

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

Jonesboro Urban Renewal & Housing Authority PHA Plans

Annual Plan for Fiscal Year 2004

Amended 8/1/2004

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

**PHA Plan
Agency Identification**

PHA Name: Jonesboro Urban Renewal & Housing Authority

PHA Number: AR131

PHA Fiscal Year Beginning: (mm/yyyy) 04/2004

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Annual PHA Plan
PHA Fiscal Year 2000
 [24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2004 Capital Fund Program Annual Statement (**AR131a02**)
- 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
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - Definition of 'Substantial Deviation' & Significant Amendment or Modification' (**ATTACHMENT A**) 51
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- FY 2001 Final Performance & Evaluation (**AR131b02**)
- FY 2002 Performance & Evaluation (**AR131c02**)
- FY 2003 Performance & Evaluation (**AR131d02**) – Original Grant
- FY 2003 Original Annual Statement (**AR131e02**) – Additional Grant

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 jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. | 5 Year and Annual Plans |
| X | Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction | Annual Plan: Housing Needs |
| X | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources; |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |
| X | Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |
| X | Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |
| X | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) | Annual Plan: Operations and Maintenance |
| X | Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing | Annual Plan: Grievance Procedures |

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (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-ability | Size | Locatio-n |
| Income <= 30% of AMI | 2476 | 5 | 5 | 3 | 1 | 1 | 5 |
| Income >30% but <=50% of AMI | 1298 | 5 | 5 | 3 | 1 | 1 | 4 |
| Income >50% but <80% of AMI | 1692 | 5 | 5 | 4 | 1 | 1 | 1 |
| Elderly | 1097 | 3 | 3 | 5 | 2 | 2 | 4 |
| Families with Disabilities | | | 5 | 3 | 3 | 3 | 4 |
| White | 4527 | N/A | 5 | 3 | 1 | 1 | 1 |
| Black | 939 | N/A | 5 | 3 | 1 | 1 | 1 |
| Race/Ethnicity | | | | | | | |
| Race/Ethnicity | | | | | | | |

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

- Consolidated Plan of the Jurisdiction/s **CITY OF JONESBORO**
Indicate year: 2002
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
**STATE OF ARKANSAS ANNUAL UPDATE TO
CONSOLIDATED PLAN FOR PROGRAM YEAR 2003**

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 | 950 | | 326 |
| Extremely low income <=30% AMI | 781 | 82% | |
| Very low income (>30% but <=50% AMI) | 142 | 15% | |
| Low income (>50% but <80% AMI) | 27 | 3% | |
| Families with children | 605 | 64% | |
| Elderly families | 2 | 0% | |
| Families with Disabilities | 183 | 19% | |
| White | 452 | 48% | |
| Black | 498 | 52% | |
| | | | |
| | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 345 | 36% | 28 |
| 2 BR | 358 | 38% | 170 |
| 3 BR | 217 | 23% | 128 |
| 4 BR | 23 | 2% | 0 |
| 5 BR | 3 | .5% | 0 |
| 5+ BR | 4 | .5% | 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)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 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 | 1228 | | 120 |
| Extremely low income <=30% AMI | 938 | 76% | |
| Very low income (>30% but <=50% AMI) | 273 | 22% | |
| Low income (>50% but <80% AMI) | 17 | 2% | |
| Families with children | 908 | 74% | |
| Elderly families | 49 | 4% | |
| Families with Disabilities | 271 | 22% | |
| White | 651 | 52% | |
| Black | 566 | 47% | |
| Hispanic | 11 | 1% | |
| Race/ethnicity | | | |

Characteristics by Bedroom Size (Public Housing Only)

| | | | |
|-------|-----|-----|-----|
| 1BR | N/A | N/A | N/A |
| 2 BR | N/A | N/A | N/A |
| 3 BR | N/A | N/A | N/A |
| 4 BR | N/A | N/A | N/A |
| 5 BR | N/A | N/A | N/A |
| 5+ BR | | | |

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

If yes:

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

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

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|---------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2004 grants) | | |
| a) Public Housing Operating Fund | 329,873 | |
| b) Public Housing Capital Fund | 284,182 | |
| c) HOPE VI Revitalization | 0 | |
| d) HOPE VI Demolition | 0 | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 6,901,535 | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | 0 | |
| g) Resident Opportunity and Self-Sufficiency Grants | 0 | |
| h) Community Development Block Grant | 0 | |
| i) HOME | 0 | |
| Other Federal Grants (list below) | | |
| 2. Prior Year Federal Grants (unobligated funds only)(list below) | | |
| CFP01 | 0 | |
| CFP02 | 73,711 | |
| CFP03 | 244,793 | |
| 3. Public Housing Dwelling Rental Income | 146,016 | |
| 4. Other income (list below) | | |
| PH Investment Income | 15,420 | |
| PH Operating Reserves | 396,850 | |
| PH Other Income | 16,985 | |
| Section 8 Investment Income | 11,500 | |
| Section 8 Reserves | 368,753 | |
| 5. Non-federal sources (list below) | | |
| Management Fees & Interest | 24,654 | |
| H.A. owned house | 12,000 | |
| Total resources | 8,826,272 | |
| | | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

History of disturbing neighbors, destruction of property, or fraud in connection with any housing program

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

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

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

(2)Waiting List Organization

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

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

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

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

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

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

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? **THREE**

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

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

To meet deconcentration goals

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either

through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

“1” Date and Time

“1” Resident

“1” Working Income

“2” Non-working income

“3” Non-resident

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

b. How often must residents notify the PHA of changes in family composition?
(select all that apply)

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

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments

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

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

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

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

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

DECONCENTRATION PLAN

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

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

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

As shown in the summary table, Table I, there are 5 developments with 117 occupied units that are not exempt from the application of the Deconcentration Rule. The bedroom adjustment factor, which is based on national rent averages for units grouped by the number of bedrooms and which has been used by HUD to adjust for costs of units when the number of bedrooms vary, assigns to each unit the following factors: 0.70 for zero-bedroom units; 0.85 for one-bedroom units; 1.0 for two-bedroom units; 1.25 for three bedroom units; and 1.40 for four bedroom units. The bedroom adjustment factor is the unit weighted average of the distribution.

Table I Bedroom Sizes September 2003

| Development | 1 BR | 2 BR | 3 BR | 4 BR | Factoring | BR Factor |
|--------------------|---------------------------|------------------------|-----------------------------|-------------------------|------------------|------------------|
| Cayman Villa | 8@.85=6.8 | 18@1=18 | 11@1.25=13.75 | 4@1.4=5.6 | 44.15/41 | 1.08 |
| Goff Courts | 6@.85=5.10 | 11@1=11 | 5@1.25=6.25 | 1@1.4=1.4 | 23.75/23 | 1.03 |
| Marshall | 0 | 11@1=11 | 22@1.25=27.5 | 0 | 38.5 /33 | 1.16 |
| Oakrun | 0 | 8@1=8 | 0 | 0 | 8 / 8 | 1 |
| Scattered Sites | 0 | 0 | 12@1.25=15 | 0 | 15 / 12 | 1.25 |
| TOTALS | 14 x .85 11.90 | 48 x 1 = 48 | 50x 1.25 = 62.50 | 5 x 1.40 = 7 | 129.4/117 | 1.11 |

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

As per Step 3 of the Final Rule, a development will be considered below the Established Income Range (EIR) if its mean gross household income is less than 85% of the JURHA mean, and a development will be considered above the EIR if its mean gross household income is above 115% of the JURHA mean. The 2003 JURHA mean gross household income is \$7,205 as shown in II.

Table II Income Range Determination September 2003

| Average Income PHA Wide | High End of Range @ 115% | Low End of Range @ 85% |
|--------------------------------|---------------------------------|-------------------------------|
| 7,205/1.11 | 8,285 / 1.11 | 6,124 / 1.11 |
| 6,491 | 7,465 | 5,517 |

Cayman Villa AR 131-1001 and Goff Courts AR 131-1003 are contiguous developments sharing playgrounds and clotheslines. Due to the proximity of location, for deconcentration purposes, they are combined as one. Marshall and Oakrun make up the AR131-1005 Development. The Scattered Sites Development is AR 131-1008. This development is comprised of only 12 homes individual three bedroom homes, on separate lots scattered throughout the northern portion of Jonesboro. Woodland Courts which is exempt due to being designated elderly/disabled is the only development that would be considered in a different area. Woodland Courts is located in central Jonesboro. All other JURHA developments are located in northern Jonesboro, North of Aggie Road. The Scattered Sites Development AR131-1008 is our only development that falls outside the 85%-115% Established Income Range (EIR). The average income for Scattered Sites, still extremely low at \$7,598, is only \$133 above the 115% of the JURHA EIR. Due to the small size of the 12 unit Scattered Sites, one family's change from zero-income to low income can throw it over the 115% of EIR. The median income for Jonesboro Metropolitan Statistical Area is \$45,400 and all developments fall well below the published MSA median income. During the HUD AudioShort outlining the current Deconcentration Rule, Rod Solomon of HUD and Susan C Cohen debated and agreed that "scattered site" developments, due to the mere fact of being "scattered sites" should be considered deconcentrated by the fact that the homes within the scattered site are not contiguous.

TABLE 3 Average Incomes Using Contiguous Development Method September 2003

| Development | Total Annual Income | Number of Occupied Units | Development Average Income | Development Income divided by BR Factor | PHA Wide 85% - 115% Income Range |
|---|--------------------------------------|---|-----------------------------------|---|--|
| Cayman Villa & Goff Courts as Contiguous Developments | 257,197 <u>142,518</u> 399,715 | 64 14 @ .85=11.9 29 @ 1 = 29 16 1.25=20 5 @ 1.4=7 | 6292 67.9 / 64 1.06 | 6,245 / 1.05 5,948 | Average 6,491 High 7,465 Low 5,517 ok |
| Marshall & Oakrun as same Development | 277,546 <u>51,800</u> 329,346 | 41 19 x 1 = 19 22 x 1.25 =27.5 | 8,033 46.5 / 41 = 1.13 | 8033 / 1.13 7,109 | Average 6,491 High 7,465 Low 5,517 ok |
| New Development | 113,969 | 12 12 x 1.25 = 15 | 9,497 15 / 12 = 1.25 | 9497 / 1.25 7598 | Scattered Sites are slightly high, by \$133.00, HOWEVER Due to Mere Fact of "Scattered Site", this development is considered Deconcentrated and should be Exempt from calculation with other sites due to scattered site status. Per HUD AudioShort 1/17/2001 |
| TOTALS | 843,030 | 117 | 7,205/1.11=6491 | | |

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

Table IV Average Incomes Each Development September 2003

| Development Name | Total Annual Income | Number of Occupied Units | PHA-Wide Average Income |
|-----------------------------------|---------------------|-----------------------------|--|
| | | | Average 6,491 High 7,465 Low 5,517 Ok |
| Cayman Villa | 257,197 | 41 | 6,273 / 1.08 = 5,808 |
| Goff Courts | 142,518 | 23 | 6196/ 1.03 = 6,016 |
| Marshall Apartments | 277,546 | 33 | 8,410/ 1.16 = 7,250 ok |
| Oakrun Apartments | 51,800 | 8 | 6475/1 = 7,274 ok |
| New Development Scattered Site | 9497 | 12 Scattered Site Exemption | 9497/1.25 = 7598 Scattered Sites are slightly high, by \$133.00. HOWEVER Due to Mere Fact of "Scattered Site", this development is considered Deconcentrated and should be Exempt from calculation with other sites due to scattered site status. Per HUD AudioShort 1/17/2001 |
| TOTALS | 857,189 | 123 | |

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

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

(2) Waiting List Organization

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

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

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below:

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

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

Funding Application Document

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

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

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

Permissive Deductions

The PHA offers the following permissive deductions to annual income in order to promote economic self-sufficiency, to the extent these amounts have not already been deducted from annual income or reimbursed to the family from other sources:

Fifty percent of secondary (lesser of two incomes) wage earner's employment income. This deduction is extended equally to families whose secondary income earner is age 62 or older or receiving Social Security Disability, Supplemental Security Income Disability benefits, or any payments based on an individual's inability to work

Ceiling Rents

The PHA acknowledges that there are several advantages to ceiling rents. Ceiling rents provide a cap or maximum rent which is advantageous to families of higher incomes. Establishing ceiling rents offers families of increasing or higher incomes an incentive for living in public housing. Ceiling rents help PHA to attract higher income families and create a broad range of incomes and a more diverse tenant body, which is consistent with HUD's affirmative fair housing goals. Ceiling rents serve to assist families transitioning from welfare to work and families that desire to obtain better jobs.

Ceiling rents are a function of income-based rent. For all units where ceiling rents are applied, the lower of the total tenant payment or the ceiling rent will be applied. The PHA will ensure that its ceiling rents will be unit based and not applied to certain families or certain categories of families.

The PHA established HUD-authorized ceiling rents for all of its public housing units before October 1, 1999.

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
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below) **Change in source of income**

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

(2) Flat Rents

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

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

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

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

Increased Utility cost

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

| 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) | | |
| Public Housing Drug Elimination Program (PHDEP) | | |
| Other Federal Programs(list individually) | | |

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

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

- Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **AR131a01, AR131b01, AR131c01, AR131d01, AR131e01**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: Cayman Villa/Woodland Courts |
| 1b. Development (project) number: AR131001 |
| 2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: (07/29/04) |
| 5. Number of units affected: 1 unit |
| 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: 11/01/2004 b. Projected end date of activity: 08/31/2004 |

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

| 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

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

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

2. Activity Description

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

| 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:) |

- Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- 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

[24 CFR Part 903.7 9 (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 type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (mm/dd/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 a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

25 or fewer participants

26 - 50 participants

51 to 100 participants

more than 100 participants

b. PHA-established eligibility criteria

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

At this time, JURHA is in the developmental stage of offering the HCV Section 8 Home Ownership program. We plan to require post purchasing counseling as an added criteria for participating in the program. Other requirements may need to be considered upon further implementation and/or after further development. Therefore, JURHA may need to revise the eligibility criteria.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

| Services and Programs | | | | |
|---|-------------------|----------------------|---------------------------------|-----------------------------------|
| Program Name & Description (including location, if | Estimated Size | Allocation Method | Access (development office / | Eligibility (public housing or |

| | | | | |
|--------------|--|---|--|---------------------------------|
| appropriate) | | (waiting list/random selection/specific criteria/other) | PHA main office / other provider name) | section 8 participants or both) |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

(2) Family Self Sufficiency program/s

a. Participation Description

| Family Self Sufficiency (FSS) Participation | | |
|---|---|---|
| Program | Required Number of Participants (start of FY 2000 Estimate) | Actual Number of Participants (As of: DD/MM/YY) |
| Public Housing | | |
| Section 8 | | |

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

ALL

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

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

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

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

ALL

C. Coordination between PHA and the police

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

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

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

ALL

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

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

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

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

- Information to identify pet (size, weight, sex and type information)
- Name, address and phone numbers of two parties who will provide care for the pet if the owner dies or becomes incapacitated, etc.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:

COMMENTS RECEIVED

SECTION 8

- **All the personnel employed her have been very helpful and good to me. (William Mathes)**
- **I'm very pleased. (Don Harris)**
- **Make sure your apartment is painted before you move in; carpet is clean and vinyl is not all cut up; your oven is clean and ice make is clean and works; no broke windows or mirrors. (Anonymous)**

JURHA'S RESPONSE:

No comment or response required.

PUBLIC HOUSING

- **We don't think it is fair that only Public Housing residents should have to do community service. People that are on any type of welfare or housing assistance should have to do community service to make it fair. (Shalauna Rack, Robert Gilmore, Denise Howell)**

JURHA'S RESPONSE:

Community Service is a regulation handed down by Congress to the Housing Authority for them to enforce. The residents should write to their Congressmen & Senators. We empathize with the residents and feel that community service should be more fairly distributed across all lines of assistances or removed from Public Housing.

3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

The JURHA Board of Commissioners

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **City of Jonesboro**

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

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

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

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

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

D. Other Information Required by HUD

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

ATTACHMENT A

DEFINITION OF ‘Substantial Deviation ‘ and Significant Amendment of Modification’ {903.7}

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

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

ATTACHMENT B

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

A. HUD’S Strategic Goals:

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

PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers:

Progress: We are now at 100% lease-up and will analyze our housing needs and apply for additional rental vouchers, if available. An application for 40 additional mainstream vouchers was submitted in May 2003. Should recapture of unused vouchers become a reality, we will apply for any vouchers that are made available.

- Reduce public housing vacancies:

Progress: We have continued to make progress in reduction of vacancies in our public housing developments. We continue to use CFP funds to improve properties to make them more desirable. We utilize resident input through resident surveys to develop our strategic improvement plan. We will continue to market our developments to attract desirable residents.

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)

Progress:

| Indicator | Maximum Score | 2003 Score | 2002 Score | 2001 Score | 2000 Score | 1999 Score |
|------------|---------------|------------|------------|------------|------------|------------|
| Physical | 30 | 28 | 28 | 24 | 24 | 22 |
| Financial | 30 | 30 | 30 | 30 | 25 | 25 |
| Management | 30 | 29 | 29 | 28 | 27 | 26 |
| Resident | N/A | 7 | 9 | 9 | 9 | 10 |
| TOTAL | 90 | 94/100 | 96/100 | 91/100 | 85/100 | 83/100 |

As shown above, our PHAS Score for FYE 3/31/03 indicates a drop by 2 points from last year’s best score since the implementation of PHAS. The

point deduction was the PH Manger's failure to timely transmit the RASS implementation plan; this cost the agency two (2) points on RASS. We continue to work toward higher scores by improving in the all areas. We are striving to improve resident services, which will enhance overall development living. The FSS Case Manager is a licensed social worker and the PH FSS Coordinator has a masters degree in counseling. With this highly skilled team, we are able to offer quality case management and referrals to our residents. We completed our annual Uniform Physical Conditions Inspections for all developments, including 5% quality inspections, on December 12, 2002.

- Improve Voucher Management: (SEMAP score)

Progress: We received a SEMAP score of 96% FYE 03/31/03 and we are striving to achieve a higher score FYE 03/31/04 by improving our lease-up rate and FSS enrollment and escrow. We achieved a 100% lease-up rate for April – September, 2003. As of September 2003, we have achieved a 100% lease-up rate again. The PHA has strived for the past 2 years to maintain full lease-up. Beginning 4/1/03 until current, the PHA has maintained 100% lease-up.

- Renovate or modernize public housing units

Progress: We have completed 2001 CFP as of 6/30/03. The following improvements were made: replaced broken sidewalks and parking area, paved parking lots, removed tree and constructed swale to prevent flooding, replaced screens with heavy duty screens on 46 units, replaced dryer vents with security vents on 46 units, rerouted 12 dryer vents, install hard pipe ductwork in attics of 37 units, purchased and replaced 9 ranges, purchased Kubota mowing deck, front end attachment for tractor, and purchased equipment for marking and striping parking lots.

PHA Goal: Increase assisted Housing Choices

Objectives:

- Conduct outreach efforts to potential voucher landlords

Progress: During the past year, we held quarterly owner meetings to promote the HCV landlord program and encourage participation of new owners, especially owners of units outside of poverty and minority concentration. The Housing Authority enlisted 83 new owners to the Section 8 during the past year. The PHA also sends a quarterly newsletter to all landlords.

- Increase voucher payment standards

Progress: As of 12/16/02 our Voucher payment standard is 106% of FMR.

- Implement public housing or other homeownership programs:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

- Implement public housing security improvements

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

Lighting is in place at all developments for security. Tenant Patrol volunteers also check to insure all lights are working properly at night. Any defective lights are reported to our office for proper maintenance. On December 11,

2003 two 250-watt security lights were installed at the Oakrun Development on the corner of Johnson and Rogers.

- Implement an Elderly/Disabled Service Coordinator Program

It is our belief that our residents would greatly benefit from this service. Throughout Public Housing we assist 31 disabled residents and 11 elderly. One of our developments, Woodland Courts, is designated for elderly and/or disabled individuals. Approximately 30% of the JURHA resident population is considered elderly or disabled. The Service Coordinator would help the elderly/disabled tenants connect with supportive services within the community and to coordinate and provide needs such as transportation to grocery store, DHS, medical appointments, and community events.

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

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

Objectives:

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

Progress: We currently have 29 of the 30 slots filled in the Section 8 FSS program and all of the 12 slots filled in the Public Housing FSS Program. There have been successful completions with interim goals leading to the final goals with both Section 8 and Public Housing FSS programs. At this time there have been two graduates for the 2003-2004 fiscal year. One graduate plans to move to homeownership soon. A PCC has been formed to collaborate services to better serve our client. This committee plays advisory and brokering roles for our FSS staff and clients. Members of the PCC are representatives from various agencies of our community such as Credit Debt Council, ARKids First and Arkansas State University. One Section 8 FSS participant and one Public Housing FSS participant also hold a seat on the committee. We will continue to strengthen our program by advertising with brochures, word of mouth and newsletters while maintaining networks with other local agencies.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

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

A. Other PHA Goals:

Goal: Manage the JURHA's existing Public Housing program in an efficient manner thereby qualifying as at least a standard performer

Objectives:

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

Progress: Our goal is to maintain our high standards in management, maintenance, physical environment, security, and resident services. With the end of PHDEP, we are concerned about our ability to fund resident and youth services that we were able to provide to our residents through use of the PHDEP funding. Our FYE 2003 score was 94 with High Performer Status. The 2003 score was two points less due to the failure of our public housing manager to timely certify implementation of RASS on the REAC Website. All implementation procedures had been correctly completed with newsletters, posters and a resident meeting; however, the PH manager was one day late in logging on REAC to certify completion of implementation. Our newest goal is to be more vigilant in our reporting efforts.

Goal: Enhance the marketability of the JURHA's Public Housing Units

Objectives:

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

Progress: CFP 2002 is well underway:

Replaced furnaces in 37 units
Replaced 10 refrigerators
Purchased Kabota Lawn Mower
Purchased Maintenance Vehicle
Replace kitchen counter tops in 8 units
Replace bathroom vanities & sinks in 75 units
Replace kitchen cabinets in 5 units
Replacement and installation of double pane windows and security screens in 8 units
Resurfacing bathtubs and replacing wall tile in 4 units

Improvements planned for CFP 2003

Replace floor tile in 10 units
Replace outside faucets on 46 units
Replace kitchen counter tops in 8 units
Replace kitchen cabinets in 7 units
Replace interior doors and hardware in 25 units
Paint Lobby areas in 6 buildings
Purchase 2 ranges
Paint exterior doors on 47 units
Purchase and replace vent hoods in 11 units
Purchase and replace refrigerators in 15 units
Replace hot water heaters in 10 units
Purchase one maintenance vehicle

The maintenance staff strives to keep the lawns manicured and the developments free of litter. Also, our Community Policing Assistant schedules clean-up days, in which the residents get involved in keeping the development looking nice.

Goal: Improve resident and community perception of safety and security in the JURHA's Public Housing Developments

Objectives:

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

Progress: Our local police department works closely with our aggressive Community Policing Assistant. The team effort of our Tenant Patrol, Community Policing Assistant and local police department assistance, training and cooperation provides an effective deterrent to crime in our neighborhoods due to unscheduled patrols. The known commitment of our dedicated Community Policing Assistant places fear of detection and drives out unlawful residents.

We have made excellent progress with meeting our goal to reduce evictions due to violations of crime laws, we have had only 1 “one-strike” eviction during this review period, four less than last year.

We hosted a successful National Night Out against Drugs and Crime at Parker Park. Local police officers and city officials mingled and visited with our residents, promoting neighborhood watch and its value in crime prevention. The COPPS program provided refreshments and our Resident Council received donations from area business to provide incentive prizes for the children’s events. Resident Council also used two of the larger donations as a fund raising opportunity, selling chances to win.

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

Goal: Expand the range and quality of housing choices available to participants in the JURHA’s tenant-based assistance program

Objectives:

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

Progress: JURHA has achieved a utilization rate of 96% at FYE 3/31/03. The Section 8 department has worked diligently to increase units leased and develop a working relationship with existing and new landlords. The current status for JURHA is classified as “HIGH PERFORMER”.

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

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

Goal: Deliver timely and high quality maintenance service to the residents of the JURHA Public Housing Developments

Objectives:

- The JURHA shall continue to maintain an average response time of 7 days in responding to routine work orders.
- The JURHA shall create an appealing up-to-date environment in its development by March 31, 2005

Progress: As evidenced by our work order turnover, the maintenance department continues to complete and/or abate all emergency work orders within 24 hours. An aggressive preventative maintenance plan continues to have a positive affect on the number of non-emergency work orders. The number of non-emergency work orders decreased from 556 in FYE 2002 to 527 in FYE 2003. The average completion time for non-routine work orders improved from 1.38 days in FYE 2002 to 1.03 days in FYE 2003. We have reduced the time it takes to complete non-emergency work orders by .86 over the past three years.

Goal: The JURHA shall ensure equal treatment of all applicants, residents, tenant-based participants, employee and vendors

Objectives:

- The JURHA shall mix its public housing development populations as much as possible with respect to ethnicity, race and income
- The JURHA shall achieve its Section 3 goals.

Progress: JURHA does accept applications from residents and would hire a resident if he/she was the most qualified applicant for the job. At this time there are no residents employed at JURHA. Our Section 3 report for the period ending 9/30/02 reflected that 16% of new hires are Section 3 residents. This was the last Section 3 report that was filed.

When feasible all staff attends annual Fair Housing training.

Goal: Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices

Objectives:

- The JURHA shall operate so that income (including subsidy) exceeds expenses every year

Progress: The JURHA successfully completed the GAAP conversion of its accounting records as of 3/31/00. The FYE 3/31/00, 3/31/01 and 3/31/02 audits reflect a NO-FINDING/NO-COMMENT Status. However, the FYE 3/31/03 audit reflected one finding due to minor errors found in 2 of the 60 Section 8 files sampled. Nevertheless, this will not change the Unqualified Opinion given by the auditor on the Financial Statements as a whole.

The JURHA has been successful in operating in a manner so that income exceeds expense in all monthly, quarterly and yearly financial statements.

Goal: Enhance the image of public housing in our community

Objectives:

- The JURHA shall ensure that there are at least 4 positive stories a year in the local media about the Housing Authority or one of its residents

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

NEWSPAPER ARTICLE:

DATE: (December 13, 2002) With the support of JURHA, public housing residents, the Volunteer Tenant Patrol and three of the city alderman, Mayor Hubert Brodell ordered the closure of Benjamin Lane. This street ran through one of the public housing developments connecting Marshall and Melrose Streets and was frequently used by motorists to “cruise” through the neighborhood. This street closure will stop the “cruising” by motorists; therefore, deter criminal and suspicious activity and increase pedestrian safety within the public housing development.

NEWSPAPER ARTICLE:

DATE: (April 26, 2003) The Jonesboro Jaycees donated 150 fire extinguishers to residents of Jonesboro’s public housing developments. The organization held a proper use demonstration at the Marshall Community Building on May 3. The JURHA Resident Council and Jonesboro Jaycees are planning to make this demonstration an annual event. The Resident Council members attended the event and stressed the importance of events such as this to pass along the valuable lessons.

NEWSPAPER ARTICLE:

DATE: (May 1, 2003) The JURHA Jaguars, under the leadership of Mr. Joe Lewis participated in another segment of the Project 365 program. This program was established by the Jonesboro COPPS program 3 years ago. After an area is chosen for the project, the COPPS program takes as many people who want to volunteer and works on cleaning up this area for 1 year (365 days). The JURHA Jaguars and Mr. Joe Lewis have participated in this program since its inception.

NEWSPAPER ARTICLE:

DATE: (July 31, 2003/August 3, 2003) JURHA participated in National Night Out in conjunction with the City of Jonesboro by sponsoring one of the many corporate sights. The sight sponsored by JURHA was at Parker Park which is adjacent to one of the Public Housing Developments. Games were offered for the kids and administered by the Resident Councils members and the JURHA staff distributed free hot dogs and sodas donated by area merchants. Live entertainment was also provided by various local bands.

NEWSPAPER ARTICLE:

DATE: (November 1 2003) With the help of students form Arkansas State University, JURHA now has a web page on the internet. The students design marketing strategies for local organizations as partial fulfillment of class requirements. This helps the students fulfill their educational requirements and helps local organization gain insight into new marketing concepts. The only catch is that the organization must be willing to wait an entire semester for the product and then there is no guarantee of the quality of the work. However, JURHA was very pleased with the quality of the web page and now the information is available online for these needing information about low income housing. JURHA will continue working with the students to maintain and update the web page.

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

Objectives:

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

Progress: During the pass year, escrow accounts set aside for participants have continued to grow as participants continue to meet their goals. There have been three graduates this year, one that received escrow funds of over \$3,000.00 to help with plans of homeownership. JURHA has continued a partnership with various local organizations to assist residents in obtaining job skills, childcare, transportation and education. A PCC has formed to meet needs of our clients. This committee includes representatives from Arkansas State University, Department of Human Services, Adult Education, Crowley's Ridge Development Council, ARKids First, Employment Security Division, The Salvation Army Church, Black River Vo-Tech., Mortgage Source, Arnold Reality, Work Force One-Stop, First Home Mortgage, Credit Debt Council and Consolidated Youth Services. We also have two FSS participants as members on the Program Coordinating Committee.

ATTACHMENT C

MEMBERSHIP OF THE RESIDENT ADVISORY BOARD

Our Resident Advisory Board (RAB) is composed of Section 8 Residents and the Public Housing Resident Council Members. A letter was sent to all current Section 8 existing residents asking them to attend a meeting at which JURHA would be developing a “Resident Advisory Board” composed of a broad representation of the mix of families assisted under the Section 8 Existing Program. They were also informed that the purpose of the RAB was to assist the Agency by making recommendations regarding the Agency’s PHA Annual Plan. A letter was also sent to the Public Housing Resident Council members requesting their attendance and they were also encouraged to bring any Public Housing resident that might be interested in serving on the RAB. The following persons volunteered and were chosen to serve:

Representing Section 8 Existing Program: *All volunteers were accepted

| | | |
|------------------|--------------------|-----------------|
| Bill King | Gloria De La Garza | Sharon Daniels |
| Cecil Daniels | Edith Holland | William Mathes |
| Bernice McKinney | Leo Reynolds | Thelma Norfleet |
| Terri Chaney | Carolyn Sanders | Callie Collins |
| Chasity Moss | Don Harris | Bill Williams |

Representing Public Housing Resident Council:

| | | |
|----------------|-------------------|------------------|
| Robert Gilmore | Charles Marks | Gregory Shelton |
| Shaulauna Rack | Stephanie Johnson | Charlotte Booker |
| Tracy Bynum | Denise Howell | |

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

| PHA Name: Housing Authority of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28-P039-501-05 Replacement Housing Factor Grant I 0 | | | Federal FY of Grant: 2005 | | | |
|--|---|--|--------------|----------------------|-------------------------------------|--------------------|-------------------|-------------------|
| 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 | |
| PHA Wide | | | | | | | | |
| | | | | | | | | |
| Mgmt | Administrative Staff Training | 1408 | | 3,000.00 | 0.00 | 0.00 | 0.00 | |
| Improvmts | Maintenance Staff Training | 1408 | | 3,000.00 | 0.00 | 0.00 | 0.00 | |
| | Financial Consultant | 1408 | | 500.00 | 0.00 | 0.00 | 0.00 | |
| | | | TOTAL | 6,500.00 | 0.00 | 0.00 | 0.00 | |
| | | | | | | | | |
| Admin | PHA Wages & Benefits | 1410 | | 76,000.00 | 0.00 | 0.00 | 0.00 | |
| | Phone | 1410 | | 1,500.00 | 0.00 | 0.00 | 0.00 | |
| | Advertising | 1410 | | 1,000.00 | 0.00 | 0.00 | 0.00 | |
| | Solicitor | 1410 | | 1,000.00 | 0.00 | 0.00 | 0.00 | |
| | | | TOTAL | 79,500.00 | 0.00 | 0.00 | 0.00 | |
| | | | | | | | | |
| Audit | Audit fee | 1411 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | | | | | | | | |
| Fees and Costs | A&E Services | 1430 | | 25,022.00 | 0.00 | 0.00 | 0.00 | |
| | | | TOTAL | 25,022.00 | 0.00 | 0.00 | 0.00 | |
| | | | | | | | | |
| H A Wide | | | | | | | | |
| " | Sidewalk & Concrete repairs | 1450 | | 8,000.00 | 0.00 | 0.00 | 0.00 | |
| " | Nonroutine Vacancy Prep | 1460 | | 10,000.00 | 0.00 | 0.00 | 0.00 | |
| | 504 Accessibility | 1460 | | 15,000.00 | | | | |
| " | Appliances | 1465 | | 10,000.00 | 0.00 | 0.00 | 0.00 | |
| | NonDwelling Structures | 1470 | | 10,000.00 | | | | |
| " | NonDwelling Equipment | 1475 | | 10,000.00 | 0.00 | 0.00 | 0.00 | |
| | | | | | | | | |
| " | Relocation expenses | 1495 | | 3,600.00 | 0.00 | 0.00 | 0.00 | |

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

| PHA Name: | | Grant Type and Number | | | | Federal FY of Grant: | | |
|--|--|--|----------|----------------------|---------|----------------------|-------------------|-------------------|
| Housing Authority of Armstrong Co | | Capital Fund Program Grant No: PA28-P039-501-05 | | | | 2005 | | |
| | | Replacement Housing Factor Grant I 0 | | | | | | |
| 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 | |
| PA 39-1A | Modify 3-units for 504 compliance | 1460 | 3 | 100,000.00 | 0.00 | 0.00 | 0.00 | |
| Armstrong Court | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| PA 39-1B | Renovate units to obtain a 3-br and a 4-br accessible unit | 1460 | | 256,746.00 | 0.00 | 0.00 | 0.00 | |
| Allegheny Manor | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| PA 39-2A | Replace generator room doors | 1460 | | 8,000.00 | 0.00 | 0.00 | 0.00 | |
| Parkview Apartmnts | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| PA 39-2B | Covert 4-BR units to obtain a 3-BR Accessible unit | 1460 | | 70,000.00 | 0.00 | 0.00 | 0.00 | moved from 2004 |
| South Apartmnts | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

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

| PHA Name: | | Grant Type and Number | | | Federal FY of Grant: | | | |
|--|---|--|----------|----------------------|----------------------|--------------------|-------------------|-------------------|
| Housing Authority of Armstrong Co | | Capital Fund Program Grant No: PA28-P039-501-05 | | | 2005 | | | |
| | | Replacement Housing Factor Grant I | | | 0 | | | |
| 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 | |
| PA 39-3 | | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| Luxemburg Manor | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| PA 39-4 | Upgrade Fire Alarm | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | moved to 03B |
| Lee Haven Towers | Powered Entry Doors | 1460 | | 8,500.00 | 0.00 | 0.00 | 0.00 | |
| | Replace Closet Doors | 1460 | | 5,254.00 | 0.00 | 0.00 | 0.00 | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| PA 39-5 | | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| Warren Manor | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| PA 39-6A | | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| Garden Towers | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

CAPITAL FUND PROGRAM TABLES START HERE

| Annual Statement/Performance and Evaluation Report | | | | | |
|--|---|---|---------------|-------------------|----------------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
| PHA Name: Jonesboro Urban Renewal & Housing Authority 330 Union Jonesboro, AR 72401 | | Grant Type and Number Capital Fund Program Grant No: AR37P13150101 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2001 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) | | | | | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input checked="" type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | \$ 36,210.00 | \$ 36,210.00 | \$ 36,210.00 | \$ 36,210.00 |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | \$ 66,000.00 | \$ 66,000.00 | \$ 66,000.00 | \$ 66,000.00 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$ 13,800.00 | \$ 13,800.00 | \$ 13,800.00 | \$ 13,800.00 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | \$ 104,852.00 | \$ 90,378.10 | \$ 90,378.10 | \$ 90,378.10 |
| 10 | 1460 Dwelling Structures | \$ 58,577.00 | \$ 72,531.00 | \$ 72,531.00 | \$ 72,531.00 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$ 2,700.00 | \$ 1,934.00 | \$ 1,934.00 | \$ 1,934.00 |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | \$ 9,600.00 | \$ 10,885.90 | \$ 10,885.90 | \$ 10,885.90 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$ 291,739.00 | \$ 291,739.00 | \$ 291,739.00 | \$ 291,739.00 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | \$ | \$ | | |

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

| PHA Name: Jonesboro Urban Renewal & Housing Authority | | Grant Type and Number Capital Fund Program Grant No: AR37P13150101 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2001 | | | |
|---|---|---|----------|----------------------|---------------------------|-------------------|----------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | OPERATIONS | 1406 | | | | | | |
| HA - Wide | Management Improvements | 1406 | | \$36,210.00 | \$36,210.00 | 36,210.00 | 36,210.00 | |
| | TOTAL FOR ACCOUNT | 1406 | | \$36,210.00 | \$36,210.00 | 36,210.00 | 36,210.00 | |
| | | | | | | | | |
| HA- Wide | Administration | 1410 | | | | | | |
| HA- Wide | Resident Initiative Coordinator/Clerk Salary | .1 | | \$19,800.00 | 15,204.00 | 15,204.00 | 15,204.00 | |
| HA- Wide | Modernization Coordinator/Inspector Salary | .2 | | \$30,100.00 | 36,816.06 | 36,816.06 | 36,816.06 | |
| HA - Wide | Employee Benefits | .9 | | \$12,700.00 | 13,663.84 | 13,663.84 | 13,663.84 | |
| HA - Wide | Sundry Expense | .19 | | \$ 3,400.00 | 316.10 | 316.10 | 316.10 | |
| | TOTAL FOR ACCOUNT | 1410 | | \$66,000.00 | \$66,000.00 | 66,000.00 | 66,000.00 | |
| | | | | | | | | |
| HA- Wide | FEES AND COST | 1430 | | | | | | |
| HA-Wide | A/E Cost | .1 | | \$13,800.00 | \$13,800.00 | \$13,800.00 | 13,800.00 | |
| | TOTAL FOR ACCOUNT | 1430 | | \$13,800.00 | \$13,800.00 | \$13,800.00 | 13,800.00 | |
| | | | | | | | | |
| HA-Wide | SITE AND IMPROVEMENTS | 1450 | | | | | | |
| HA-Wide | Repair broken/cracked concrete, clean and seal concrete parking, sidewalks and basketball courts. | 1450 | | \$44,452.00 | \$26,910.00 | 26,910.00 | 26,910.00 | Complete |
| AR131-001 | Repair broken cracked parking lot | 1450 | | | 18,084.00 | 18,084.00 | 18,084.00 | Complete |
| AR131-001 AR131-003 | Paving parking lots | 1450 | 2 | \$24,400.00 | \$30,000.00 | 30,000.00 | 30,000.00 | Complete |
| | | | | | | | | |

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

| PHA Name: Jonesboro Urban Renewal & Housing Authority | | Grant Type and Number Capital Fund Program Grant No: AR37P13150101 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2001 | | | |
|---|---|---|----------|----------------------|---------------------------|-------------------|----------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| AR131-001 | Remove tree & construct retaining wall and swell | 1450 | 1 | \$36,000.00 | \$13,425.00 | 13,425.00 | 13,425.00 | Complete |
| | Landscaping island | 1450 | 1 | 0.00 | \$1,959.10 | 1959.10 | 1959.10 | Complete |
| | TOTAL FOR ACCOUNT | 1450 | | \$46,352.00 | \$90,378.10 | 90,378.10 | 90,378.10 | |
| | DWELLING STRUCTURES | 1460 | | | | | | |
| AR131-001 | Replace window screens w/heavy duty screen | 1460 | 46 units | \$13,200.00 | \$27,853.00 | \$27,853.00 | \$27,853.00 | Complete |
| AR131-001 | Replace 34 dryer vents w/security vents and reroute 12 dryer vent out roofs | 1460 | 46 units | \$10,350.00 | \$11,812.00 | \$11,812.00 | \$11,812.00 | Complete |
| AR131-005 | Install hard pipe duct work in attics | 1460 | 37 units | \$35,027.00 | \$32,866.00 | \$32,866.00 | \$32,866.00 | Complete |
| | TOTAL FOR ACCOUNT | 1460 | | \$118,977.00 | \$72,531.00 | \$72,531.00 | \$72,531.00 | |
| | DWELLING EQUIPMENT | 1465.1 | | | | | | |
| AR131-001, AR131-003 | Replace ranges | 1465.1 | 9 units | \$ 2,700.00 | \$ 1,934.00 | 1,934.00 | 1,934.00 | |
| | TOTAL FOR ACCOUNT | 1465.1 | | \$ 2,700.00 | \$ 1,934.00 | \$1,934.00 | \$1,934.00 | |
| | NON-DWELLING EQUIPMENT | 1475 | | | | | | |
| HA-Wide | Kabota mowing deck/loader | 1475 | 1 | \$ 2,500.00 | \$4,150.00 | 4,150.00 | 4,150.00 | |
| HA-Wide | Vacuum attachment for tractor | 1475 | 1 | \$ 2,100.00 | \$.00 | 0.00 | 0.00 | |
| HA-Wide | Equipment for marking/stripping | 1475 | 1 | \$ 5,000.00 | \$ 3,095.00 | 3095.00 | 3095.00 | |
| HA-Wide | Shredder | 1475 | 1 | 0.00 | \$2,670.00 | 2,670.00 | 2,670.00 | |
| HA-Wide | Chainsaw & pole saw | 1475 | 1 | 0.00 | \$710.90 | 710.90 | 710.90 | |
| HA-Wide | Trimmer | 1475 | 1 | 0.00 | \$260.00 | 260.00 | 260.00 | |
| | TOTAL FOR ACCOUNT | 1475 | | \$9,600.00 | \$10,855.90 | 10,855.90 | 10,855.90 | |

CAPITAL FUND PROGRAM TABLES START HERE

| Annual Statement/Performance and Evaluation Report | | | | | |
|--|---|---|------------|-------------------|------------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
| PHA Name: Jonesboro Urban Renewal & Housing Authority 330 Union Jonesboro, AR 72401 | | Grant Type and Number Capital Fund Program Grant No: AR37P13150102 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2002 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) | | | | | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | \$ 30,501.00 | 30,906.00 | \$ 6,491.86 | \$ 6,491.86 |
| 3 | 1408 Management Improvements | \$ 42,910.00 | 42,910.00 | \$ 27,795.58 | \$ 27,795.58 |
| 4 | 1410 Administration | \$ 28,150.00 | 28,150.00 | \$ 28,150.00 | \$ 10,570.38 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$ 5,000.00 | 2,870.00 | \$ 2,870.00 | \$ 2,870.00 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | \$ 100,829.00 | 141,265.00 | \$ 141,265.00 | \$ 91,034.00 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$ 40,000.00 | 3,350.00 | \$ 3,350.00 | \$ 3,350.00 |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | \$ 37,000.00 | 34,939.00 | \$ 34,939.00 | \$ 34,939.00 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$ 284,390.00 | 284,390.00 | \$ 244,861.44 | \$ 177,050.82 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

| PHA Name: Jonesboro Urban Renewal & Housing Authority | | Grant Type and Number Capital Fund Program Grant No: AR37P13150102 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2002 | | | |
|---|--|---|----------|----------------------|---------------------------|-------------------|----------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | OPERATIONS | 1406 | | | | | | |
| HA - Wide | Management | 1406 | | \$30,501.00 | 30,906.00 | 6,491.86 | 6,491.86 | |
| | TOTAL FOR ACCOUNT | 1406 | | \$30,501.00 | 30,906.00 | 6,491.86 | 6,491.86 | |
| | MANAGEMENT IMPROVEMENTS | 1408 | | | | | | |
| HA - Wide | Modernization Coordinator/Inspector Salary | .2 | | \$ 33,000.00 | 33,000.00 | 22,017.07 | 22,017.07 | |
| HA - Wide | Employee Benefits | .9 | | \$ 6,270.00 | 6,270.00 | 4,183.25 | 4,183.25 | |
| HA - Wide | Travel | .10 | | \$ 1,000.00 | 1,000.00 | 0 | 0 | |
| HA - Wide | Sundry Expense | .19 | | \$ 2,640.00 | 2,640.00 | 1,595.26 | 1,595.26 | |
| | TOTAL FOR ACCOUNT | | | \$ 42,910.00 | 42,910.00 | 27,795.58 | 27,795.58 | |
| | ADMINISTRATION | 1410 | | | | | | |
| HA- Wide | Modernization Clerk Salary | .1 | | \$24,000.00 | 24,000.00 | 24,000.00 | 7,860.00 | |
| HA - Wide | Employee Benefits | .9 | | \$ 4,150.00 | 4,150.00 | 4,150.00 | 2,710.38 | |
| | TOTAL FOR ACCOUNT | 1410 | | \$ 28,150.00 | 28,150.00 | 28,150.00 | 10,570.38 | |
| | FEE AND COST | 1430 | | | | | | |
| HA - Wide | A/E Cost | .1 | | \$ 5,000.00 | 2,870.00 | 2,870.00 | 2,870.00 | |
| | TOTAL FOR ACCOUNT | 1430 | | \$ 5,000.00 | 2,870.00 | 2,870.00 | 2,870.00 | |

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

| PHA Name: Jonesboro Urban Renewal & Housing Authority | | Grant Type and Number Capital Fund Program Grant No: AR37P13150102 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2002 | | |
|---|--|---|----------|----------------------|------------|---------------------------|----------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | DWELLING STRUCTURES | 1460 | | | | | | |
| AR131-001 AR131-005 | Replace kitchen counter tops | 1460 | 8 units | \$ 21,725.00 | 4,000.00 | 4,000.00 | 4,000.00 | |
| AR131-001 | Resurface bathtub/replc wall tile | 1460 | 4 units | \$ 4,750.00 | 8,640.00 | 8,640.00 | 0 | |
| AR131-001 AR131-003 AR131-005 | Replace lavatory top/sink & plumbing | 1460 | 101 | \$ 30,300.00 | 39,830.00 | 39,830.00 | 28,408.50 | |
| AR131-001 | Replace Kitchen Cabinets | 1460 | 6 units | \$ 13,725.00 | 12,690.00 | 12,690.00 | 8,874.50 | |
| AR131-005 | Install D Pane Windows w/ screen | 1460 | 8 units | \$ 14,054.00 | 24,360.00 | 24,360.00 | 21,942.00 | Complete |
| AR131-005 | Replace furnaces | 1460 | 37 units | 35,000.00 | 27,809.00 | 27,809.00 | 27,809.00 | Complete |
| AR131-005 | Replace floor & tile | 1460 | 1 unit | | 23,936.00 | 23,936.00 | 0 | |
| | TOTAL FOR ACCOUNT | 1460 | | \$100,829.00 | 141,265.00 | 141,265.00 | 91,034.00 | |
| | DWELLING EQUIPMENT – NONEXPENDABLE | 1465.1 | | | | | | |
| AR131-003 | Refrigerators | 1465.1 | 10 | \$ 40,000.00 | 3,350.00 | 3,350.00 | 3,350.00 | |
| AR131-005 | | | | | | | | |
| | TOTAL FOR ACCOUNT | 1465.1 | | \$ 40,000.00 | 3,350.00 | 3,350.00 | 3,350.00 | |
| | NON-DWELLING EQUIPMENT | 1475 | | | | | | |
| HA-Wide | Kabota Lawn Mower/ Maint Vehicle | 1475 | 1 each | \$ 37,000.00 | 34,939.00 | 34,939.00 | 34,939.00 | |
| | TOTAL FOR ACCOUNT | 1475 | | \$ 37,000.00 | 34,939.00 | 34,939.00 | 34,939.00 | |
| | | | | | | | | |
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

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

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
|---|---|----------------------|--|-------------------|---|
| PHA Name: Jonesboro Urban Renewal & Housing Authority 330 Union Jonesboro, AR 72401 | | | Grant Type and Number Capital Fund Program Grant No: AR37P13150103 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2003 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:12/31/2003 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | \$ 26,941.00 | \$ 27,941.00 | | |
| 3 | 1408 Management Improvements | \$ 47,201.00 | \$ 47,201.00 | | |
| 4 | 1410 Administration | \$ 30,965.00 | \$ 30,965.00 | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$ 5,000.00 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | \$ 1,000.00 | \$ 6,795.00 | | |
| 10 | 1460 Dwelling Structures | \$ 91,626.00 | \$ 96,526.00 | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$ 11,260.00 | \$ 8,215.00 | 4,450.00 | 4,450.00 |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | \$ 20,000.00 | \$ 16,350.00 | 16,350.00 | 16,350.00 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$ 233,993.00 | \$233,993.00 | 20,800.00 | 20,800.00 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

CAPITAL FUND PROGRAM TABLES START HERE

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

| | | |
|--|--|---|
| PHA Name: Jonesboro Urban Renewal & Housing Authority 330 Union Jonesboro, AR 72401 | Grant Type and Number Capital Fund Program Grant No: AR37P13150203 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 |
|--|--|---|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report 1/06/2004

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|--------------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 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 | \$ 12,134.00 | \$ 12,134.00 | | |
| 10 | 1460 Dwelling Structures | \$ 34,500.00 | \$ 34,500.00 | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collaterization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$ 46,634.00 | \$ 46,634.00 | | |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

