles (except turtles).

All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.

Only **one** pet per unit will be allowed.

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight-trained dogs, will not be allowed.

kor

No dog may exceed **twenty(20)** pounds in weight projected to full adult size. No cat may exceed **fifteen(15)** pounds in weight projected to full adult size.

Visiting pets are not permitted.

8. In order to be registered, pets must be appropriately inoculated against rabies, distemper and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements. A certification signed by a licensed veterinarian or state or local official shall be annually filed with the Housing Authority of the City of Jonesboro to attest to the inoculations.
9. The Housing Authority of the City of Jonesboro, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

Attachment G

Housing Authority of the City of Jonesboro

Annual Plan

Fiscal Year 10/01/2003 – 09/30/2004

Implementation of Public Housing Resident Community Service Requirements

The Department of Veteran Affairs and Housing and Urban Development, and Independent Agencies Appropriations 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 (HOPEVI).

Under this provision, Housing Authorities were precluded from implementing or enforcing community service requirements using FY 2002 funds. HUD further permitted Housing Authorities to immediately suspend enforcement of these requirements.

The Housing Authority of the City of Jonesboro suspended enforcement of the 8-hour community service requirement for the fiscal year ending September 30, 2003. The Housing Authority has reinstated enforcement of this provision of our Admissions and Continued Occupancy Policy in accordance with HUD Notice PIH 2003-17 issued on June 20, 2003.

All residents have been notified of the reinstatement of the community service requirements.

The administrative steps that we will take to implement the Community Service Requirements include the following:

1. Development of Written Description of Community Service Requirement:

The Housing Authority of the City of Jonesboro has a written developed policy of Community Service Requirements as a part of the Admissions and Continued Occupancy Policy and has completed the required Resident Advisory Board review and public comment period.

2. Scheduled Changes in Leases:

The Housing Authority of the City of Jonesboro has made the necessary changes to the lease and has completed the required Resident Advisory Board review and public comment period.

3. Written Notification to Residents of Exempt Status to each Adult Family Member:

The Housing Authority of the City of Jonesboro will notify residents at the time of their recertification.

4. Cooperative Agreements with TANF Agencies:

The Housing Authority of the City of Jonesboro has a Cooperative Agreement with the TANF agency (State of Georgia Department of Family and Children's Services)

5. Programmatic Aspects:

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

The Housing Authority of the City of Jonesboro will coordinate with social service agencies, local schools, and the Human Resources Office in identifying a list of volunteer community service positions.

Together with the Resident Advisory Board, the Housing Authority of the City of Jonesboro may create volunteer positions such as, litter patrols, and supervising and record keeping for volunteers.

Attachment H

Housing Authority of the City of Jonesboro

Annual Plan

Fiscal Year 10/01/2003 – 09/30/2004

Statement of Progress in Meeting the 5 -Year Plan Mission and Goals

The following table reflects the progress we have made in achieving our goals and objectives:

Goal One: MANAGE THE JONESBORO HOUSING AUTHORITY'S PUBLIC HOUSING PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER	
Objective	Progress
1. HUD shall recognize the Jonesboro Housing Authority as a standard performer under PHAS for our fiscal year ending September 30, 2001.	The Jonesboro Housing Authority has been designated as a High Performer under the PHAS for the Fiscal Year ended 09/30/01 with a score of 91%. This objective has been accomplished
2. HUD shall recognize the Jonesboro Housing Authority as a high performer under PHAS for our fiscal year ending September 30, 2005.	The Housing Authority has been designated a High Performer for the fiscal year ended September 30, 2002 with a score of 92 out of a possible 100.
3. The Jonesboro Housing Authority shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list. This will be accomplished by September 30, 2005.	Renovation of the first 18 of four units that were offline for comprehensive modernization is now complete with all units except one available for occupancy and occupied. We intend to market our public housing units once renovations are complete on the remaining 14 units.

Goal Two: MANAGE THE JONESBORO HOUSING AUTHORITY'S TENANT-BASED PROGRAMS IN AN EFFICIENT AND EFFECTIVE MANNER	
Objective	Progress
1. HUD shall recognize the Jonesboro Housing Authority as a high performer under SEMAP for our fiscal year ending September 30, 2001 and each year thereafter.	For the Fiscal Year ended 09/30/01, we received a score of 96% and a designation of High Performer. We are a High Performer for the fiscal Year ended September 30, 2002 with a SEMAP score of 96%.

Goal Three: DELIVER TIMELY AND HIGH QUALITY MAINTENANCE SERVICES TO THE RESIDENTS OF THE JONESBORO HOUSING AUTHORITY	
Objective	Progress
1. The Jonesboro Housing Authority will adopt policies for the prevention or eradication of pest infestation (including cockroach infestation) by September 30, 2001.	Our policy was adopted as a part of the Agency plan for FY 2000. This objective has been accomplished.

Goal Four: ENHANCE THE MARKETABILITY OF THE JONESBORO HOUSING AUTHORITY'S PUBLIC HOUSING UNITS	
Objective	Progress
1. The Jonesboro Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System for the Fiscal Year ending September 30, 2005.	As a result of the FY 2001 Resident Survey, we received a score of 9 out of a possible 10 points. We received a score of 10 points for our fiscal year ended September 30, 2002.

Goal Five: PROVIDE A SAFE AND SECURE ENVIRONMENT IN THE JONESBORO HOUSING AUTHORITY'S PUBLIC HOUSING DEVELOPMENT	
Objective	Progress
1. The Jonesboro Housing Authority shall	We received a grant of \$250,000 New

<p>reduce crime in its development by September 30, 2005.</p>	<p>Approach Anti Drug Program from HUD during Fiscal Year 2001. The funds are shared with the Jonesboro Police Department, the Keystone Apartments, a privately owned project-based development, and the Housing Authority. We received \$83,000 that is intended for preventive measures and to add physical improvements for additional security. We have installed fencing for our public housing site on Wilburn Street; purchased equipment and are repaying the salaries of two officers for additional security measures and patrols. This objective is being accomplished.</p>
<p>2. The Jonesboro Housing Authority will develop a memorandum of understanding between the Jonesboro Police Department and this agency. The purpose of this is to better define the "edge problem" of crime that occurs near our development and develop strategies for identifying and reducing this problem. This objective will be accomplished by September 30, 2003.</p>	<p>The New Approach Anti Drug Program grant was developed in cooperation with the Jonesboro Police Department. This objective has been accomplished.</p>
<p>3. The Jonesboro Housing Authority shall reduce its evictions due to violations of criminal laws by 95% through aggressive screening procedures. This objective will be accomplished by September 30, 2005.</p>	<p>We have stringent eligibility and screening criteria in our ACOP. We currently require criminal background checks for all public housing applicants. We did not evict any public housing residents due to violations of criminal laws during FY 2000 ; FY 2001 ; and our current fiscal year as of the submission of this plan. This objective is being accomplished.</p>

<p align="center">Goal Six: EXPAND THE RANGE AND QUALITY OF HOUSING CHOICES AVAILABLE TO PARTICIPANTS IN THE JONESBORO HOUSING AUTHORITY'S TENANT -BASED PROGRAM</p>	
<p align="center">Objective</p>	<p align="center">Progress</p>
<p>1. The Jonesboro Housing Authority shall continue to sustain a utilization rate of 100%. This is an on-going objective.</p>	<p>We continue to maintain a utilization rate of 100% or better.</p>
<p>2. The Jonesboro Housing Authority shall</p>	<p>We continue to attract new landlords who want</p>

attract new landlords who want to participate in the program. This is an on going objective.	-	to participate in the program without the need to advertise. We currently have about 500 landlords.

Attachment I

Housing Authority of the City of Jonesboro

Annual Plan

Fiscal Year 10/01/2003 – 09/30/2004

Required Attachment: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Gwendolyn Thomas

B. How was the resident board member selected: (select one)?

- Elected
 Appointed

C. The term of appointment is (include the date term expires): **5 Year Term expiring March, 2008**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 Other (explain):

B. Date of next term expiration of a governing board member: 3/14/04

We currently have no vacant positions on the Board of Commissioners.

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mayor Joy Day

Attachment J

Housing Authority of the City of Jonesboro

Annual Plan

Fiscal Year 10/01/2003 – 09/30/2004

Required Attachment: Membership of the Resident Advisory Board or Boards

- i. List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Robbie Pass

Phyllis Braden

Attachment K

Housing Authority of the City of Jonesboro

Annual Plan

Fiscal Year 10/01/2003 – 09/30/2004

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

The Housing Authority of the City of Jonesboro is exempt from the Deconcentration and Income Mixing Requirements because the total number of public housing units is less than 100. (24 CFR Part 903.2)(i). The 32 -unit general occupancy development is located on one site.

- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

Attachment L

Housing Authority of the City of Jonesboro

Annual Plan

Fiscal Year 10/01/2003 – 09/30/2004

FY2002 PHAS Resident Assessment Follow Up Plan

OVERVIEW/BACKGROUND

The results of the Resident Service and Satisfaction Survey conducted during Fiscal Year 2002 indicate that the Housing Authority of the City of Jonesboro received a score of 74.8% under the Communication Section. As a result, we are required to include this Resident Assessment Follow-up Plan along with our PHA Annual Plan for our fiscal year that begins on October 1, 2003.

Our Authority is interested in addressing any and/or real or perceived concerns that the residents may have regarding all elements of the Public Housing Assessment System, including communications, neighborhood appearance, services, maintenance and repair and safety. We strive to make any necessary and appropriate improvements to our management operations, our maintenance policies and practices and in our modernization plans that are in the best interests of our residents, the Housing Authority and the community.

RESIDENTS SURVEY

We discuss all five (5) of the elements of the Resident Service and Satisfaction Survey with the residents that are in attendance at the Resident Advisory Board meetings held as a part of our Annual Plan development process.

Our Resident Survey Follow-up Plan consists of the following steps:

Step One: Conduct meetings with the Resident Advisory Board

Step Two: Document comments received in the PHA Plan

Step Three: Address the comments received

ACTION ITEMS

Communication

- The Housing Authority of the City of Jonesboro will continue to seek resident involvement in the development of both an annual and long -range plan for the modernization of its public housing units and site improvements.
- We have updated our written policies and procedures, including the Admissions and Continued Occupancy Policy, Grievance Procedure, and Dwelling Lease. We have adopted a Pet Policy for our public housing family units. The Resident Advisory Board has been given the opportunity to provide comments and recommendations regarding each of the policies.
- We attempt to hold periodic meetings with residents and with our Resident Advisory Board to discuss their concerns regarding all elements of the survey including maintenance and repair, communication, safety, services, and neighborhood appearance. Residents are encouraged to express their concerns. Residents will continue to be encouraged to actively participate in activities that promote the overall well being of the development.
- We issue bulletins and notices to residents regarding services and programs available for family members as appropriate.

AttachmentM

HousingAuthorityoftheCityofJonesboro

AnnualPlan

FiscalYear10/01/2003 –09/30/2004

POLICE OFFICERS RESIDING IN PUBLIC HOUSING

Both HUD regulations and our adopted Admissions and Continued Occupancy Policy allow police officers who would not otherwise be eligible for occupancy in public housing to reside in a public housing dwelling unit. The primary reason for this policy is to increase the security of our public housing residents.

As a condition of living in public housing, the police officer is paying the cost of electricity to the public housing unit. In addition, the police officer is responsible for enforcing all Housing Authority public housing rules and regulations as well as the local law and ordinances.

As of today, one police officer is living in public housing under this provision. He and his family live in the following development:

- GA228-1:
309 Wilburn Street
Jonesboro, GA 30237