

# PHA Plans

## Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226  
(exp 05/31/2006)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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# Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

## Streamlined Annual Plan for Fiscal Year 2005

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.**

## Streamlined Five-Year PHA Plan Agency Identification

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

**PHA Number:** AR131

**PHA Fiscal Year Beginning:** (mm/yyyy) 04/2005

**PHA Programs Administered:**

**Public Housing and Section 8**     **Section 8 Only**     **Public Housing Only**

Number of public housing units: **150**

Number of S8 units:

Number of public housing units:

Number of S8 units: **1308**

**PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**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: **330 Union, Jonesboro, AR 72401**
- PHA development management offices
- PHA local offices

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

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

- Main administrative office of the PHA: **330 Union, Jonesboro, AR 72401**
- 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: **330 Union, Jonesboro, AR 72401**
- PHA development management offices
- Other (list below)

## Streamlined Five-Year PHA Plan

### PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

#### A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)  
**The mission of the Jonesboro Urban Renewal and Housing Authority is to assist low-income families with safe, decent and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.**

#### B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
  - Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)

- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
- Maintain Lease-up and micro-managing utilization**

- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below) **Implement an Elderly/Disabled Service Coordination Program as long as funds are available. It is our belief that our elderly/disabled residents will continue to benefit from this service. Throughout Public Housing, approximately 30% of the JURHA population is considered elderly and/or disabled. One of our developments, Woodland Courts, is designated for elderly and/or disabled individuals. The program would help the elderly/disabled tenants connect with supportive services within the community and to coordinate and provide needs such as transportation to the grocery store, to 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:
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**1) PHA Goal: Manage 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 provide compassionate, resourceful and cost-effective service to maintain our high performer status.**
- **Staff is encouraged to operate in a client friendly manner. We will continue to partner with agencies to further self-sufficiency and self-improvement goals.**

**2) PHA Goal: Enhance the marketability of JURHA's Public Housing Units.**

**Objectives:**

- **JURHA continues to offer customer service for all residents with a sincerely sensitive environment.**
- **Curb appeal continues to improve with development wide clean-sweep campaigns,**

**lawn maintenance, landscaping, playground maintenance and careful modernization evaluation and monitoring performance through CFP monies.**

**3) PHA Goal: Maintain resident safety and community perception of safety and security in JURHA's Public Housing Developments.**

**Objectives:**

- **JURHA shall continue our cooperation with local law enforcement to continually assess and monitor resident activities, quickly investigate any reports of crime, and take appropriate actions to insure a safe neighborhood.**
- **JURHA had no evictions due to violations of criminal laws during the past FYE. This supports success in our reduction of evictions due to crime law violations through aggressive screening procedures. We will continue to aggressively screen all applicants in an effort to maintain our family friendly atmosphere.**

**4) PHA Goal: Expand the range and quality of housing choices available to participants in the JURHA's tenant-based assistance program.**

**Objectives:**

- **JURHA shall achieve and sustain a utilization rate of no less than 97% in its tenant-based program.**
- **JURHA shall continue an aggressive outreach program to attract new landlords to participate in its program.**

**5) PHA Goal: Deliver timely and high quality maintenance service to the residents of the JURHA Public Housing Developments.**

**Objectives:**

- **JURHA shall continue to maintain an average response time of less than 3 days in responding to routine work orders.**
- **JURHA shall maintain our appealing modern environment in each Public Housing Development.**

**6) PHA Goal: JURHA shall ensure equal treatment of all applicants, residents, tenant-based participants, employees and vendors.**

**Objectives:**

- **JURHA shall continue to mix its populations as much as possible with respect to ethnicity, race and income within the Public Housing Developments.**
- **JURHA shall give all applicants equal consideration for employment opportunities including any residents that meet the qualifications for the job.**

**7) PHA Goal: Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.**

**Objectives:**

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

**8) PHA Goal: Enhance the image of public housing in our community.**

**Objectives:**

- **JURHA shall ensure that there is a minimum of three (3) positive stories per year in the local media about the Housing Authority, JURHA staff or JURHA residents.**
- **JURHA shall continue to encourage staff participation and partnering with local service and support agencies.**

**9) PHA 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.**

## Streamlined Annual PHA Plan PHA Fiscal Year 2005 [24 CFR Part 903.12(b)]

### Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

**A. ANNUAL STREAMLINED PHA PLAN COMPONENTS**

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
  - a. PHA Progress on Meeting 5-Year Mission and Goals
  - b. Criteria for Substantial Deviations and Significant Amendments
  - c. Other Information Requested by HUD
    - i. Resident Advisory Board Membership and Consultation Process
    - ii. Resident Membership on the PHA Governing Board
    - iii. PHA Statement of Consistency with Consolidated Plan
    - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report: **file attached (ar131a03)**
- 13. Capital Fund Program 5-Year Action Plan: **file attached (ar131a03)**
- 14. Other (List below, providing name for each item) **files attached**
  - FY 2002 Final Performance & Evaluation (ar131b03)**
  - FY 2003 Performance & Evaluation – Original grant (ar131c03)**
  - FY 2003 Final Performance & Evaluation – Additional grant (ar131d03)**
  - FY 2004 Performance & Evaluation (ar131e03)**
  - FY 2001 Final Performance & Evaluation (ar131f03)**

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;**

**Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.**

**For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:**

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions;**

**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.**

**Executive Summary (optional)**

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

**1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

**A. 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 PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> <b>Section 8 tenant-based assistance</b>			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	<b>939</b>		<b>240</b>
Extremely low income <=30% AMI	<b>664</b>	<b>70%</b>	
Very low income (>30% but <=50% AMI)	<b>247</b>	<b>27%</b>	
Low income (>50% but <80% AMI)	<b>28</b>	<b>3%</b>	
Families with children	<b>559</b>	<b>60%</b>	
Elderly families	<b>45</b>	<b>5%</b>	
Families with Disabilities	<b>223</b>	<b>24%</b>	
White	<b>495</b>	<b>53%</b>	
Black	<b>444</b>	<b>47%</b>	
Other			
Other			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <b>13 months</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> <b>Public Housing</b>			
<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	<b>995</b>		<b>490</b>
Extremely low income <=30% AMI	<b>842</b>	<b>85%</b>	
Very low income (>30% but <=50% AMI)	<b>132</b>	<b>13%</b>	
Low income (>50% but <80% AMI)	<b>21</b>	<b>2%</b>	
Families with children	<b>500</b>	<b>50%</b>	
Elderly families	<b>23</b>	<b>2%</b>	
Families with Disabilities	<b>300</b>	<b>30%</b>	
White	<b>482</b>	<b>48%</b>	
Black	<b>512</b>	<b>52%</b>	
Other			
Other			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	<b>495</b>	<b>50%</b>	<b>80</b>
2 BR	<b>321</b>	<b>32%</b>	<b>240</b>
3 BR	<b>161</b>	<b>16%</b>	<b>160</b>
4 BR	<b>18</b>	<b>2%</b>	<b>10</b>
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

## B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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)

**Housing market has been flooded with elderly assisted housing.**

## 2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	<b>336,585</b>	
b) Public Housing Capital Fund	<b>265,288</b>	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	<b>6,736,154</b>	
f) Resident Opportunity and Self-Sufficiency Grants	0	
g) Community Development Block Grant	0	
h) HOME	0	
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
CFP 2003 – original funding	<b>56,297</b>	PH Capital Improvements
CFP 2003 – additional funding	<b>0</b>	PH Capital Improvements
CFP 2004	<b>265,288</b>	PH Operations/Capital Improv
<b>3. Public Housing Dwelling Rental Income</b>	<b>157,122</b>	
<b>4. Other income (list below)</b>		
Public Housing Investment Income	<b>12,852</b>	PH Operations
Public Housing Operating Reserves	<b>441,073</b>	PH Operations/Capital Improv
Public Housing Other Income	<b>18,320</b>	PH Operations
Section 8 Investment Income/Fraud Recovery 50%	<b>17,900</b>	Section 8 Tenant Based Asst.
Section 8 Reserves	<b>10,885</b>	Section 8 Tenant Based Asst.
<b>5. Non-federal sources (list below)</b>		
Management Fees & Interest	<b>25,915</b>	Other
H.A. owned Houses	<b>17,550</b>	Other
<b>Total resources</b>	<b>8,361,229</b>	

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

[24 CFR Part 903.12 (b), 903.7 (b)]

#### **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: **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: **330 Union, Jonesboro, AR 72401**
- PHA development site management office
- Other (list below)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
AR131-001 Woodland Courts Only Designated as Elderly/Disabled	1980	This has ALWAYS been a site-based list, designated for the elderly or disabled; therefore, the initial mix was 100% elderly/disabled.	22 of 23 residents are elderly or disabled which yields an elderly/disabled percentage of 96%.	One of the 23 residents is neither elderly or disabled. The resident was disabled at time of move-in (3/31/94) but has since been classified as non-disabled by SSA. This yields a 4% change.

2. What is the number of site based waiting list developments to which families may apply at one time? **One**

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? **One, unless the applicant is unable to take occupancy due to "good cause", such as financial hardship, health, natural disaster, etc..**

4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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: **330 Union, Jonesboro, AR 72401**
- 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
- Over-housed
- Under-housed
- 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.

Date and Time “1”

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  
**Working Income "1"**  
**Non-working Income "2"**
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction  
**Resident "1"**  
**Non-resident "3"**
- 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: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

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

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
<b>AR131-1006 Scattered Sites</b>	12	As a “scattered site” there is no concentration of income. Since all developments are located within a three-mile radius in the northeast area of Jonesboro and all developments fall within the extremely low income <=30% AMI, JURHA believes that we are in compliance with the Deconcentration of Poverty and Income Mixing.	JURHA’s strategy is spelled out in our 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 1999. Since JURHA has this deconcentration plan built into our rental procedure, we need not do more to comply with the Deconcentration requirement.

## 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):
  - Other (list below)
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)  
**Through Tenant Tracker, Inc. for persons subject to a lifetime registration requirement under a State Sex Offender registration program, drug and violent activity.**

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

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

**Previous Landlord's name and address**

**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: **330 Union, Jonesboro, AR 72401**  
 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, as a reasonable accommodation for persons with disability or 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.

- Date and Time "1"

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
- Local Resident "1"**  
**Non-local Resident "2"**

- Those enrolled currently in educational, training, or upward mobility programs “1”
- 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)

- a. During the Application Process.**
- b. Partnering with Servicing Agency**

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

[24 CFR Part 903.12(b), 903.7(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 of the following two)

- 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))
- 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: **Even though the minimum rent is set at \$0 at this time the policies for hardship exemptions are still included in the Public Housing Admissions and Occupancy Plan. The criteria for Hardship Exemptions are as follows:**

**The family has lost eligibility or is awaiting an eligibility determination for Federal, State or local assistance;**

**The family would be evicted as a result of the imposition of the minimum rent requirement;**

**The income of the family has decreased because of changed circumstances, including loss of employment, death in the family, and other circumstances as determined by the PHA or HUD.**

c. Rents set at less than 30% of 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 individuals 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)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

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

a. 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)

**Even though the minimum rent is set at \$0 at this time the policies for hardship exemptions are still included in the Section 8 Administration Plan. The criteria for Hardship Exemptions are as follows:**

**The family has lost eligibility or is awaiting an eligibility determination for Federal, State or local assistance;**

**The family would be evicted as a result of the imposition of the minimum rent requirement;**

**The income of the family has decreased because of changed circumstances, including loss of employment, death in the family, and other circumstances as determined by the PHA or HUD.**

**5. Capital Improvement Needs**

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

**A. Capital Fund Activities**

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

### (1) Capital Fund Program

- a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

### (1) Hope VI Revitalization

- a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)  
Development name:  
Development (project) number:  
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
- c.  Yes  No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d.  Yes  No: 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:

- e.  Yes  No: 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:

**6. Demolition and Disposition**

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Cayman Villa/Woodland Courts</b>
1b. Development (project) number: <b>AR131001</b>
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: <b>(07/29/04)</b>
5. Number of units affected: <b>1</b>
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: <b>02/01/2005</b> b. Projected end date of activity: <b>12/31/2005</b>

**7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

## (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, what is the maximum number of participants this fiscal year? 10

### 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:

1. **Eligible family must be a voucher holder for one year or longer.**
2. **Eligible family cannot have any HQS standard violations within the last 12 months.**
3. **Eligible family cannot owe money to PHA.**
4. **Eligible family cannot have committed any serious or repeated violations of a PHA assisted lease within the past 12 months.**
5. **Eligible family must complete the homeownership counseling as described in the Plan.**

### c. What actions will the PHA undertake to implement the program this year (list)?

- a. **Continue to strengthen partnerships with local lenders, realtors, home inspectors, local landlords, credit counselors, etc. by educating them on program regulations and learning to understand their guidelines to allow JURHA to better inform our potential homeowner clients.**
- b. **Refer clients to Homeownership Counseling Agency (current collaborating with Enterprise Corporation of the Delta).**
- c. **Continue to market the program to our current HCV holders.**
- d. **Identify clients needs and develop workshops to address the needs.**
- e. **Continue to expand knowledge of homeownership regulations, funding opportunities, etc.**
- f. **Meet with the City's CDBG Coordinator to request consideration of CDBG funding for down payment assistance.**
- g. **Research funding sources for participant's to receive down-payment assistance.**
- h. **Partner with the local landlord association in an effort to identify available affordable homes that are on the market.**

## (3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a.  Establishing a minimum homeowner down payment requirement of at least 3 percent of

purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.

b.  Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

c.  Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below). **Crowley's Ridge Development Counsel was established 35 years ago and has been administering homeownership counseling since 1992. ECD was established in 1994 and is a private nonprofit business development organization whose primary mission is to improve the quality of life for low and moderate-income residents of the Delta and rural regions of Arkansas. ECD is in partnership with Family Service Agency Consumer Credit Counseling Service and with HOPE Mortgage Program.**

d.  Demonstrating that it has other relevant experience (list experience below). **CRDC administers numerous services relevant to homeownership. For example: 1<sup>st</sup> Time Homebuyer Program, Reverse Mortgage, Default Counseling, Budget and Credit Counseling, Rental Housing, Winterization and Construction. ECD, through the Emerging Markets Partnership, a five-year effort began to foster regional collaboration among private, not-for-profit, public and philanthropic groups-advanced entrepreneurship, housing, childcare, health care, workforce development and telecommunications.**

## **8. Civil Rights Certifications**

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

## **9. Additional Information**

[24 CFR Part 903.12 (b), 903.7 (r)]

### **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

*(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.)*

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

**PHA Goal: Expand the supply of assisted housing**

**Objectives:**

**a. 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 20 additional mainstream vouchers was submitted in June 2004. Should recapture of unused vouchers become a reality, we will apply for any vouchers that are made available.

**b. Reduce public housing vacancies:**

**Progress:** We continue to strive for 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. Our new website features pictures of our public housing apartments and the playgrounds developed for our residents.

**PHA Goal: Improve the quality of assisted housing**

**Objectives:**

**c. 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	10	7	9	9	9	10
<b>TOTAL</b>	<b>100</b>	<b>94/100</b>	<b>96/100</b>	<b>91/100</b>	<b>85/100</b>	<b>83/100</b>

Due to our high performer status, we were exempt from PHAS for 2004. As shown above, our PHAS Score for FYE 3/31/03 indicates a drop by 2 points from 2002'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 all areas. We are striving to improve resident services, which will enhance overall development living. We are working with the Section 8 Homeownership/FSS Coordinator, who has her real estate license and has worked as a real estate loan officer, to teach clients how they may enefit from both homeownership programs. The Public Housing 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 19, 2003.

**a. Maintain Voucher Management: (SEMAP score)**

**Progress:** We received a SEMAP score of 100% FYE 03/31/04 and we will continue striving to achieve a high score FYE 03/31/05 by maintaining our lease-up rate and FSS enrollment and escrow. As of July 2004, we have achieved a 100% lease-up rate. The PHA has strived for the past 2 years to maintain full lease-up.

**b. Renovate or modernize public housing units**

**Progress:** We have completed 2002 CFP modernizations. The following improvements were made: replaced kitchen cabinets and counter tops in 8 units, resurfaced bathtubs and replaced wall tile in 4 units, replaced 101 bathroom vanities and sinks in 75 units, installed double pane windows with heavy duty security screens in 8 units, replaced furnaces in 37 units, replaced floor and tile in one unit. We purchased and replaced 10 refrigerators, built a tool room, installed new shelving in the maintenance shop and built a storage building. We also purchased a lawn mower and maintenance vehicle.

**PHA Goal: Increase assisted Housing Choices**

**Objectives:**

**c. Conduct outreach efforts to potential voucher landlords**

**Progress:** During the past year, we held quarterly Landlord 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 92 new owners to the Section 8 during the past year. The PHA also sends a quarterly newsletter to all landlords.

The PHA works closely with the newly organized Landlord Association. The officers and many members from the Northeast Arkansas Landlord Association attend the quarterly meetings. On 11/17/03 JURHA co-sponsored "Fair Housing in Arkansas" with Kelton Schools, Tenantdata, Northeast Arkansas Landlord Association and Sulcer Real Estate Rentals. The majority of JURHA staff attended the meeting along with a large percentage of area landlords.

**d. Increase voucher payment standards**

**Progress:** Currently our Voucher payment standard is 104% of FMR.

**e. Implement public housing or other homeownership programs:**

**Progress:** Public Housing Program: In June 2000 we sold our first public housing unit and we continue to implement our Homeownership program. We are in the

**process of reviewing three applications for eligibility. Credit counseling presented by CRDC offers financial assistance for down payment and closing costs for first time home buyers. Section 8 clients can benefit from both the Public Housing and Section 8 Homeownership programs buy purchasing one of the Public Housing Homeownership homes.**

**Section 8 Program: In August 2004 a letter and brochure concerning the Section 8 Homeownership program was mailed out to all Section 8 participants. A Homeownership Interest Waiting List was created and there are 66 names on the list, which continues to grow everyday. Information has been sent out to the Section 8 participants that are on the Homeownership Interest Waiting List and appointments are being scheduled for interviews to select the first 10 participants for the Section 8 Homeownership Program.**

**In November 2004 Ashley Bowie from Crowley's Ridge Development Counsel (CRDC) conducted the required Homeownership classes. Along with this workshop, two others were also held; How to Plan and Manage a Budget, which included a presentation from Danita Brookins from the Craighead County EFNEP Program on planning economical nutritious meals, and a Credit Repair Seminar. The Public Housing participants along with the Section 8 participants were invited to attend the classes held in the conference room at JURHA's main office location. Having both programs participate in the same class ensured substantial attendance.**

**A working luncheon was held with the Mortgage department loan officers and staff of Simmons Bank to discuss the particulars in setting up a partnership. Also separate meetings were held with representatives from First Trust Bank, American State Bank, First National Bank, Liberty Bank and Regions Bank; all were very interested in participating. Meetings have been held and/or scheduled with various realtors in the area. A meeting with the agents of Crye-Leike Realty resulted in positive responses from 9 of the agents, 3 of which are currently partnering with JURHA. The Sales Manager for Fred Dacus and Associates is partnering with JURHA himself and has passed on the information to the other Fred Dacus agents. Also the co-owners of ReMax have agreed to personally partner with JURHA. Meetings have been scheduled with the broker for Village Communities and with the broker/owner of Century 21. All other major Real Estate offices have been sent information on the Homeownership Program and so far we are receiving positive responses.**

**On December 29, 2004 the Section 8 Homeownership Coordinator attended the closing of the first Section 8 participant to become a homeowner under the program. As of 12/31/2004 there are 4 more participants that could possibly conclude the financing approval process and proceed to becoming a homeowner within the next quarter. The PHA will continue all efforts to make all possible participants from both the Section 8 and Public Housing Homeownership Programs become homeowners.**

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

**PHA Goal: Provide an improved living environment**

**Objectives:**

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

**Progress:** JURHA deconcentration strategy ensures that no less than 40% of our vacancies are rented to Very Low Income Families (making 30% or less of area median income). We balance our deconcentration efforts with the Working Income Preference, which gives priorities to higher-income and working families. This plan has been in place since 1999. 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.

- h. 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.**

**All 8 units at Public Housing's Oakrun Development was outfitted with new double pane windows with heavy duty security screens and with new heavy duty screen doors. Also new security screens were installed on all 25 units at the Goff Courts Development. These items were funded through the CFP 2002 and 2003 grants.**

**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:**

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

**Progress: Public Housing FSS Program: Public Housing currently has all ten slots filled. Four clients are currently earning escrow, with six others benefiting from the mandatory earned income disallowance. Public Housing's mandatory earned income disallowance for FSS participants slows escrow earnings; however, the clients reap the benefit of additional cash flow immediately. The Public Housing and Section 8 FSS programs share a Program Coordinating Committee made up of representatives from various agencies in our community. A staff member from each department serves on the committee.**

**Section 8 FSS Program: Currently there are 30 of the 30 slots, 18 mandatory and 12 voluntary, filled in the Section 8 FSS Program with a substantial waiting list. Several participants have successfully completed their interim goals and are on their way to completing their final goals. There were three graduates for the 2004-2005 fiscal year. One graduate has purchased a home and several other participants have enrolled in the Homeownership Program. Two workshops, How to Plan and Manage a Budget and Credit Report Repair, were held. Participants of both the Public Housing and Section 8 FSS Programs were invited to ensure a high attendance. We will continue to strengthen our program by advertising with brochures, word of mouth and newsletters while maintaining networks with other local agencies to help our participants achieve their goals.**

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

**PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:**

- k. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability**
- l. 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**
- m. 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.**

**On 11/17/03 the majority of JURHA staff attended a "Fair Housing in Arkansas"**

seminar, which JURHA was also a co-sponsor.

### **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:**

- a. **Our ultimate goal is to continue to be recognized as a high performer by HUD**
- b. **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. Due to our high performer status, we were exempt from PHAS for FYE 2004. We continue to closely monitor our turnover days and currently average 22 days per unit.**

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

**Objectives:**

- a. **JURHA continues to encourage customer service for all residents with friendly staff and a genuinely caring atmosphere.**
- b. **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 2003 is well underway:**

- Replace outside faucets on 46 units**
- Replace kitchen cabinets in 7 units**
- Replace kitchen countertops in 8 units**
- Replace interior doors in 25 units**
- Replace exterior doors on 47 units**
- Install security screens on 25 units**
- Replace heavy duty screen doors on 8 units**
- Purchase 2 ranges**
- Replace 11 vent hoods**
- Replace 15 refrigerators**
- Replace 10 hot water heaters**
- Replace 1 Maintenance vehicle**

**Improvements planned for CFP 2004**

- Replace bathroom vanity & sink in 55 units**
- Replace kitchen cabinets and countertops in 7 units**
- Resurface 3 parking lots**
- Replace 44 refrigerators**
- Replace 18 ranges**
- Replace Exterior door locks and knobs**

**The maintenance staff strives to keep the lawns manicured and the developments free of litter. Regular inspections are held to insure that developments are clean and neat.**

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

**Objectives:**

- a. The JURHA shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by March 31, 2005**
- b. 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 no evictions due to violations of crime laws during the FY2004.**

**We hosted a successful National Night Out against Drugs and Crime at our Marshall Development with activities including children's games, free food and drinks and live band entertainment extending from the Marshall Computer lab to the COPPS Substation. Local police officers and city officials mingled and visited with our residents, promoting neighborhood watch and its value in crime prevention. Mike Daffron, local code enforcement officer, spoke about the value of neighborhood watches and having pride in your home. The COPPS program provided refreshments and our Resident Council received donations from area**

**businesses to provide incentive prizes for the children's events.**

**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:**

- a. The JURHA shall achieve and sustain a utilization rate of 95% by March 31, 2005 in its tenant-based program**
- b. 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 100% at FYE 3/31/04. 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 continued 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 104% 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:**

- a. The JURHA shall continue to maintain an average response time of 7 days in responding to routine work orders.**
- b. 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. Our 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 527 in FYE 2003 to 517 in FYE 2004. The average completion time for non-routine work orders improved from 1.03 days in FYE 2003**

**to .97 days in FYE 2004.**

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

**Objectives:**

- a. The JURHA shall mix its public housing development populations as much as possible with respect to ethnicity, race and income**
- b. 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:**

- a. 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:**

- a. 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:**

**TELEVISION NEWS REPORT:**

**DATE: (July 7, 2004 – KAIT8)** Approximately fifteen kids from the Jonesboro Urban Renewal & Housing Authority got the chance to leave the city behind, and experience nature. JURHA transported the kids from the Public Housing developments to the three day camp at Crowley's Ridge Nature Center. The children were given the opportunity to see things in nature that they normally would not encounter in their own backyards.

**NEWSPAPER ARTICLE:**

**DATE: (July 9, 2004 – The Jonesboro Sun)** The Crowley's Ridge Nature Center conducted a three day camp for the children of the Jonesboro Urban Renewal & Housing Authority's Public Housing Developments. Each day the kids got to participate any activities inside and outside that taught them about reptiles and amphibians that could be found in the state. The children got to actually hold and observe live animals including a baby skunk. The children also learned about fish and how to fish including setting up a rod and reel.

**NEWSPAPER ARTICLE:**

**DATE: (July 16, 2004 – The Jonesboro Sun)** On August 3, 2004 JURHA will participate in National Night Out in conjunction with the City of Jonesboro by sponsoring one of the many corporate sights. The sight sponsored by JURHA will be at Belt and Marshall Streets, which is adjacent to one of the Public Housing Developments. Games will be offered for the kids and administered by the Resident Councils members and the JURHA staff will distribute free hot dogs and sodas donated by area merchants. Live entertainment will also be provided.

**MAGAZINE ARTICLE:**

**DATE: (September, 2004 – Celebrate Northeast Arkansas)** On August 3, 2004, neighborhoods all across Northeast Arkansas gathered to celebrate the 21<sup>st</sup> annual National Night Out. One local event, hosted by the Jonesboro Housing Authority, kicked off at 6 p.m. at the COPPS substation on Marshall, where participants were treated to games, free food and drinks and live music.

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

**Objectives:**

- a. The JURHA will continue partnerships with local agencies in order to enhance self-sufficiency services to our program participants**
- b. The JURHA will more effectively utilize its community centers to provide resident services as measured by increasing their utilization**

**Progress: A Computer Lab is available 4-10 hours per day so that residents may utilize the computers, software and internet access to improve their skills and further their employment and educational opportunities. Our Resident Services Coordinator works with the residents to ensure the lab is open as needed. The Computer Lab is located on our Marshall/Melrose Development. Also the Community Building, located on the Cayman/Goff Courts Developments, is utilized by the HIPPY program. This program is a state funded outreach program for home-based preschool education.**

- c. 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 past year, escrow accounts set aside for participants have continued to grow. In the Public Housing program, there are now four participants earning escrow and meeting their interim goals. In the Section 8 program, there have been three graduates this year with one receiving escrow funds in excess of \$4,000.00 to help with plans of homeownership. Another participant actually purchased a home on her own after graduation from the program. JURHA has continued a partnership with various local organizations to assist residents in obtaining job skills, childcare, transportation and education. The Program Coordinating Committee continues to assist in meeting the needs of our clients.**

## **B. Criteria for Substantial Deviations and Significant Amendments**

### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

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

b. Significant Amendment or Modification to the Annual Plan

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

## **C. Other Information**

[24 CFR Part 903.13, 903.15]

### **(1) Resident Advisory Board Recommendations**

- a.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

#### **SECTION 8**

- a. **I'm on Section 8, and I think the plan you all have is a good idea. Keep up the good work. (Gloria Delagarza)**

**JURHA response: No response required.**

- b. **In July, I received a letter from HUD informing me that my landlord had requested an increase on my rent at 619 W. Huntington. At evaluation, I was informed there was a small increase. Does HUD (alone) regulate all adjustments in rent, when such a request is made? I fell that all the personnel at HUD do a great job. (William Mathes)**

**JURHA response: The PHA evaluates all rent increase requests. The inspectors perform rent reasonableness comparisons for any rent increase requests. If the rent requested is reasonable and comparable to unassisted units, the increase will be allowed.**

- c. **The following Section 8 tenants voiced interest in the Section 8 Homeownership Program: Tanisha Weatherspoon, Bernice McKinney, Gloria Delagarza.**

**JURHA response: After the meeting was adjourned, these 3 people were directed to Ms. Kim Blalock for further discussion of the Homeownership Program.**

**PUBLIC HOUSING**

- a. **Good job. (Thomas Hudson)**

**JURHA response: No response required.**

- b. 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)

**Resident Advisory Board Membership**

**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**

<b>Tanisha Weatherspoon</b>	<b>Crystal Love</b>
<b>Callie Collins</b>	<b>Gloria Delagarza</b>
<b>William Mathes</b>	<b>Bernice McKinney</b>
<b>Dorothy Carter</b>	

**Representing Public Housing Resident Council:**

<b>Bridgette Harvey</b>	<b>Robert Gilmore</b>
<b>Thomas Hudson</b>	

## (2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: **Cherice Crawford**

Method of Selection:

Appointment

**The term of appointment is (include the date term expires): 5 years; current term expires 10/2005.**

Election by Residents (if checked, complete next section--Description of Resident Election Process)

### Description of Resident Election Process

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)

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)

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)

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

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

Date of next term expiration of a governing board member:

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

### **(3) PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

#### **Consolidated Plan jurisdiction: City of Jonesboro**

a. 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 on its waiting list 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)

b. 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**

### **(4) (Reserved)**

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

## **10. Project-Based Voucher Program**

- a.  Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

## 11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to 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	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method 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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 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	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	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
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section <u>21-G</u> of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	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 for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

## CAPITAL FUND PROGRAM TABLES START HERE

### Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> Jonesboro Urban Renewal & Housing Authority 330 Union Jonesboro, AR 72401 DUNS Number 01-164-1388	<b>Grant Type and Number</b> Capital Fund Program Grant No: AR37P13150105 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2005
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no:    )  
  Performance and Evaluation Report for Period Ending:  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 47,201.00			
3	1408 Management Improvements	\$ 20,201.00			
4	1410 Administration	\$ 26,500.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 10,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 29,840.00			
10	1460 Dwelling Structures	\$ 125,846.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 5,700.00			
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 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 265,288.00			
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: AR37P13150105 Replacement Housing Factor Grant No:			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	
	OPERATIONS	1406						
HA - Wide	Management	1406		\$47,201.00				
	TOTAL FOR ACCOUNT	1406		\$47,201.00				
HA - Wide	MANAGEMENT IMPROVEMENTS	1408						
	Office Equip/computer upgrade	1408		\$20,201.00				
	TOTAL FOR ACCOUNT	1408		\$20,201.00				
	ADMINISTRATION	1410						
HA- Wide	Modernization Clerk Salary	.1		\$22,525.00				
HA - Wide	Employee Benefits	.9		\$ 3,975.00				
	TOTAL FOR ACCOUNT	1410		\$ 26,500.00				
	FEE AND COST	1430						
HA - Wide	A/E Cost	.1		\$ 10,000.00				
	TOTAL FOR ACCOUNT	1430		\$ 10,000.00				

**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: <b>AR37P13150105</b> Replacement Housing Factor Grant No:			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	
<b>131-001/Cayman</b>								
	Correct foundation problems	1460	2 buildings	40,000.00				
	Replace Roofs	1460	14 buildings	76,235.00				
	Grade & Sod	1450	24 buildings	8,500.00				
	Concrete at entry	1450	24 buildings	11,440.00				
	<b>SUBTOTAL</b>			136,175.00				
<b>131-001/Woodld</b>								
	Refrigerators	1465.1	2	1000.00				
	Range	1465.1	3	1,100.00				
	Replace Kitchen Cabinets & Countertops	1460	2	7,311.00				
	<b>SUBTOTAL</b>			9,411.00				
<b>131-003/Goff</b>								
	Range	1465.1	2	1,000.00				
	Refrigerators	1465.1	2	800.00				
	<b>SUBTOTAL</b>			1800.00				
<b>131-005 MarshallMelrose</b>								
	Range	1465.1	2	800.00				
	Refrigerators	1465.1	2	1000.00				
	<b>SUBTOTAL</b>			1800.00				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Page3**

PHA Name: Jonesboro Urban Renewal & Housing Authority		Grant Type and Number Capital Fund Program Grant No: : <b>AR37P13150105</b> Replacement Housing Factor Grant No:			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	
<b>131-005</b>								
<b>Oakrun</b>								
	Install surface drain	1450	1	4,900.00				
	Install steps & rail	1460	1	1,000.00				
	Repair/replace gutters	1460		1,300.00				
	<b>SUBTOTAL</b>			7,200.00				
<b>Scattered Sites</b>								
<b>HA-Wide</b>								
	Office equip/computer System Upgrade	1408		20,201.00				
	Landscaping grounds/ Trim trees	1450		5,000.00				
	<b>SUBTOTAL</b>			52,201.00				

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

PHA Name: Jonesboro Urban Renewal and Housing Authority		Grant Type and Number Capital Fund Program No: <b>AR37P13150105</b> Replacement Housing Factor No:					Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AR131001001	3/31/2007			09/30/2008			
AR131001003	3/31/2007			09/30/2008			
AR131001005	3/31/2007			09/30/2008			
AR131001006	3/31/2007			09/30/2008			

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

PHA Name Jonesboro Urban Renewal & Housing Authority		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
	Annual Statement				
AR131001/Cayman		1,000.00	3,000.00	1,500.00	40,000.00
AR131001/Woodland		1,000.00	2,000.00	90,000.00	1,400.00
AR131003/Goff		96,175.00	1,902.00	0.00	0.00
AR131005/Marshall		3,400.00	88,000.00	2,402.00	15,402.00
AR131005/Oakrun		402.00	0.00	0.00	0.00
AR131006/Scattered		.00	0.00	20,000.00	76,250.00
PHA-Wide		163,311.00	170,386.00	151,386.00	132,236.00
CFP Funds Listed for 5-year planning		\$265,288.00	\$265,288.00	\$265,288.00	\$265,288.00
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year: __2__ FFY Grant: 2006 PHA FY: 2006			Activities for Year : __3__ FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<b>131-001/Cayman</b>			<b>131-001/Cayman</b>		
Annual		Refrigerators	1000.00		Refrigerators	2000
Statement					Range	1000
		<b>SUBTOTAL</b>	<b>1,000.00</b>		<b>SUBTOTAL</b>	<b>3,000</b>
	<b>131-001/Woodland</b>			<b>131-001/Woodland</b>		
		Refrigerators	1000		Refrigerators	2000
		<b>SUBTOTAL</b>	<b>1,000</b>		<b>SUBTOTAL</b>	<b>2000</b>
	<b>131-003/Goff</b>			<b>131-003/Goff</b>		
		Refrigerator	1000		Refrigerators	1000
		Range	800		Range	800
		Replace roofs/soffit/ facia	80,500		Water heater	102
		Concrete swale	3,025			
		Drywells	6,250		<b>SUBTOTAL</b>	<b>1,902</b>
		Grade & sod	4,600			
		<b>SUBTOTAL</b>	<b>96,175</b>			

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

Activities for Year 1	Activities for Year: <u>  2  </u> FFY Grant: 2006 PHA FY: 2006			Activities for Year : <u>  3  </u> FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<b>131-005/Marshall Melrose</b>			<b>131-005/Marshall &amp; Melrose</b>		
		Replace Kitchen Cabinet & Countertop	3400		Concrete swale	6,825
					Kitchen cabinets & countertops	19,500
					Grade & Sod	13,900
		<b>SUBTOTAL</b>	<b>3400</b>		Replace roofs/soffit/facia	47,775
					<b>SUBTOTAL</b>	<b>88,000</b>
	<b>131-005/Oakrun</b>	Refrigerators	402	<b>131-005/Oakrun</b>		
		<b>SUBTOTAL</b>	<b>402</b>			
	<b>131-006/Scattered Sites</b>			<b>131-006/Scattered Sites</b>		
	<b>HA-WIDE</b>	O. Equip/Computer Upd		<b>HA-WIDE</b>	O. Equip/Computer Upd	
		Landscaping/grounds			Landscaping/grounds	
		Parking & walkways			Parking & walkways	
		<b>SUBTOTAL</b>	<b>163,311.00</b>		<b>SUBTOTAL</b>	<b>170,368.00</b>
	<b>Total CFP Estimated Cost</b>		<b>265,288.00</b>	<b>Total CFP Estimated Cost</b>		<b>265,288.00</b>

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

Activities for Year: _4_ FFY Grant: 2008 PHA FY: 2008			Activities for Year: _5_ FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>131-001/Cayman</b>			<b>131-001/Cayman</b>		
	Range	500		Replace HVAC	40,000.00
	Refrigerators	1000			
	<b>SUBTOTAL</b>	<b>1500</b>			
<b>131-001/Woodland</b>			<b>131-001/Woodland</b>		
	Extend retaining wall	15,000		Range	400
	Concrete breezeways	10,000		Refrigerators	1000
	Install drywells	6,000		<b>SUBTOTAL</b>	<b>1,400</b>
	Kitchen cabinets/ctops	14,500			
	Grade & Sod	3,000			
	Replace roofs	41,500			
	<b>SUBTOTAL</b>	<b>90,000</b>			
<b>131-005/Marshall &amp; Melrose</b>			<b>131-005/Marshall &amp; Melrose</b>		
	Range	1,002		Replace Kitchen Cabinets & Countertop	14,000
	Refrigerators	1,400		Range	402
	<b>SUBTOTAL</b>	<b>2,402</b>		Refrigerators	1000
				<b>SUBTOTAL</b>	<b>15,402</b>
<b>131-005/Oakrun</b>			<b>131-005/Oakrun</b>		
	<b>SUBTOTAL</b>			<b>SUBTOTAL</b>	
<b>Total CFP Estimated Cost</b>		\$ See next page			\$ See next page

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

Activities for Year : <u>4</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>5</u> FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>131-006/Scattered Sites</b>	Tile floors	10,000	<b>131-006/Scattered Sites</b>		
	Replace HVAC	10,000		Replace roofs/ soffit/facia	48,000
				Range	500
				Refrigerators	1000
	<b>SUBTOTAL</b>	<b>20,000</b>		Grade & Sod	3,750
				Replace Kitchen Cabinets & Countertop	23,000
				<b>SUBTOTAL</b>	<b>76,250</b>
<b>HA-WIDE</b>	Lawn tractor	15,000	<b>HA-WIDE</b>	Maintenance Vehicle	20,000
	Landscaping/grounds Parking & walkways			Landscaping/grounds Parking & walkways	
	<b>SUBTOTAL</b>	<b>151,386</b>		<b>SUBTOTAL</b>	<b>132,236</b>
<b>Total CFP Estimated Cost</b>		<b>\$ 265,288.00</b>			<b>\$ 265,288.00</b>

## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Jonesboro Urban Renewal & Housing Authority 330 Union Jonesboro, AR 72401 DUNS Number 01-164-1388		<b>Grant Type and Number</b> Capital Fund Program Grant No: AR37P13150102 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report 12/31/04					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	30,906.00	\$ 6,491.86	\$ 6,491.86	\$ 6,491.86
3	1408 Management Improvements	42,910.00	42,603.14	\$ 42,603.14	\$ 42,603.14
4	1410 Administration	28,150.00	28,150.00	\$ 28,150.00	\$ 28,150.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,870.00	2,870.00	\$ 2,870.00	\$ 2,870.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	141,265.00	141,265.00	\$ 141,265.00	\$ 141,265.00
11	1465.1 Dwelling Equipment—Nonexpendable	3,350.00	3,350.00	\$ 3,350.00	\$ 3,350.00
12	1470 Nondwelling Structures		24,721.00	\$ 24,721.00	\$ 24,721.00
13	1475 Nondwelling Equipment	34,939.00	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	\$ 284,390.00	\$ 284,390.00
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: 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		30,906.00	6,491.86	6,491.86	6,491.86	
	TOTAL FOR ACCOUNT	1406		30,906.00	6,491.86	6,491.86	6,491.86	
	MANAGEMENT IMPROVEMENTS	1408						
HA - Wide	Imp off equip	.1		2,448.97	2,448.97	2,448.97	2,448.97	
HA - Wide	Modernization Coordinator/Inspector Salary	.2		30,551.03	31,600.53	31,600.53	31,600.53	
HA - Wide	Employee Benefits	.9		6,270.00	6,958.38	6,958.38	6,958.38	
HA - Wide	Travel	.10		1,000.00	0	0	0	
HA - Wide	Sundry Expense	.19		2,640.00	1,595.26	1,595.26	1,595.26	
	TOTAL FOR ACCOUNT			42,910.00	42,603.14	42,603.14	42,603.14	
	ADMINISTRATION	1410						
HA - Wide	Modernization Clerk Salary	.1		24,000.00	21,206.39	21,206.39	21,206.39	
HA - Wide	Employee Benefits	.9		4,150.00	6,943.61	6,943.61	6,943.61	
	TOTAL FOR ACCOUNT	1410		28,150.00	28,150.00	28,150.00	28,150.00	
	FEE AND COST	1430						
HA - Wide	A/E Cost	.1		2,870.00	2,870.00	2,870.00	2,870.00	
	TOTAL FOR ACCOUNT	1430		2,870.00	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	Complete
AR131-001	Resurface bathtub/replc wall tile	1460	4 units	\$ 4,750.00	8,640.00	8,640.00	8,640.00	Complete
AR131-001 AR131-003 AR131-005	Replace lavatory top/sink & plumbing	1460	101	\$ 30,300.00	39,830.00	39,830.00	39,830.00	Complete
AR131-001	Replace Kitchen Cabinets	1460	6 units	\$ 13,725.00	12,690.00	12,690.00	12,690.00	Complete
AR131-005	Install D Pane Windows w/ screen	1460	8 units	\$ 14,054.00	24,360.00	24,360.00	24,360.00	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	23,936.00	Complete
	TOTAL FOR ACCOUNT	1460		\$100,829.00	141,265.00	141,265.00	141,265.00	
	DWELLING EQUIPMENT – NONEXPENDABLE	1465.1						
AR131-003 AR131-005	Refrigerators	1465.1	10	\$ 40,000.00	3,350.00	3,350.00	3,350.00	Complete
	TOTAL FOR ACCOUNT	1465.1		\$ 40,000.00	3,350.00	3,350.00	3,350.00	Complete
	Tool Room for shop	1470		0.00	7,400.00	7,400.00	7,400.00	Complete
	Storage Building	1470		0.00	9,981.00	9,981.00	9,981.00	Complete
	Shelving for shop	1470		0.00	7,340.00	7,340.00	7,340.00	Complete
	TOTAL FOR ACCOUNT				24,721.00	24,721.00	24,721.00	
	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	

**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			

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Jonesboro Urban Renewal & Housing Authority 330 Union Jonesboro, AR 72401 DUNS Number 01-164-1388			<b>Grant Type and Number</b> Capital Fund Program Grant No: AR37P13150103 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b>  2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:12/31/04 <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	\$ 27,941.00	\$ 46,798.60	46,798.60	46,798.60
3	1408 Management Improvements	\$ 47,201.00	\$ 25,909.40	16,407.69	16,407.69
4	1410 Administration	\$ 30,965.00	\$ 23,399.00	23,399.00	3,768.36
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 5,000.00	0.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 1,000.00	\$ 4,998.50	1,225.00	1,225.00
10	1460 Dwelling Structures	\$ 96,526.00	\$ 108,322.50	108,322.50	108,322.50
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 11,260.00	\$ 8,215.00	5,808.80	5,808.80
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	218,311.59	\$198,680.95
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: AR37P13150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS	1406						
HA - Wide	Management	1406		27,941.00	46,798.60	46,798.60	46,798.60	
	<b>TOTAL FOR ACCOUNT</b>	<b>1406</b>		<b>27,941.00,</b>	<b>\$46,798.60</b>	46,798.60	46,798.60	
	MANAGEMENT IMPROVEMENTS	1408						
HA - Wide	Office Equip/Computer upgrade	.01		0.00	\$ 21,769.40	15,831.97	15,831.97	
HA - Wide	Modernization Coordinator Salary	.1		36,000.00	0.00			
HA - Wide	Employee Benefits	.9		7,061.00	0.00			
HA - Wide	Travel	.10		1,500.00	\$ 1,500.00			
HA - Wide	Sundry Expense	.19		2,640.00	\$ 2,640.00	575.72	575.72	
	<b>TOTAL FOR ACCOUNT</b>			<b>47,201.00</b>	<b>\$ 25,909.40</b>	16,407.69	16,407.69	
	ADMINISTRATION	1410						
HA - Wide	Modernization Clerk Salary	.1		26,000.00	\$ 18,199.00	18,199.00	2853.61	
HA - Wide	Employee Benefits	.9		4,965.00	\$ 5,200.00	5,200.00	914.75	
	<b>TOTAL FOR ACCOUNT</b>	<b>1410</b>		<b>30,965.00</b>	<b>\$ 23,399.00</b>	23,399.00	3,768.36	
	FEE AND COST	1430						
HA - Wide	A/E Cost	.1		0	0	0	0	
	<b>TOTAL FOR ACCOUNT</b>	<b>1430</b>		<b>0</b>	<b>0</b>			



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

PHA Name: Jonesboro Urban Renewal & Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>AR37P13150103</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
131-005	Range	1465.1	5 units	660	1,070.00	1070.00	1070.00	complete
131-003	Vent hoods	1465.1	4 units	1,100	406.20			
131-003 131-005 131-001	Refrigerators	1465.1	15 units	7,500	4738.80	4738.80	4738.80	complete
131-001	Replace hot water heater	1465.1	10 units	2,000	2,000			
				<b>\$11,260.00</b>	<b>8,215.00</b>	5,808.80	5,808.80	
<b>HA-Wide</b>								
	Maintenance Vehicles	1475	1	20,000	16,350.00	16,350.00	16,350.00	
	<b>SUBTOTAL</b>			<b>\$46,941.00</b>	<b>16,350.00</b>	16,350.00	16,350.00	



**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Jonesboro Urban Renewal & Housing Authority 330 Union Jonesboro, AR 72401 DUNS Number 01-164-1388			<b>Grant Type and Number</b> Capital Fund Program Grant No: AR37P13150203 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b>  2003
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:1)</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input checked="" type="checkbox"/> <b>Final Performance and Evaluation Report 12/31/2004</b>					
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	\$ 0.00		
10	1460 Dwelling Structures	\$ 34,500.00	\$ 46,634.00	46,634.00	46,634.00
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 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 46,634.00	\$ 46,634.00	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				





## CAPITAL FUND PROGRAM TABLES START HERE

### Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> Jonesboro Urban Renewal & Housing Authority 330 Union Jonesboro, AR 72401 DUNS Number 01-164-1388	<b>Grant Type and Number</b> Capital Fund Program Grant No: AR37P13150104 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2004
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no: 2)  
 Performance and Evaluation Report for Period Ending: 12/31/2004  
  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	\$ 47,057.00	\$ 47,057.00		
3	1408 Management Improvements	\$ 18,406.00	\$ 18,406.00		
4	1410 Administration	\$ 26,500.00	\$ 26,500.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 10,000.00	0.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 70,325.00	\$ 32,825.00		
10	1460 Dwelling Structures	\$ 65,000.00	\$ 112,500.00		
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 28,000.00	\$ 28,000.00		
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 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 265,288.00	\$ 265,288.00		
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: AR37P13150104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
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		\$29,406.00	47,057.00			
	<b>TOTAL FOR ACCOUNT</b>	1406		<b>\$29,406.00</b>	<b>\$ 47,057.00</b>			
	MANAGEMENT IMPROVEMENTS	1408						
HA - Wide	Modernization Coordinator Salary	.1		\$ 35,000.00	0.00			
HA - Wide	Employee Benefits	.9		\$ 7,061.00	0.00			
HA - Wide	Travel	.10		\$ 1,500.00	0.00			
HA - Wide	Sundry Expense	.19		\$ 3,640.00	0.00			
HA - Wide	Office equip/computer system upgrade	.01		\$ 0.00	18,406.00			
	<b>TOTAL FOR ACCOUNT</b>			<b>\$ 47,201.00</b>	<b>\$ 18,406.00</b>			
	ADMINISTRATION	1410						
HA - Wide	Modernization Clerk Salary	.1		\$ 24,350.00	22,525.00			
HA - Wide	Employee Benefits	.9		\$ 4,150.00	3,975.00			
	<b>TOTAL FOR ACCOUNT</b>	1410		<b>\$ 28,500.00</b>	<b>\$26,500.00</b>			
	FEE AND COST	1430						
HA - Wide	A/E Cost	.1		\$ 5,000.00				
	<b>TOTAL FOR ACCOUNT</b>	1430		<b>\$ 5,000.00</b>	<b>0.00</b>			

## Annual Statement/Performance and Evaluation Report

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

#### Part II: Supporting Pages

PHA Name: Jonesboro Urban Renewal & Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>AR37P13150104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
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	
131-005	Resurface parking lots	1450	2 units	20,500	0			
131-001	Resurface parking lots	1450	3 units	32,943	32,825.00			
	<b>SubTotal</b>	<b>1450</b>		<b>53,443.00</b>	<b>32,825.00</b>			
131-001 131-003	Replace Kitchen Cabinets & Countertops	1460	7 units	21,000	\$24,500			
131-001 131-003 131-005	Replace bathroom vanities & sinks	1460	55 units	38,800	\$40,500			
131-001 131-003 131-005	Replace exterior door locks and knobs	1460	150	0	\$47,500.00			
	<b>SUBTOTAL</b>	<b>1460</b>		<b>59,800.00</b>	<b>112,500.00</b>			

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

PHA Name: Jonesboro Urban Renewal & Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>AR37P13150104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
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	
131-005	Range	1465.1	18 units	800	6,000			
131-003	Vent hoods	1465.1	11 units	1100	0			
131-003 131-005 131-001	Refrigerators	1465.1	44 units	7,500	22,000			
131-001	Replace hot water heater	1465.1	5 units	1000	0			
				<b>\$10,400.00</b>	<b>28,000.00</b>			
<b>HA-Wide</b>	Office equip/computer System Upgrade	1408		26,941	18,406			
			1					
	<b>SUBTOTAL</b>			<b>\$26,941.00</b>	<b>18,406.00</b>			

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

PHA Name: Jonesboro Urban Renewal and Housing Authority		Grant Type and Number Capital Fund Program No: <b>AR37P13150104</b> Replacement Housing Factor No:					Federal FY of Grant: <b>2004</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
AR131001001	3/31/2006			09/30/2007				
AR131001003	3/31/2006			09/30/2007				
AR131001005	3/31/2006			09/30/2007				
AR131001006	3/31/2006			09/30/2007				

## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Jonesboro Urban Renewal &amp; Housing Authority</b> 330 Union Jonesboro, AR 72401		<b>Grant Type and Number</b> Capital Fund Program Grant No: AR37P13150101 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>  2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report 12/31/2003					
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	

